SIERRA COUNTY

GENERAL PLAN
2012

SIERRA COUNTY GENERAL PLAN

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OCTOBER, 1996

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2012 Sierra Co. General Plan

AMENDMENTS

[NOTE: A copy of each Resolution effecting General Plan Amendments listed below are attached at the end.]

GP Pg. #	Resolution #	*Description*
Prelim	[1996-195]	*[Background documents & studies accepted for background information]*
EIR	[1996-196]	*[CEQA Final EIR certified]*
Prelim	[1996-197]	*[Orig. adoption of Sierraville land use maps (note: further amended)]*
Prelim	[1996-198]	*[Orig. adoption of GP, Errata sheet, Background Reports I and II]*
1-18	1999-147	*Historic Uses Overlay Policy*
1-24	1998-190	*Voting Patterns*
1-24	1999-085	*Voting Patterns: placed in Volume 1 background document for GP Oct. 1996*
1-35	1997-203	*Balls Ranch: 4580 ac. Rec --> Forest (Long Valley area)*
1-35	1999-085	*Bordertown: 1ac.por of 251.06ac.Ag --> VC APN 021-080-008 (Long Valley area)*
1-35	1999-136	*Non-technical: Ned Allen & Joe Gardner aka Bowdertown*
1-35	2003-208	*GardnersPoint/Pioneer Pit: F/STA-Mineral Extraction -->OS (APN 001-030-024 NE area)*
1-39	1998-055	*Welsh Ranch: 5 ac. R 5-10 --> R 2-5 (APNs 012-180-059, 012-090-108[por] Calpine)*
1-39	2000-022	*Kaufman 53.70 ac. AG-->R 5-10 (APN 012-180-003 Calpine)*
1-40	2008-071	*Carrier: CI/R-20-->CC/R-10 (APN 002-130-028 Downieville area)*
1-42	2002-088	*Goodyears Bar Townsite Expansion: R-5, PS, IN-->Forest*
1-43	2002-069	*Batcheller 5.73 ac. R 1/2 --> R-5 (APN's 004-060-016 & 004-060-017 Indian Valley)*
1-43	2006-187	*Christensen: F-->VC, CC (APN 004-060-019 Indian Valley area)*
1-44	1999-181	*Sierra Valley Ranch: 10ac IN-->AG (APN 016-020-048 Loyalton area)*
1-44	2003-152	*Goicoechea 3.88ac. IN/PD --> AG (APN 016-090-024 Loyalton area)*
1-44	2005-113	*Sheriff Substation RR-->PS (APN 017-110-003 Loyalton area)*
1-46	2012-045	*Horton CC -->RR1/2-1 (APN 013-080-002 Sattley)*
1-46	2023-142	*Turner 3 ac. out of Sattley community core: R 5-10-PD --> AG (APN 012-140-060 Sattley)*
1-47	1997-143	*Silver subdivision: 10.39 ac. Rec/R-10/PD --> R 5-10 (APN 016-090-055 Sierra Brooks)*
1-48	2003-208	*Sierra City Visitors Center: CC-->PS (APN 009-101-014 Sierra City)*
1-49	1999-035	*Amodei: 188.8 ac.PD R 5-10 CC -->R 20-40 Community Influence (APN 013-110-121 Sierraville)*
1-49	2003-219	*Maddalena: RR-1/2-1-->AG (APN 015-010-032 Sierraville)*
1-49	2004-110	*Parker 1.65 ac. Recreation--> R-5 (APN 013-110-087 & 018-050-002 Sierraville)*
1-49	2006-181	*Amodei/Anderson:R 20-40 -->R 5-10, CC (APN's 013-110-130 & 013-110-131Sierraville)*
1-49	2009-074	*Amodei: R 20-40 --> R 5-10, CC (APN 013-110-132 Sierraville area)*
1-61	2003-126	*MUR language change*
1-65	2003-208	*Industrial Land Use policy language change*
1-74	1998-167	*Forest land use designation maximum building coverage*
1-74	1999-015	*Forest land use designation maximum building coverage remanded to PC for review*
1-74	1999-085	*Forest land use designation maximum building coverage*
3-0	2006-138	*2001-2008 Housing Element Update (3rd cycle)*
3-0	2014-027	*2009-2014 Housing Element Update (4th cycle)*
3-0	2017-142	*2014-2019 Housing Element Update (5th cycle)*
3-0	2020-131	*2019-2024 Housing Element Update (6th cycle)*
3-0	2025-013	*2024-2029 Housing Element Update (7th cycle) Note: Scheduled for adoption March 4, 2025*

Last updated: 3/4/2025

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SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

Introduction

The Sierra County General Plan

The County

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

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

Purpose of the General Plan

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

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

FUNDAMENTAL GOALS OF THE GENERAL PLAN

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

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

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

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

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

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

GENERAL PLAN THEME

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

2. Discourage development outside of these communities.

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

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

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

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

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

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

— Provide a basis for local government decision making;

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

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

ground rules that will guide development within the community.

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

Organization of the Plan

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

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

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

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

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

1. Policy Document

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

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

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

2. Background Document

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

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

Monitoring and Amending the Plan

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

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

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

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

GENERAL PLAN AMENDMENT CRITERIA

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

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

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

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

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

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

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

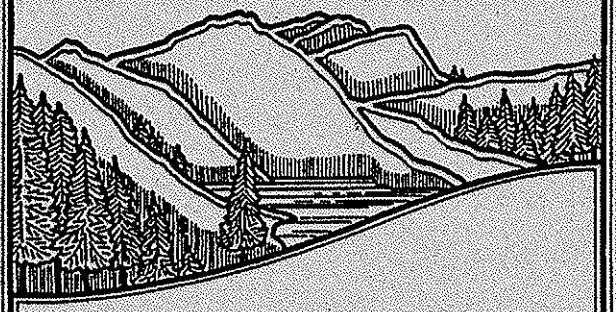
> In reviewing proposals for general plan amendments, local officials should remember that the general plan is a policy document for the entire community and that it may only be amended "in the public interest" (Government Code Section 65358(a)). In their words, the plan should only be amended when the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

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

Yearly Progress Report

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

LAND USE ELEMENT



GENERAL PLAN
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OCTOBER 1996

1. Land Use & Open Space Element

Introduction

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

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

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

Table 1-1
LAND USE ELEMENT MANDATORY ISSUES

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

SOURCE: California General Plan Guidelines

Open Space

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

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

Table 1-2
OPEN SPACE ELEMENT MANDATORY ISSUES

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

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

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

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

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

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

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

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

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

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

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

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

SOURCE: California General Plan Guidelines

Goals

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

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

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

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

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

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

Background/ Future Needs

Previous Land Use Plans

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

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

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

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

Zoning and Subdivision Ordinances

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

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

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

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

Existing Land Uses

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

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

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

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

SOURCE: John W. Cone, Table 3

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

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

SOURCE: John W. Cone, Table 3.

Growth Trends / Projections

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

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

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

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

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

SOURCE: John W. Cone

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

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

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

SOURCE: John W. Cone

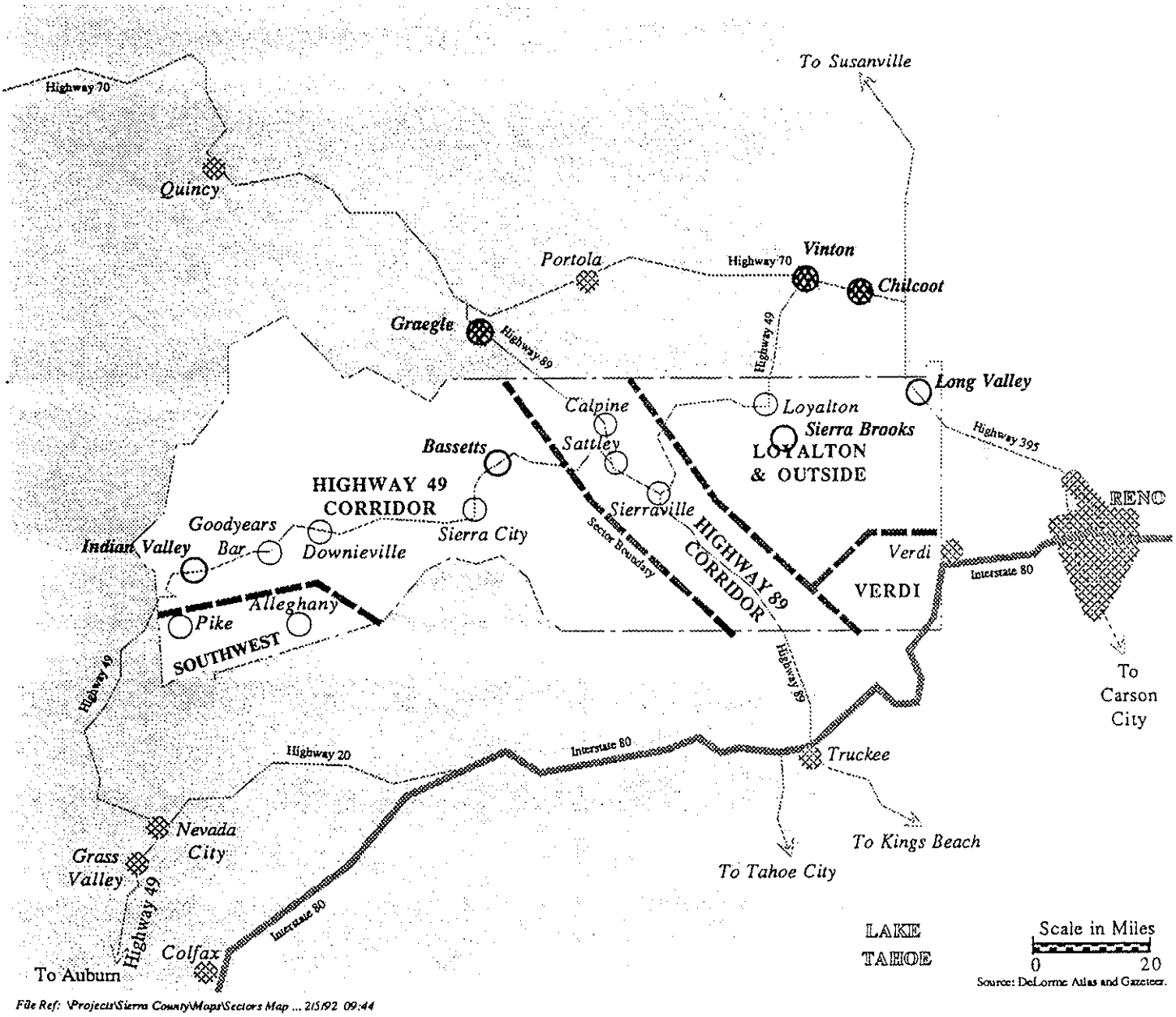

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FIGURE 1-1

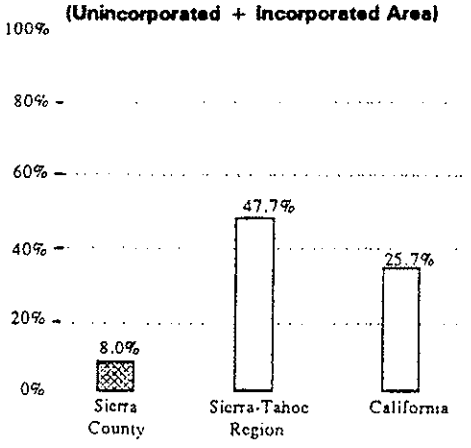
SECTORS MAP

SIERRA COUNTY

Schematic Map Showing the Location of the Major Communities and Highways

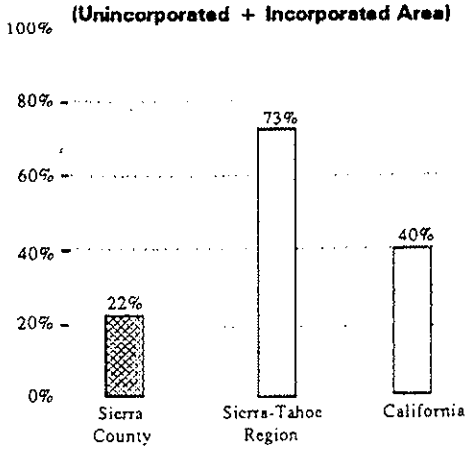
Table 1-7
ACTUAL AND PROJECTED POPULATION GROWTH RATES

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



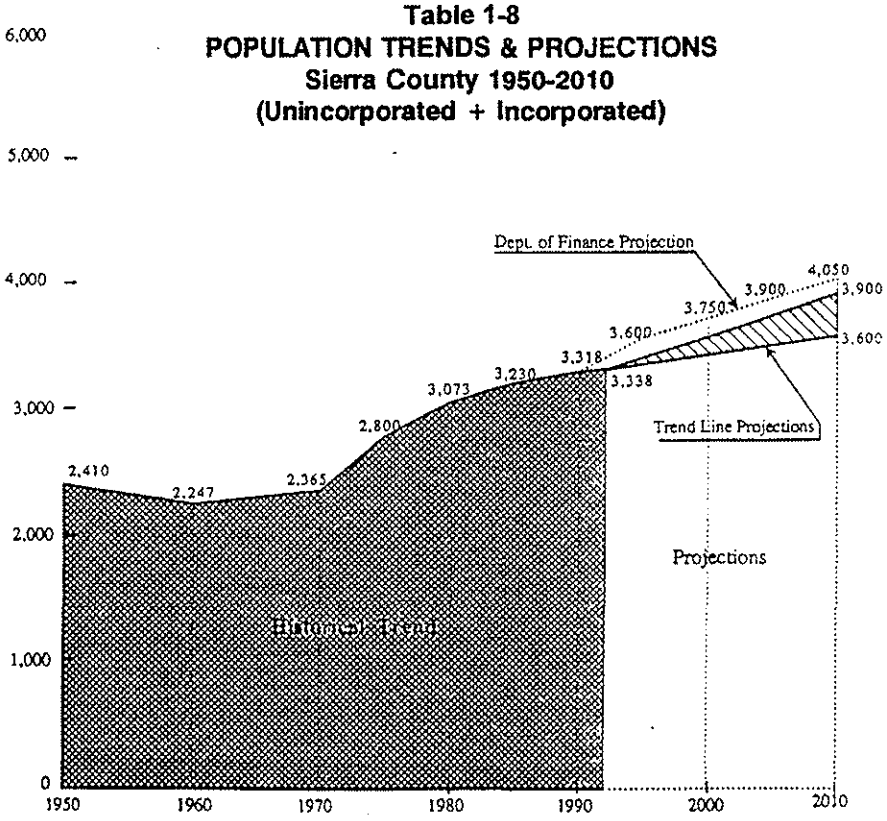
SOURCE: 1980 and 1990 Census
State Dept. of Finance

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



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

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



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

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

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

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

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

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

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

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

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

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

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page 5

Source: Planning Concepts

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

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

Land Use Needs

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

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

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

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

SOURCE: See text plus Cone, Table 3

These target ratios were determined based on:

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

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

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

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

SOURCE: Countywide Buildout Calculations Table

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

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

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

SOURCE: John W. Cone (A-8)

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

Resource Extraction / Production

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

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

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

Agriculture

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

Natural Resource Preservation Environmental Constraints

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

Table 1-14
CONSTRAINTS INCORPORATED INTO LAND USE DIAGRAMS

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

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

Recreation / Tourism

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

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

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

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

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

Public recreation sites are designated Public Service.

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

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

Public Facilities, Schools, and Quasi-Public Uses

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

Housing

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

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

Industrial

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

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

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

Commercial

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

Solid / Hazardous/ Liquid Waste

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

Sierra Valley Airport

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

Growth Management

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

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

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

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

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

Jobs / Housing Balance

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

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

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

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

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

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

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

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

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

5 Recreation designation.

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

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

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

9 3907 jobs ÷ 3651 households as at buildout.

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

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

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

SOURCE: Cone, June 1993.

Growth Inducement / Impacts

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

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

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

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

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

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

Table 1-17
SIERRA COUNTY POTENTIAL GROWTH PATTERNS

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

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

Development Form / The Land Use Diagrams

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

Step 1
Alternatives Consideration and Selection Concept

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

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

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

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

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

Step 2
Constraints

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

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

Step 3
Community Core / Community Influence Areas

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

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

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

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

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

Step 4
Target Land Use Acreage

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

Step 5
Use of Existing Zoning as a Guide

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

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

Step 6
Proposed Land Use Designation Categories

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

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

Individual Communities

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

Calpine

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

Downieville

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

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

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

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

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

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

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

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

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

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

Alleghany

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

Bassetts

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

Indian Valley

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

Forest

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

Relationship to Other Elements

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

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

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

Related Plans

National Forest Plan

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

Quincy Library Group

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

Regional Land Use Plans and Regulations

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

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

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

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

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

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

Assumptions

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

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

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

4. Residents will continue to value a rural lifestyle.

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

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

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

8. Major new regional circulation improvements are not expected.

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

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

Table 1-18

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

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

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

COUNTY-WIDE TOTALS

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

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

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

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

LA PORTE

NOTE:
SEE DETAILS A & B
LONG VALLEY/
BALLS RANCH INSERT

BOUNDARY -
LONG VALLEY

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

SCALE IN MILES
0 1 2 3 4 5 6

LAND USE DESIGNATIONS

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

DETAIL A
LONG VALLEY INSERT

AG-->VC (1999)

VC

BOUNDARY -
LONG VALLEY

DETAIL B
BALLS RANCH
LAND USE DESIGNATIONS

AGRICULTURAL
FOREST
RECREATION
FOREST
FOREST

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

Rec-->Forest (1997)

Amendments:

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

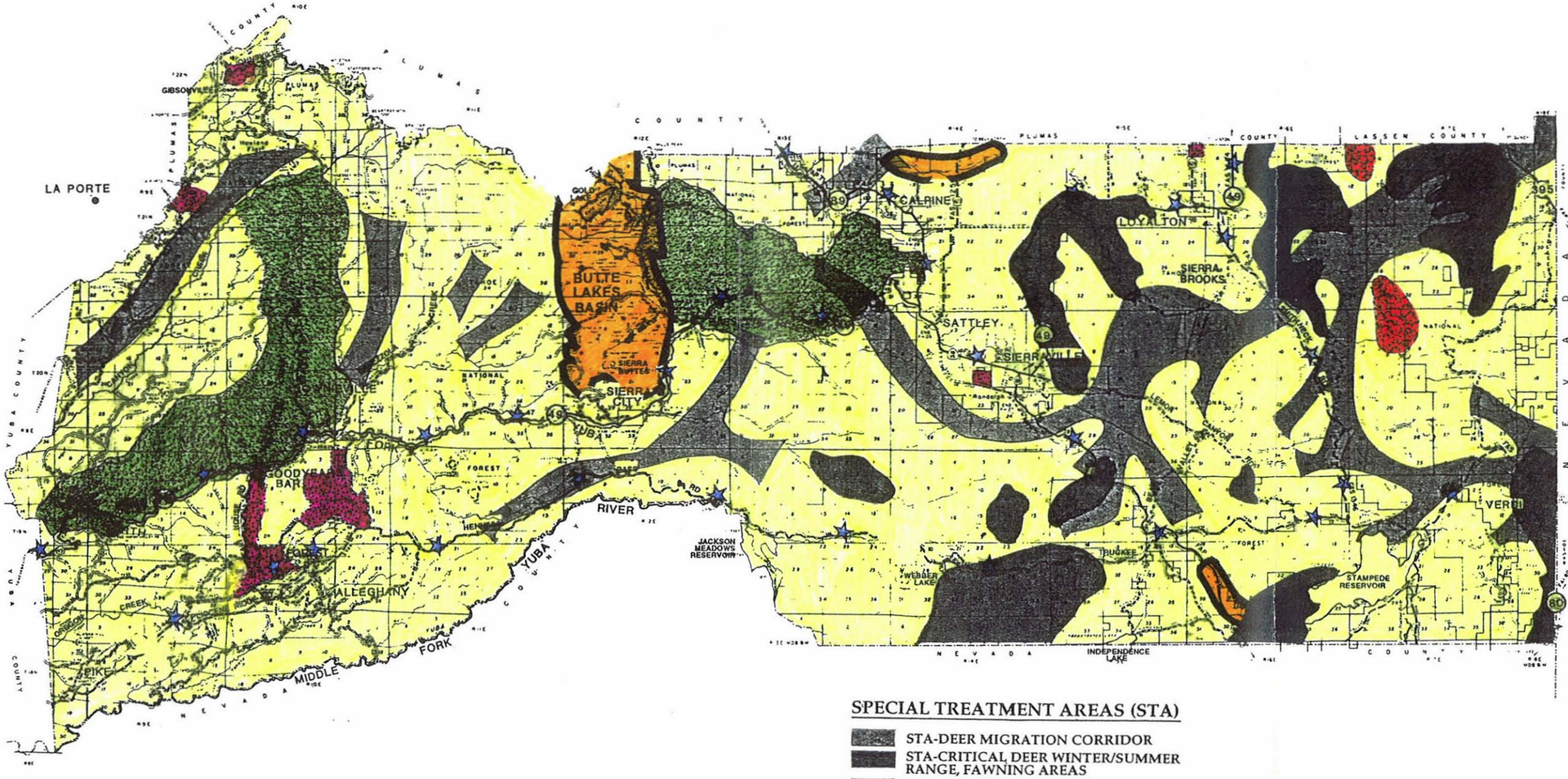
Figure 1-2
COUNTYWIDE LAND USE DESIGNATIONS
SIERRA COUNTY
CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

LAND USE DESIGNATIONS BY PARCEL NUMBER

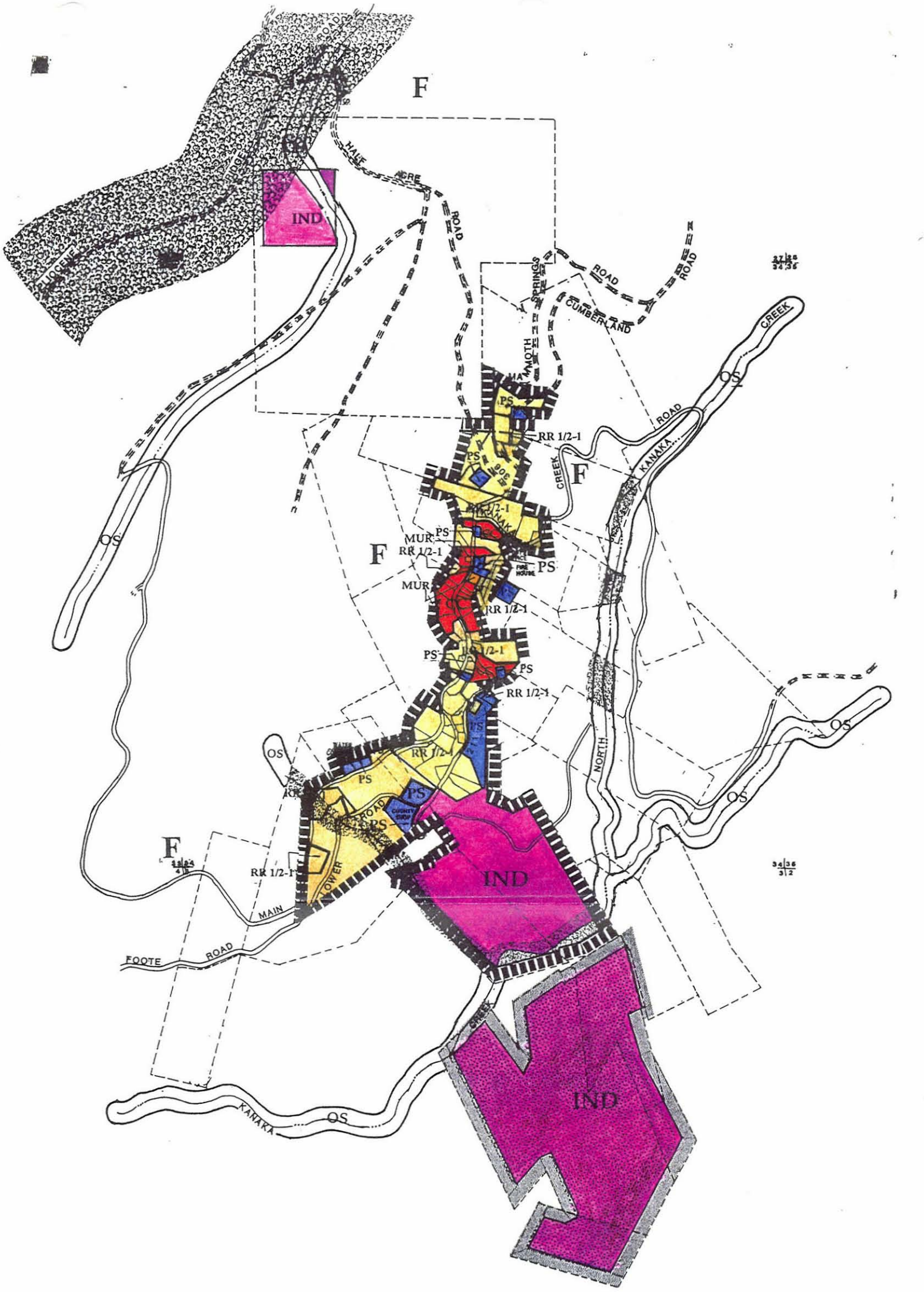
November 1993

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



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

Figure 1-3
COUNTYWIDE SPECIAL TREATMENT AREAS
SIERRA COUNTY
CALIFORNIA



LAND USE DESIGNATIONS

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

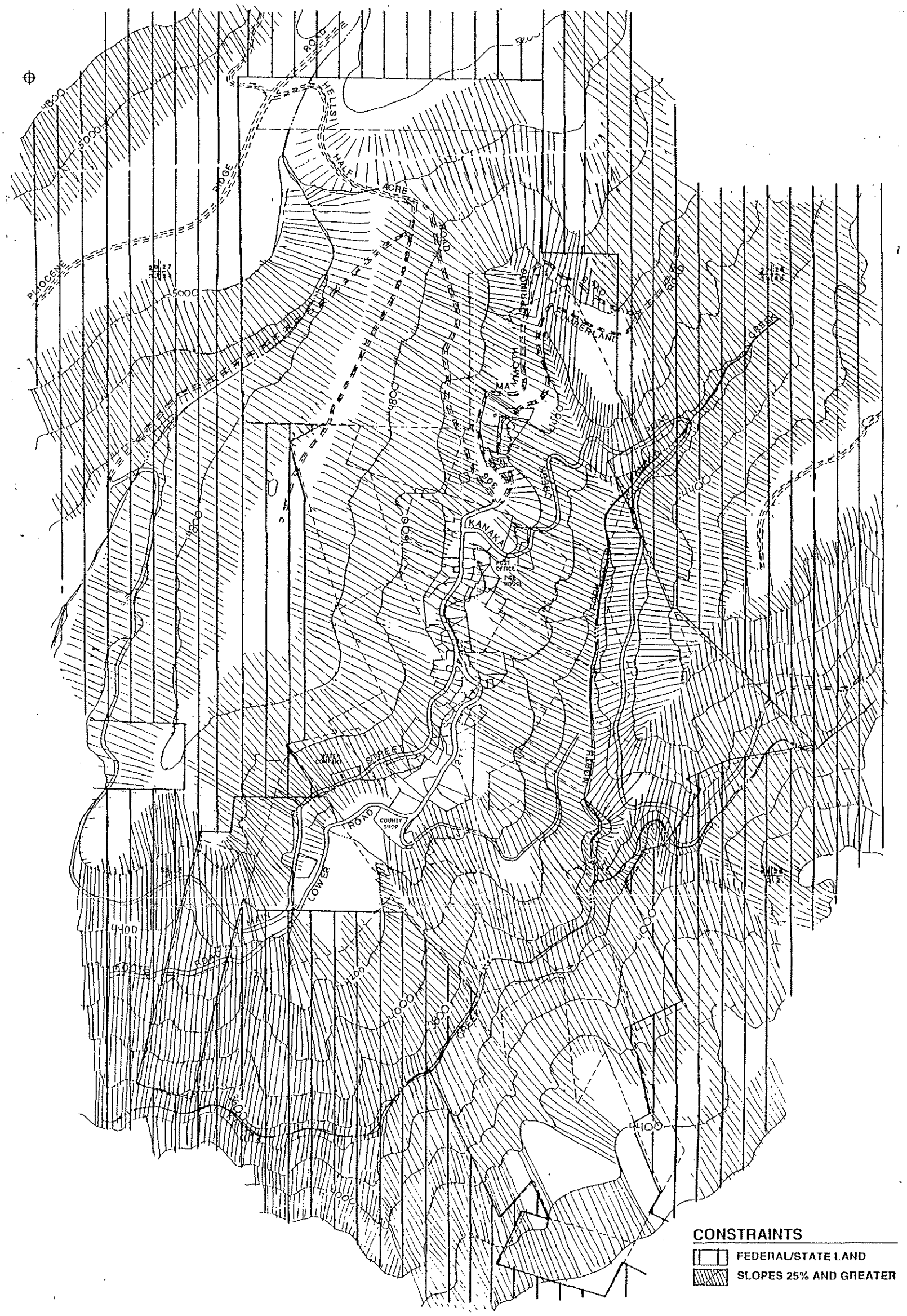
SPECIAL TREATMENT AREAS (STA)

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

0 120 300 600 1200

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-4
TOWNSITE OF
ALLEGHANY
SIERRA COUNTY, CALIFORNIA



DRAFT 5/93

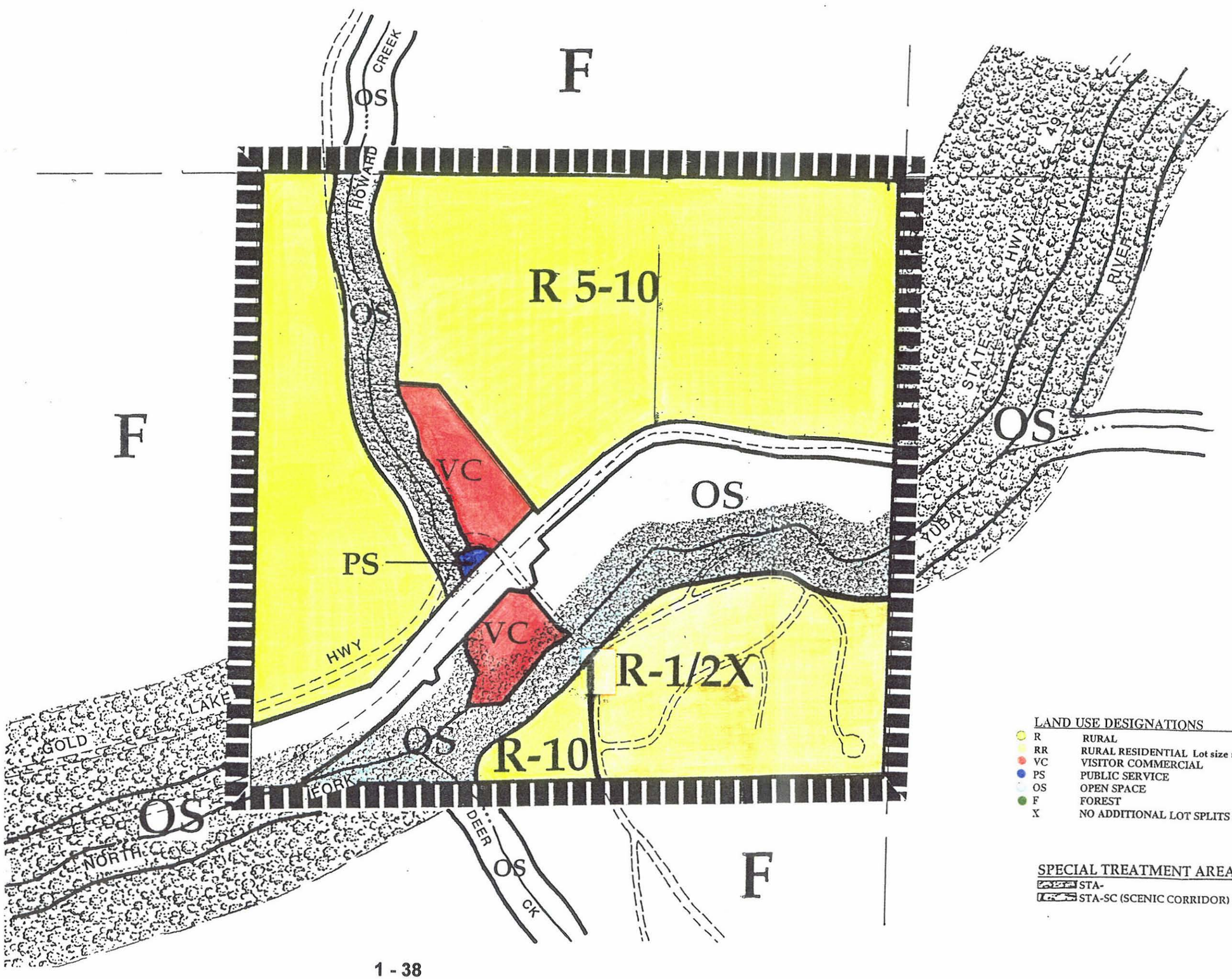
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-4a

TOWNSITE OF

ALLEGHANY

SIERRA COUNTY, CALIFORNIA



LAND USE DESIGNATIONS

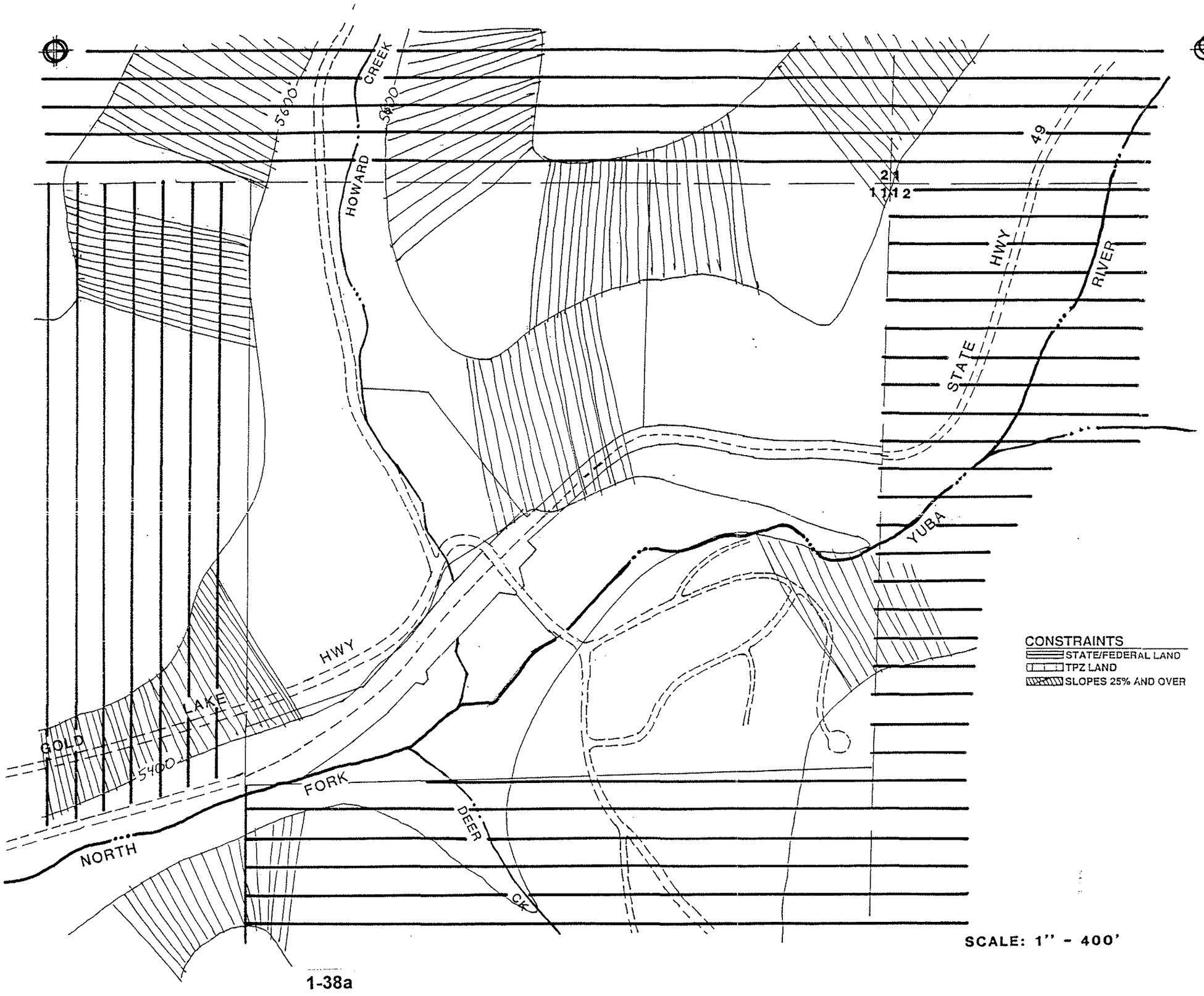
R	RURAL
RR	RURAL RESIDENTIAL Lot size noted
VC	VISITOR COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
F	FOREST
X	NO ADDITIONAL LOT SPLITS PERMITTED

SPECIAL TREATMENT AREAS (STA)

- STA-
- STA-SC (SCENIC CORRIDOR)

Figure 1-5
TOWN OF
BASSETTS
SIERRA COUNTY, CALIFORNIA

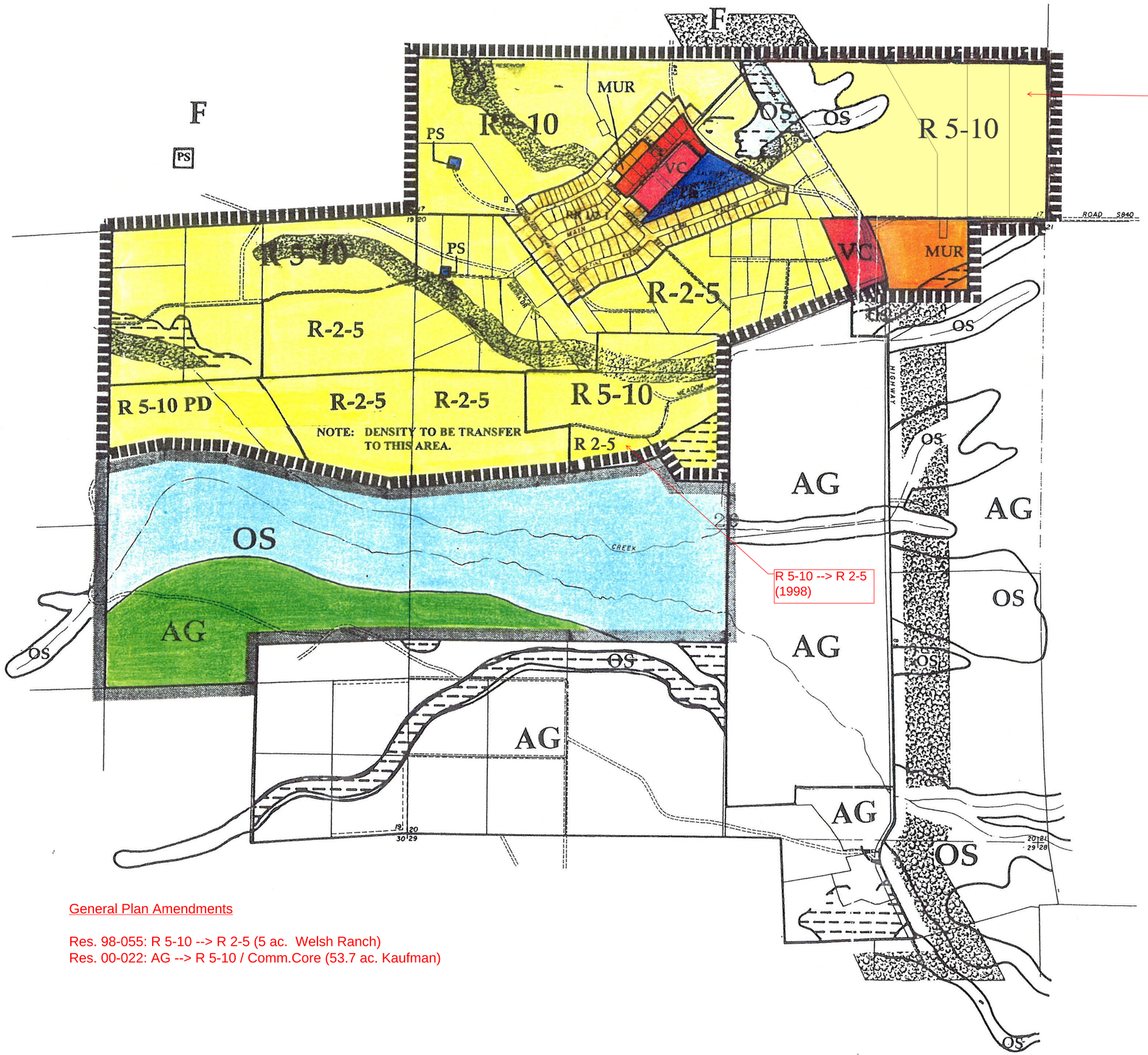
SIERRA COUNTY GENERAL P·L·A·N



1-38a

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

SIERRA COUNTY GENERAL P·L·A·N



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

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

LAND USE DESIGNATIONS

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

SPECIAL TREATMENT AREAS

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

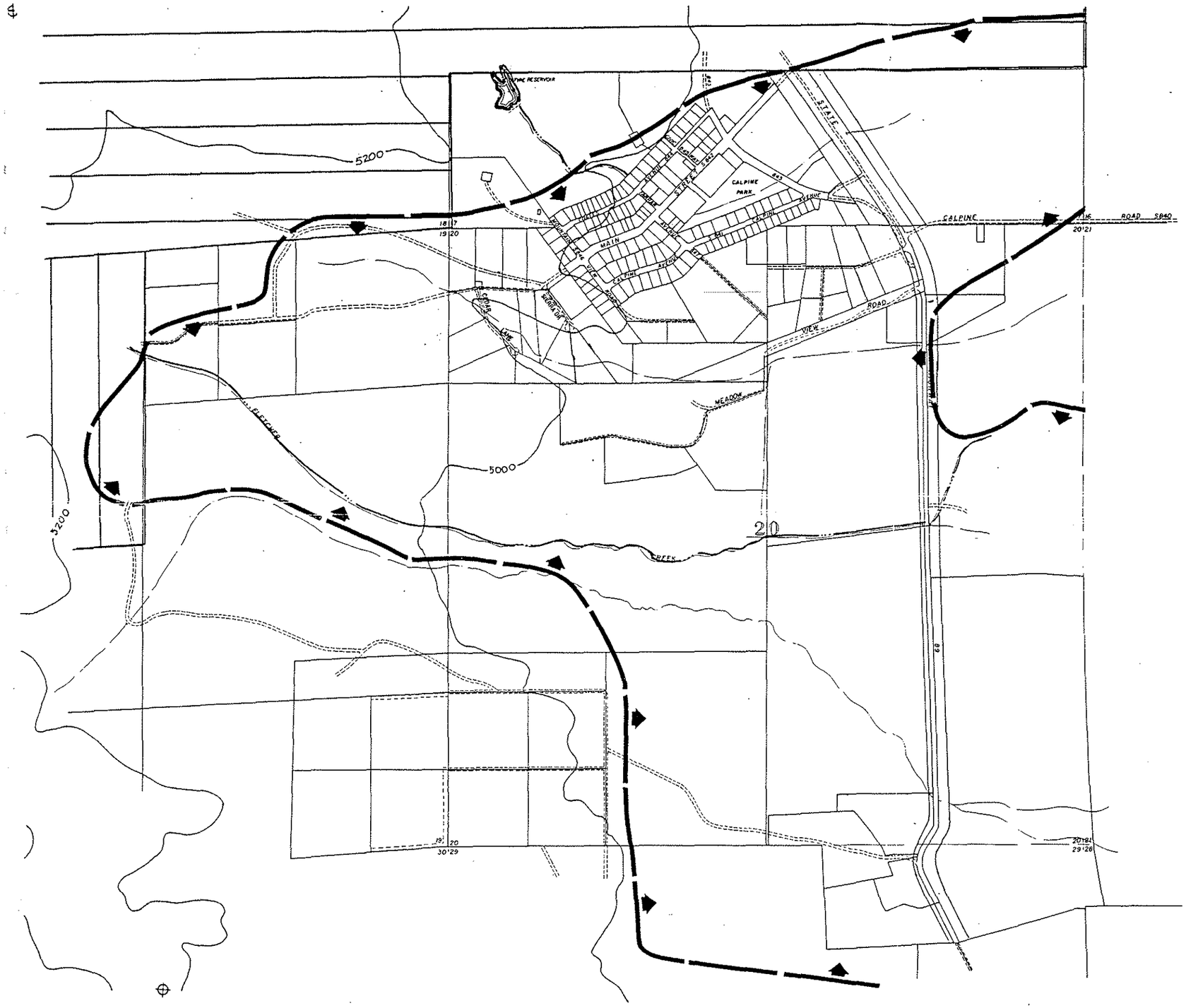
0 160 400 800 1600

Figure 1-6
TOWN OF
CALPINE
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

General Plan Amendments

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



CONSTRAINTS

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

0 160 400 800 1600

FIGURE 1-6a

TOWN OF

CALPINE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

General Plan Amendments

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

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

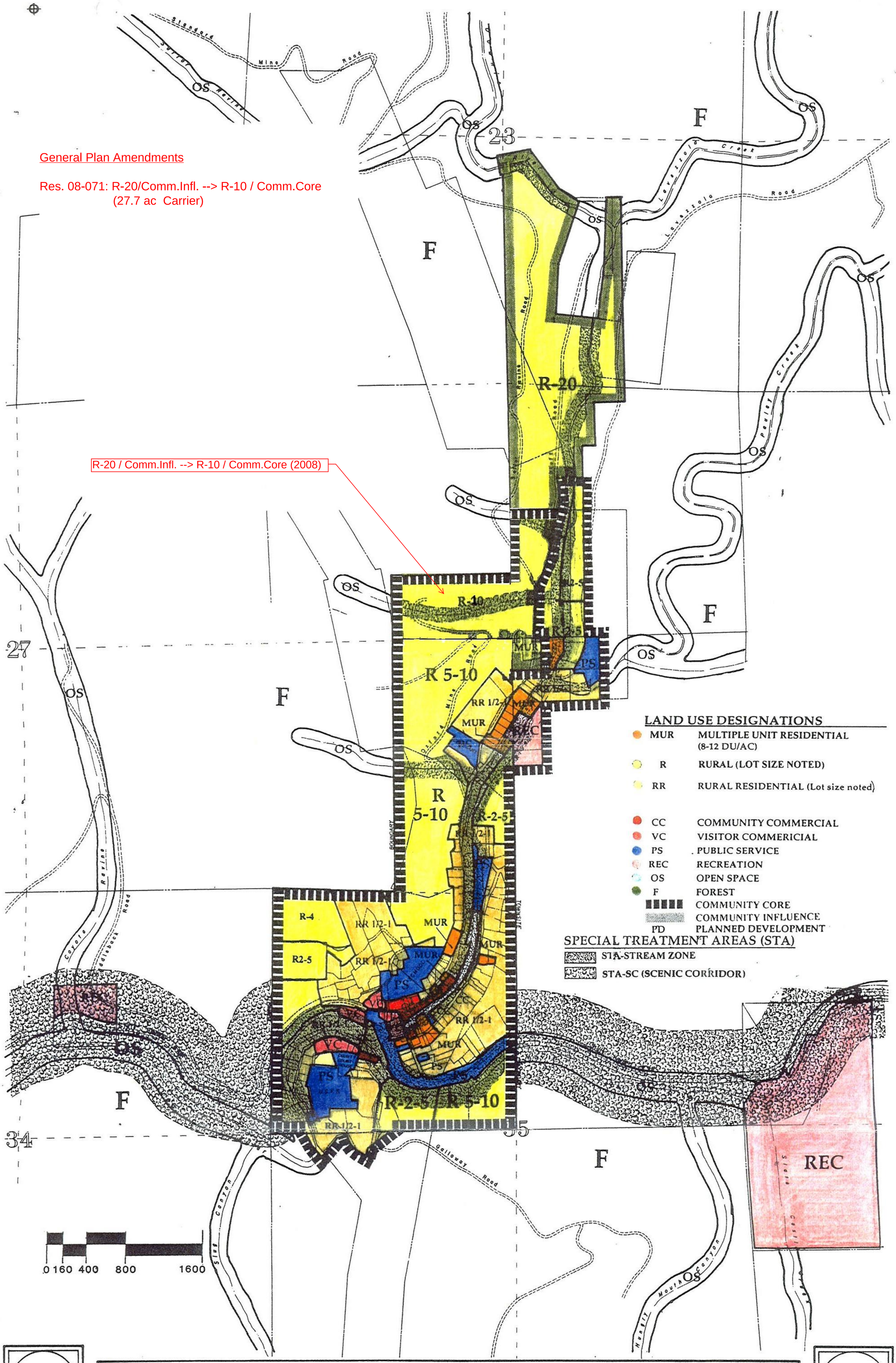


Figure 1-7

TOWN OF

DOWNIEVILLE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

1 - 40

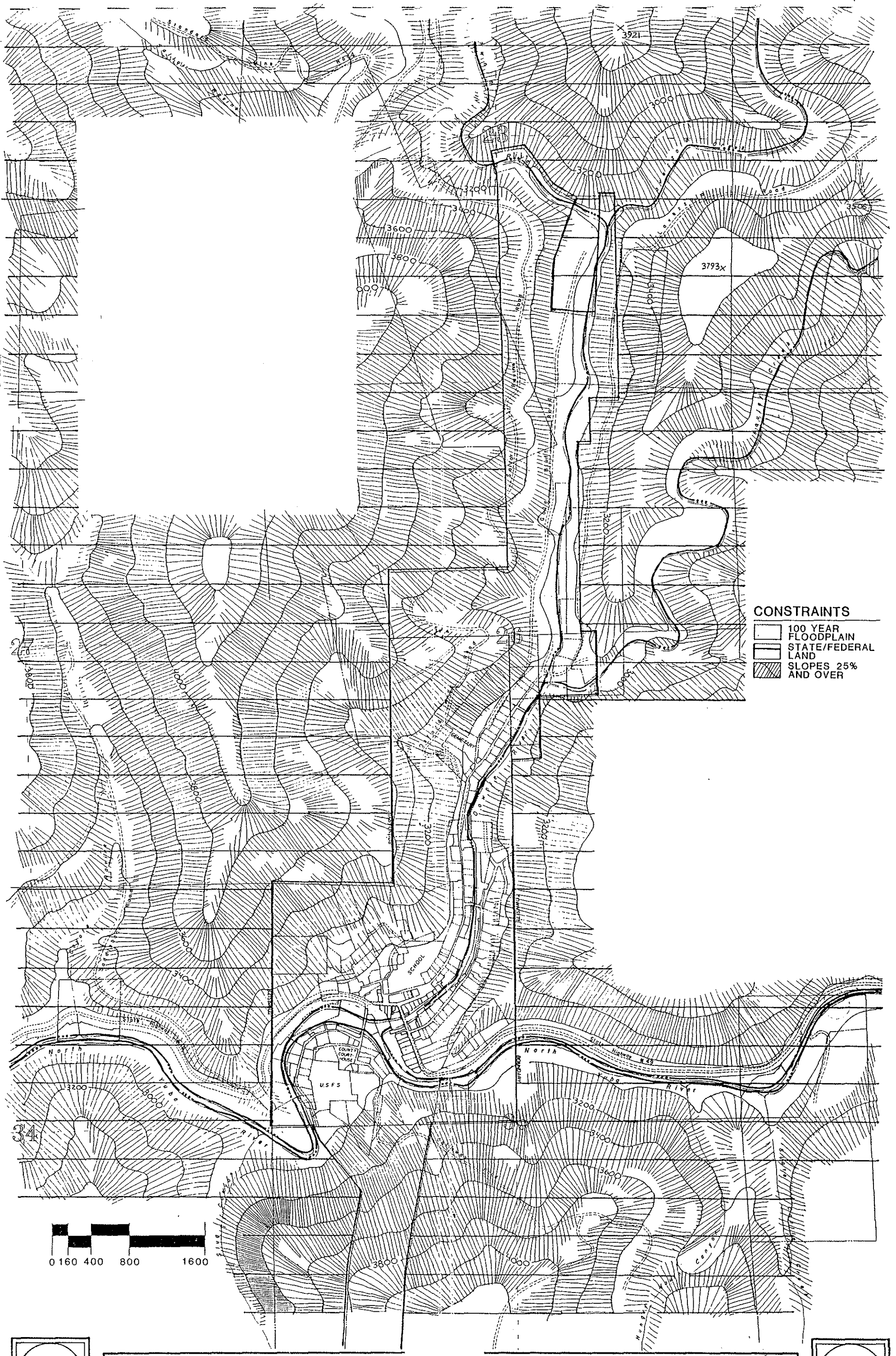


FIGURE 1-7a

TOWN OF

DOWNIEVILLE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

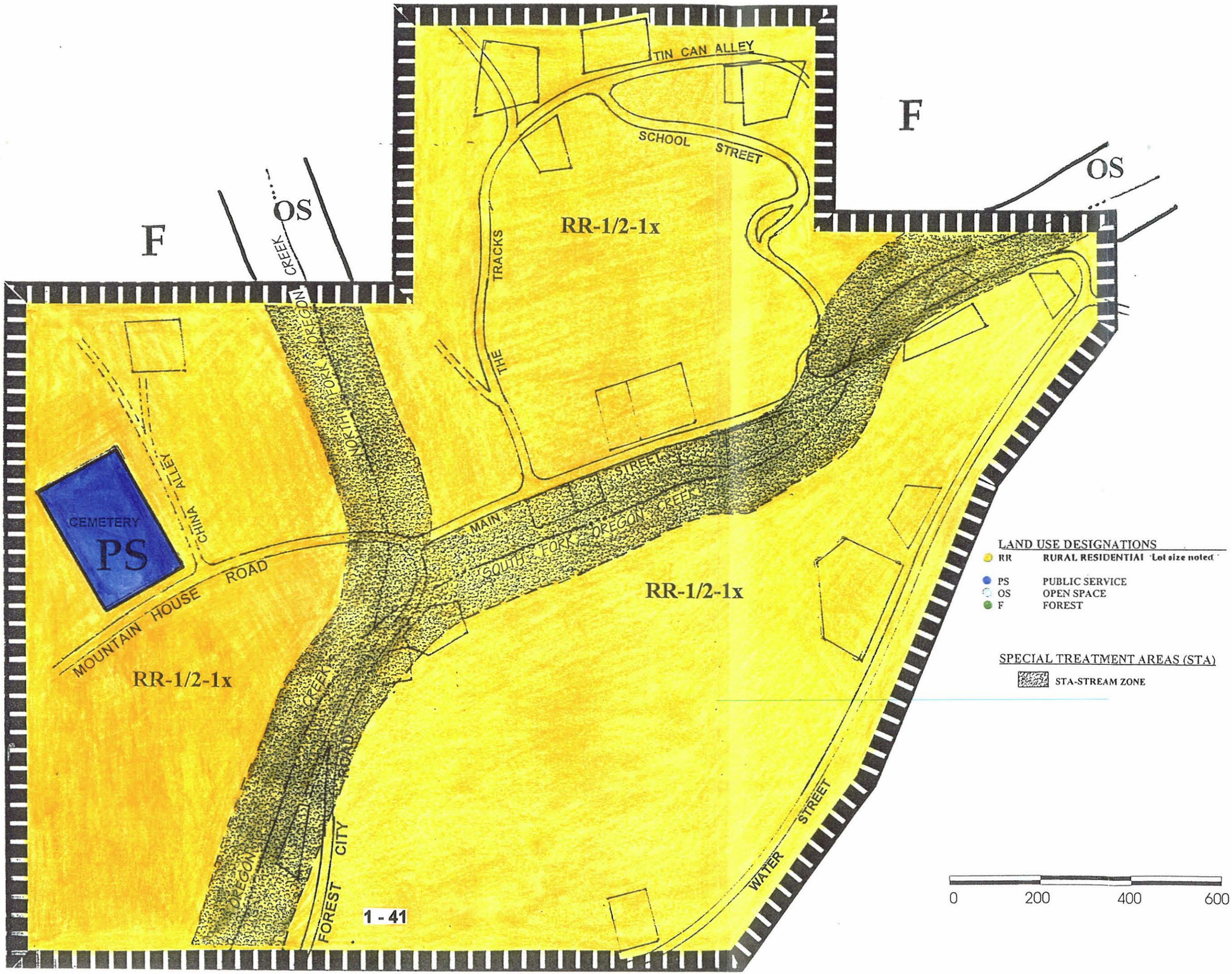
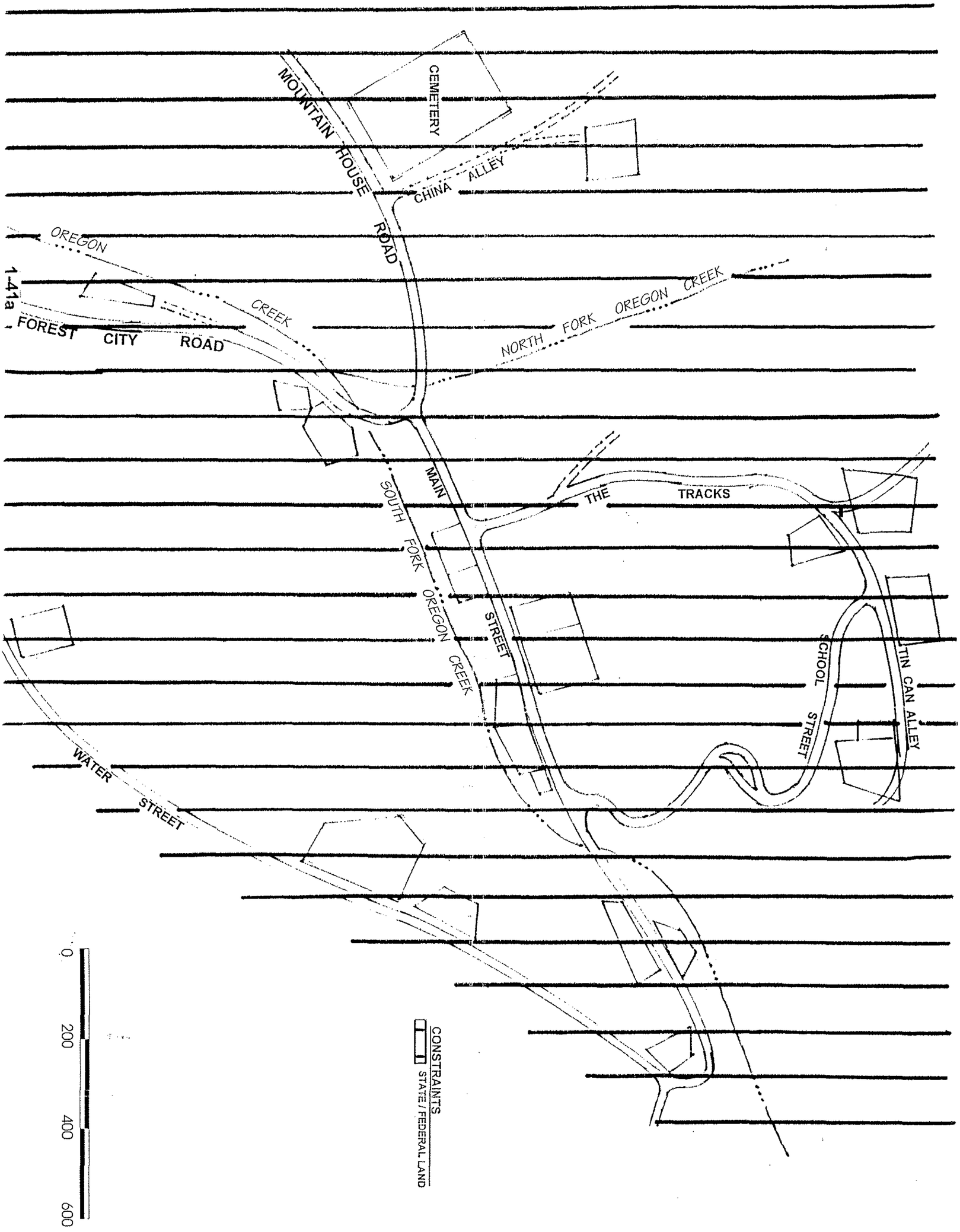


Figure 1-8
FOREST CITY
SIERRA COUNTY, CALIFORNIA
SEC. 27, T.19N.,R.10E.,M.D.B. &M

SIERRA COUNTY GENERAL P·L·A·N



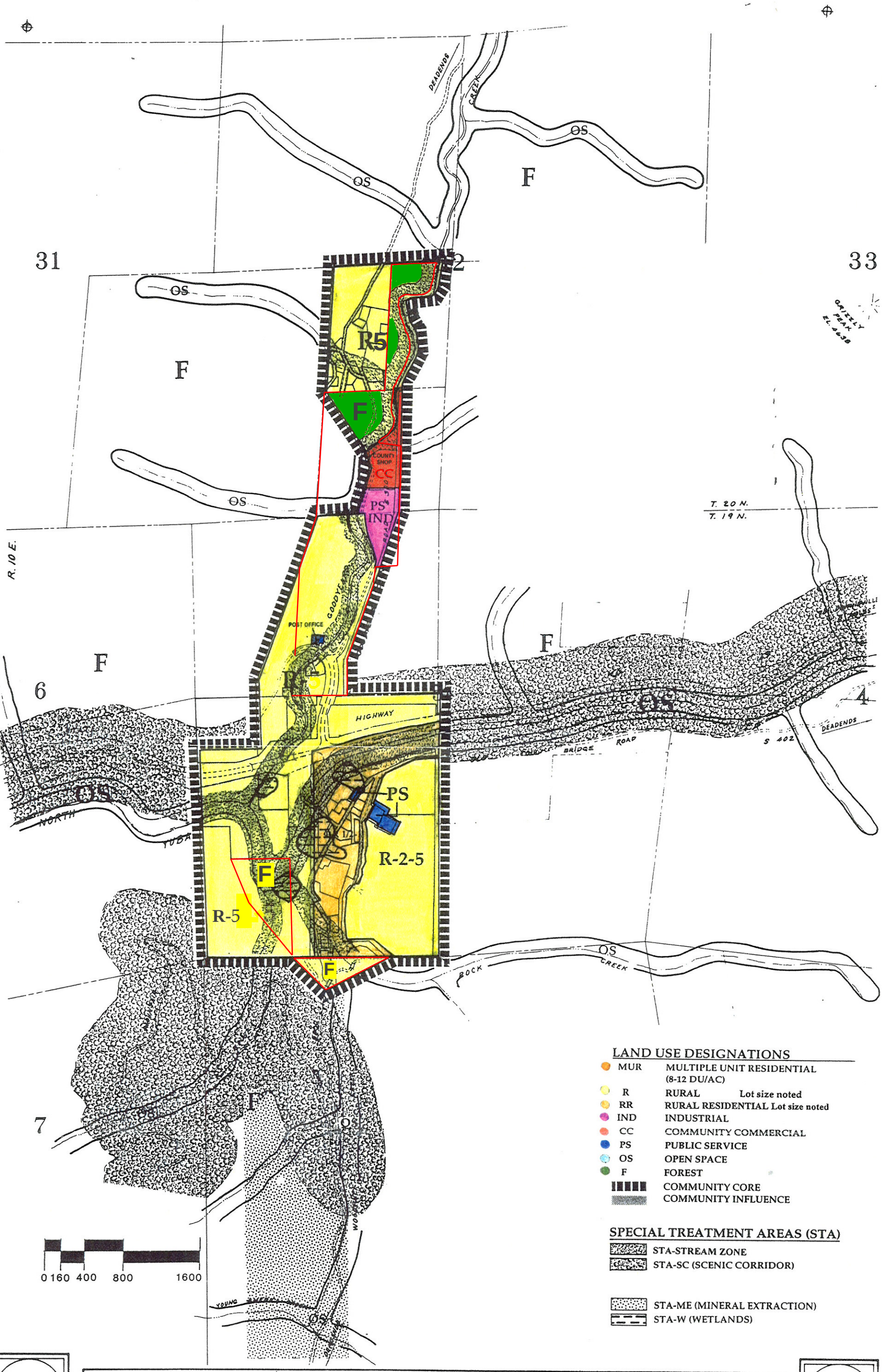
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-8a

FOREST CITY

SIERRA COUNTY, CALIFORNIA

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



LAND USE DESIGNATIONS

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

SPECIAL TREATMENT AREAS (STA)

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

SIERRA COUNTY GENERAL P·L·A·N

Amendments:

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

Figure 1-9

TOWNSITE OF

GOODYEARS BAR

SIERRA COUNTY, CALIFORNIA

1-42a

CONSTRAINTS

- STATE/FEDERAL LAND
- TPZ LAND
- SLOPES 25% & GREATER
- 60dB Ldn NOISE CONTOUR
- 100 YEAR FLOODPLAIN

0 160 400 800 1600

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-9a

TOWNSITE OF

GOODYEARS BAR

SIERRA COUNTY, CALIFORNIA

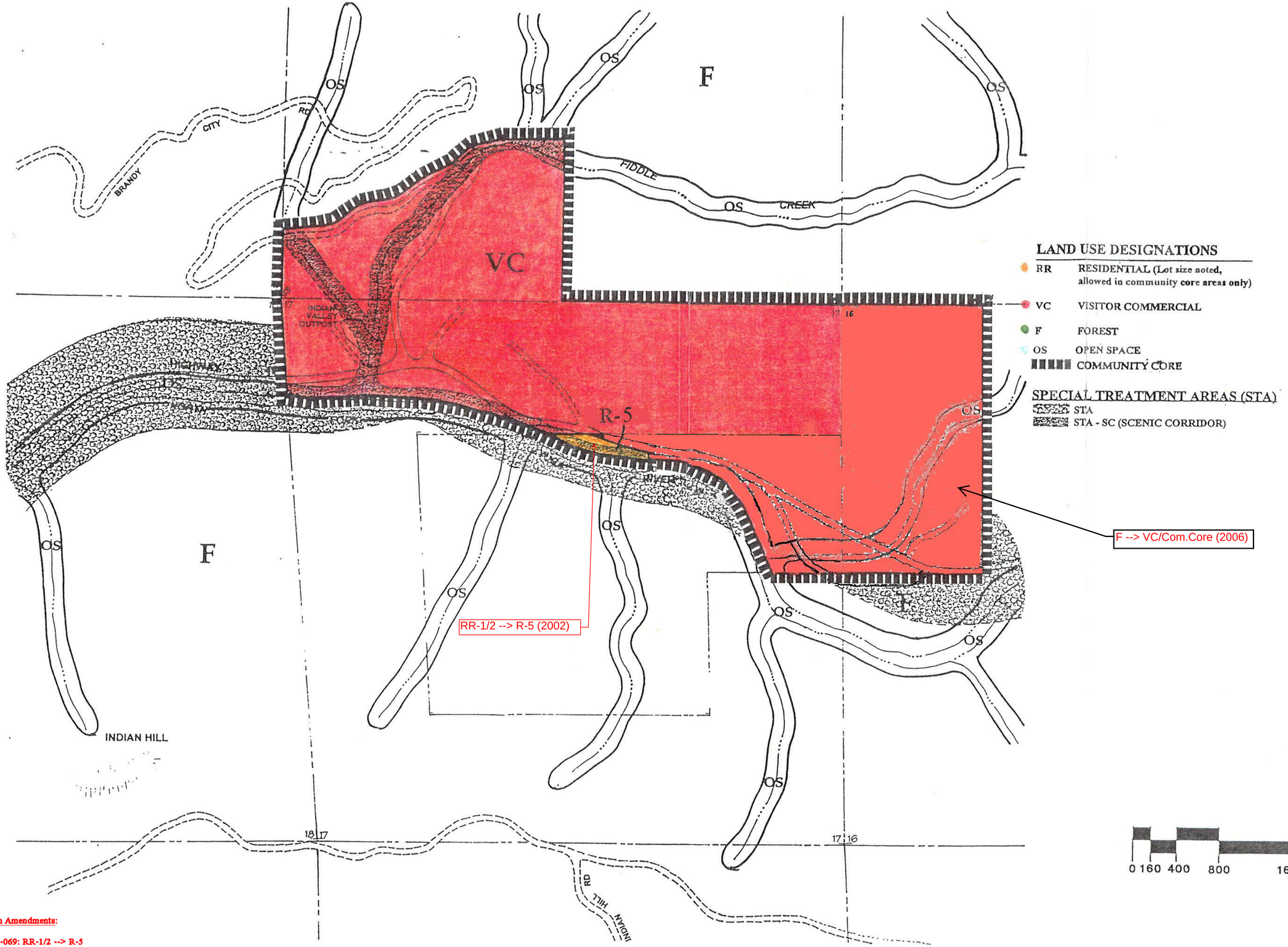


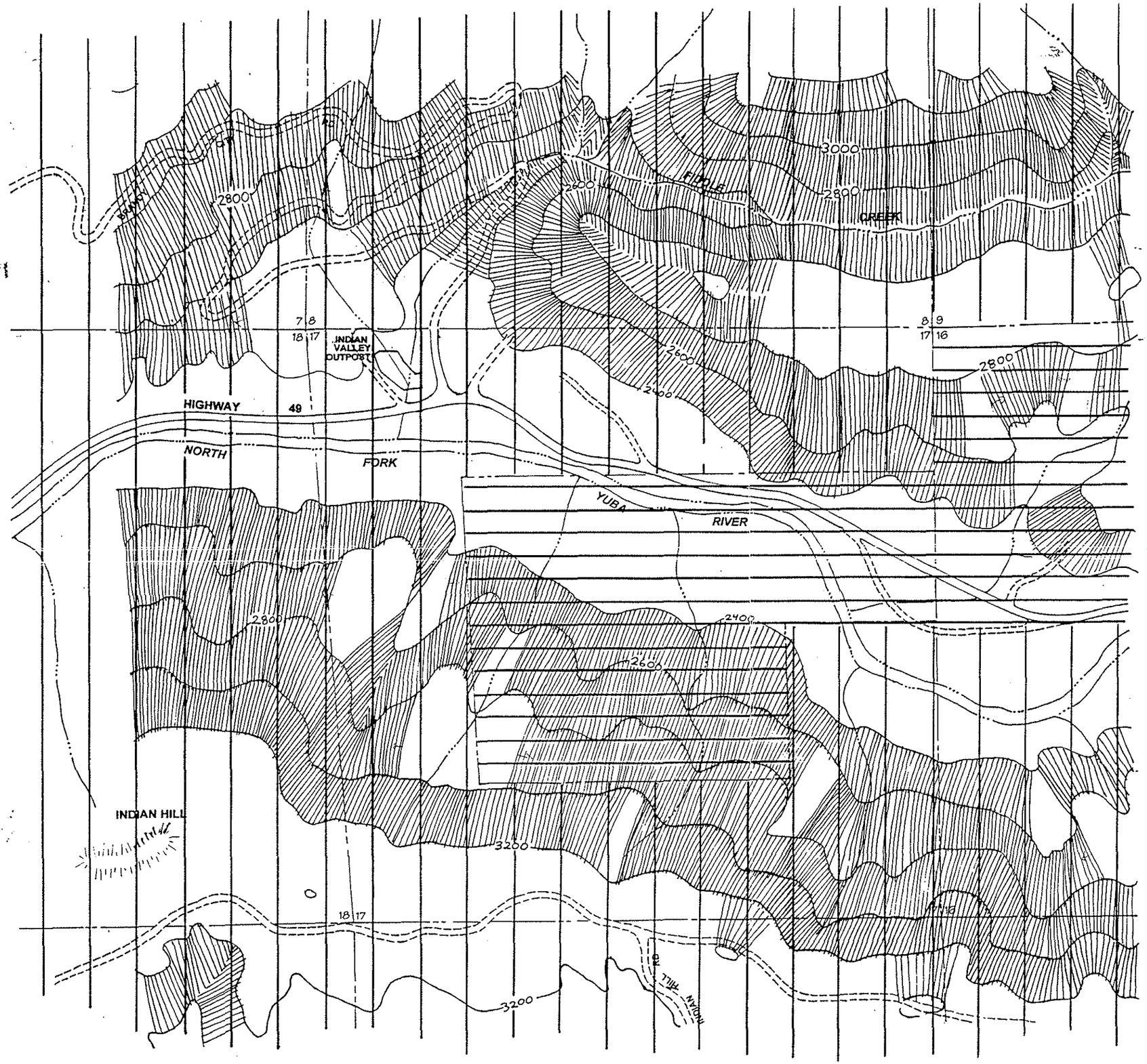
Figure 1-10
INDIAN VALLEY
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P.L.A.N.

General Plan Amendments:

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

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



CONSTRAINTS

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

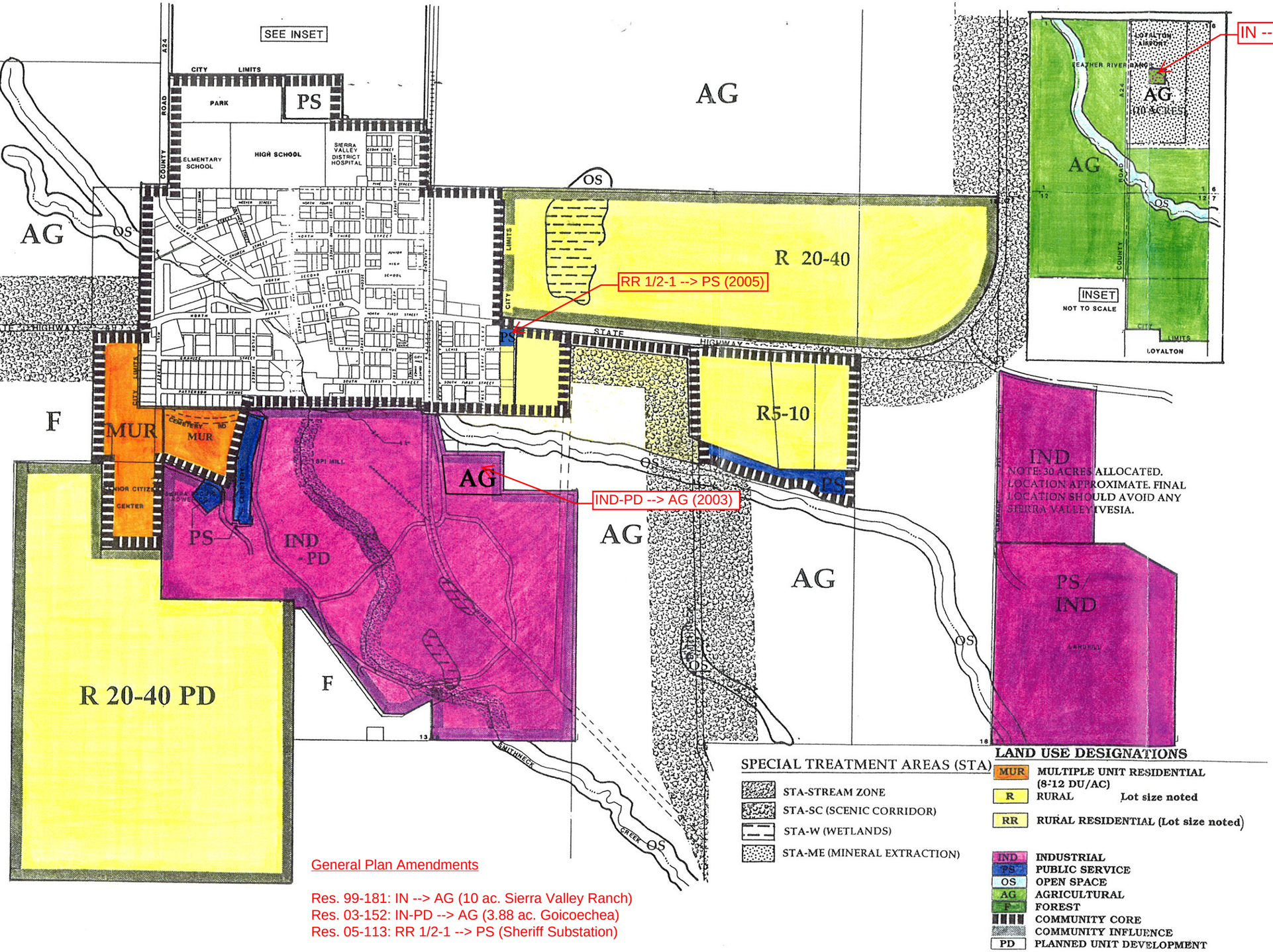
0 160 400 800 1600

FIGURE 1-10a

INDIAN VALLEY

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P.L.A.N

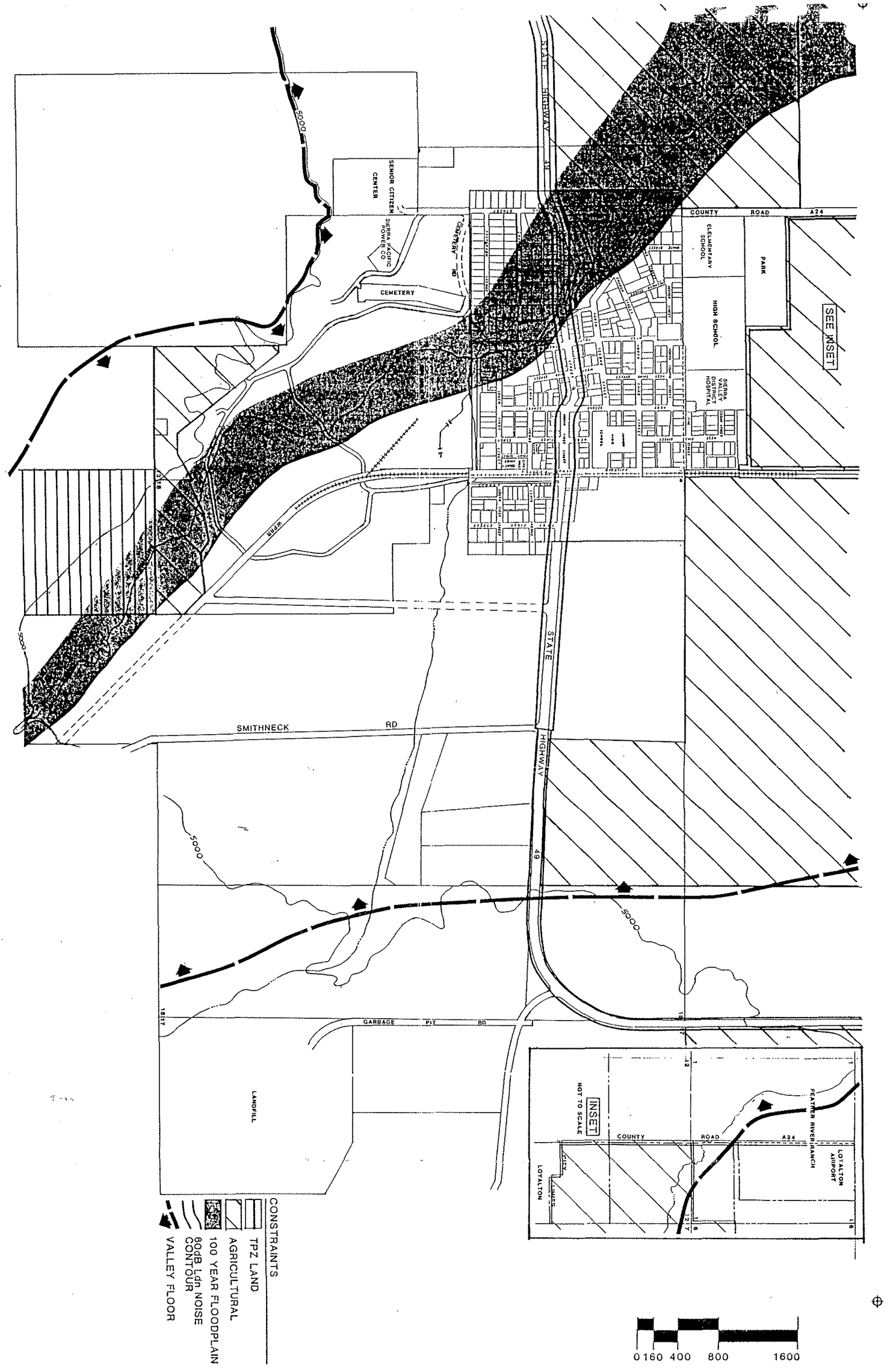


General Plan Amendments

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

Figure 1-11
LOYALTON AREA
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL PLAN

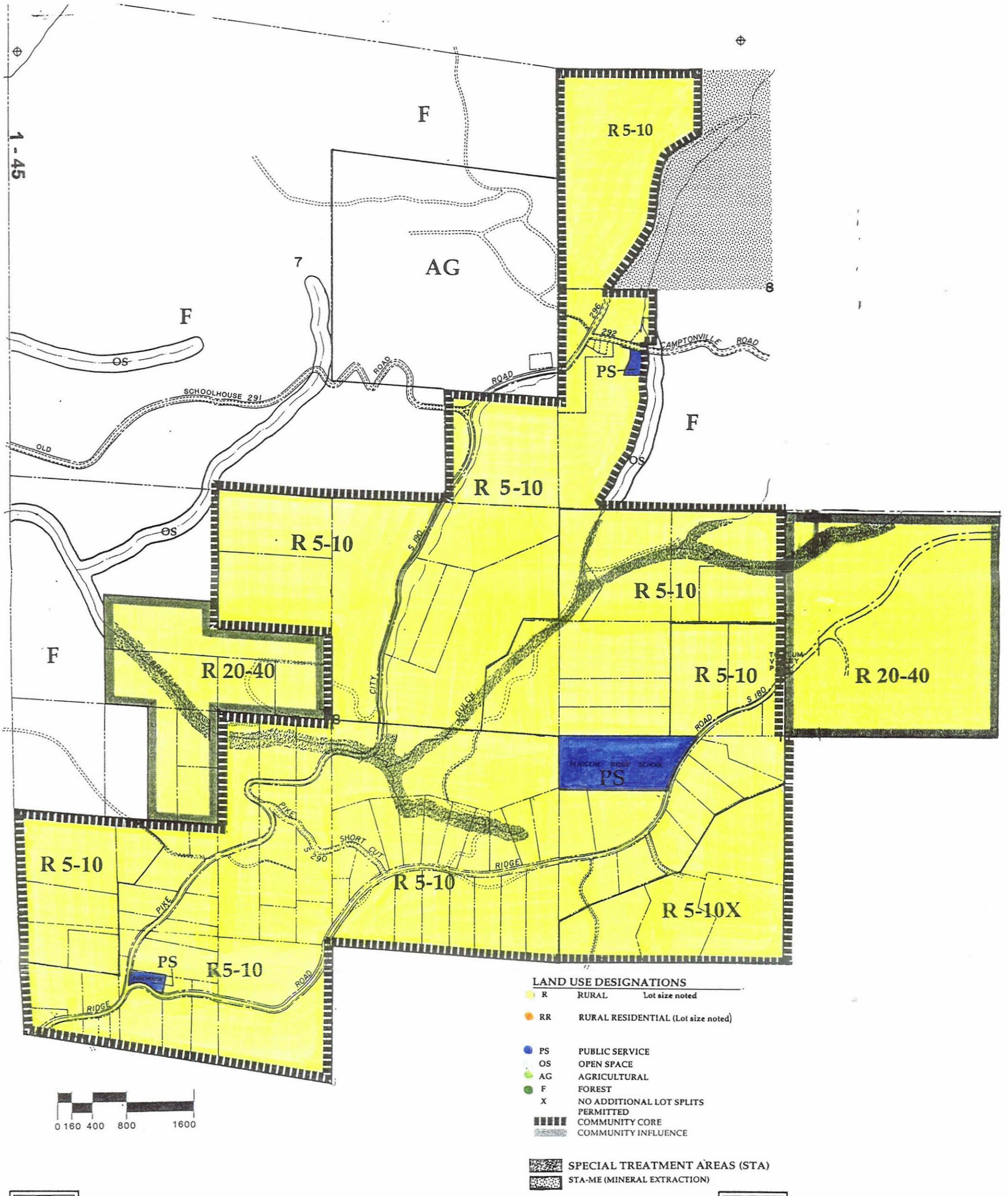


SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-11a

LOYALTON AREA

SIERRA COUNTY, CALIFORNIA



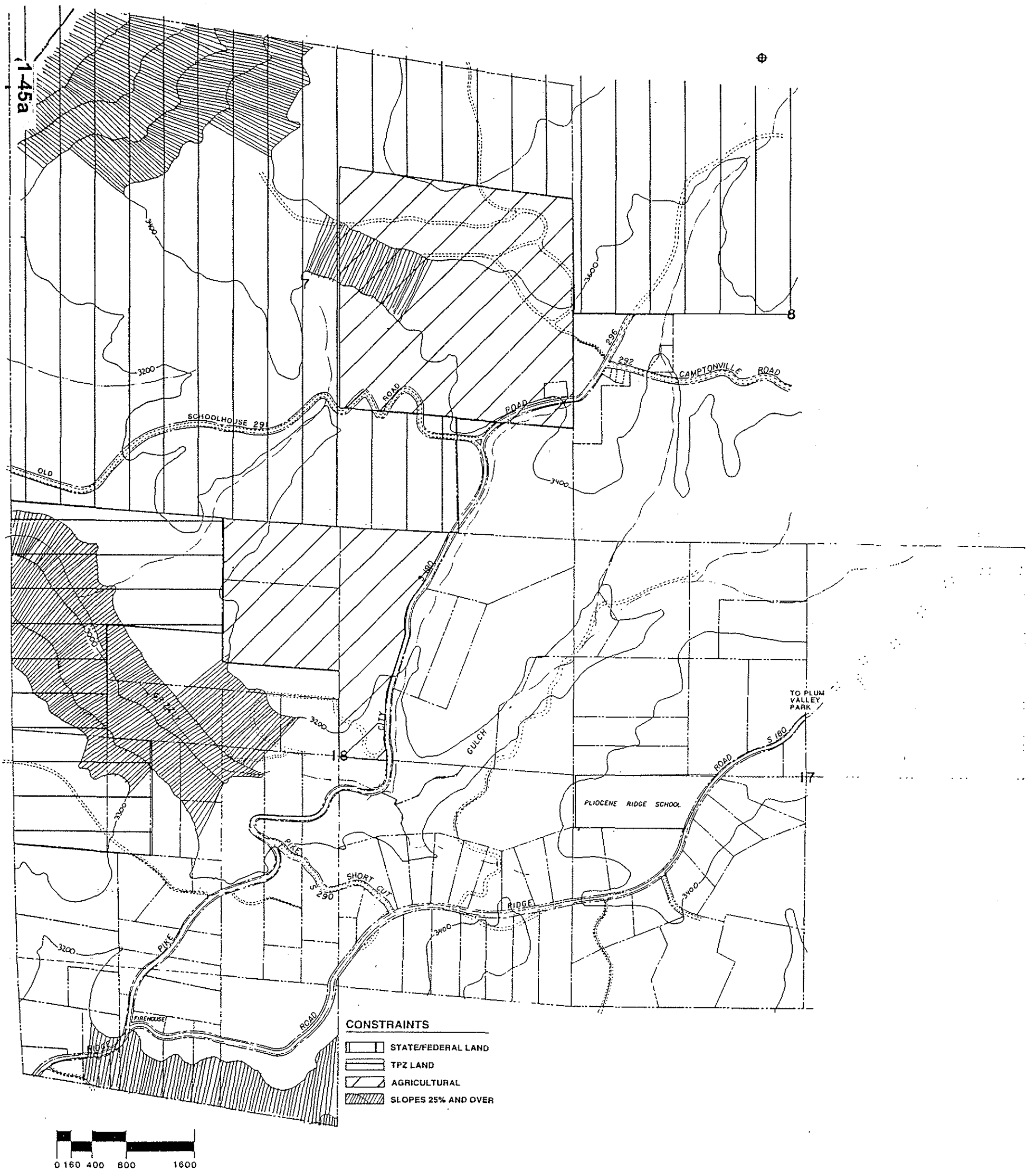
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-12

TOWN OF

PIKE

SIERRA COUNTY, CALIFORNIA



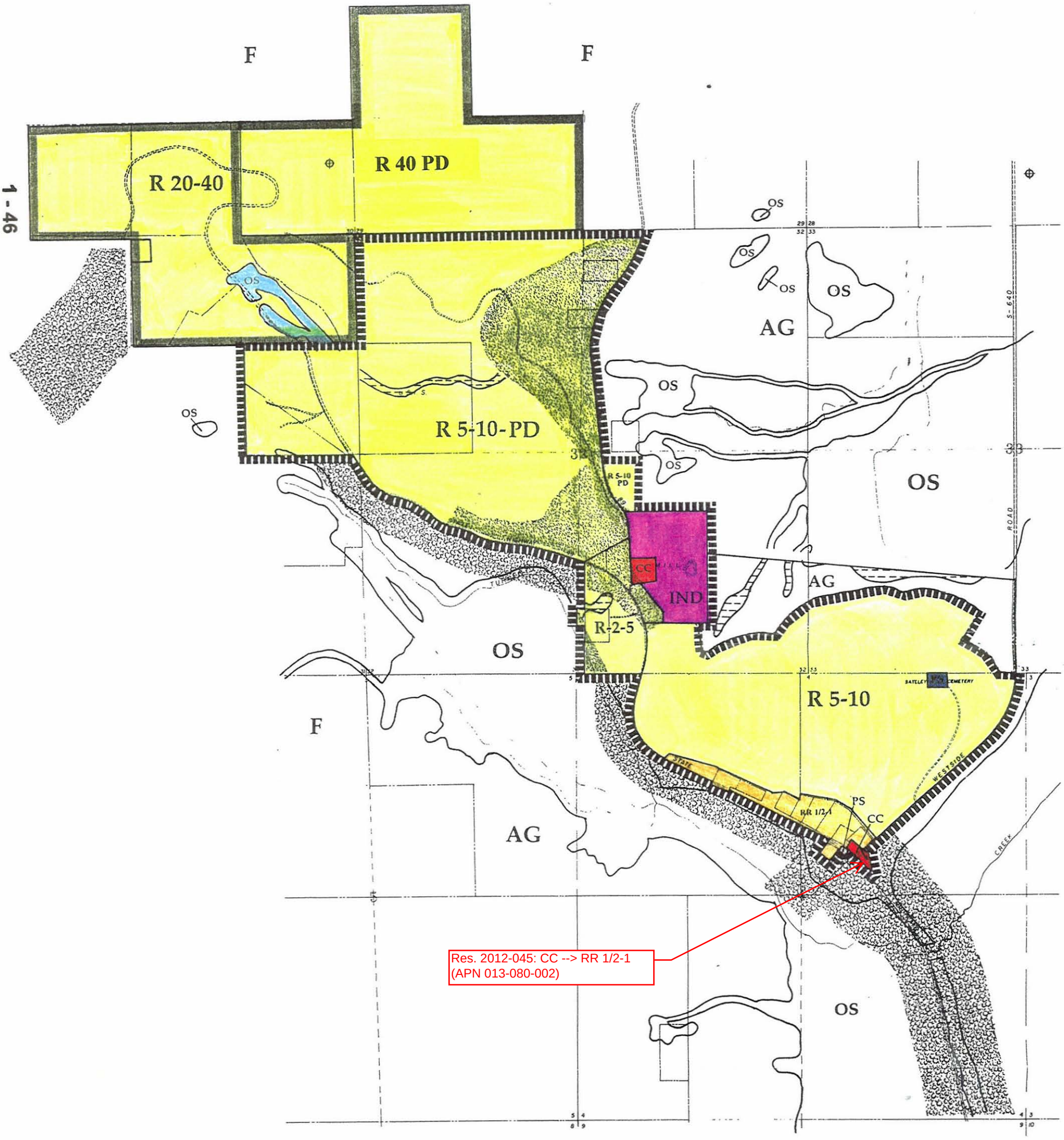
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-12a

TOWN OF

PIKE

SIERRA COUNTY, CALIFORNIA



SPECIAL TREATMENT AREAS

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

LAND USE DESIGNATIONS

RR	RURAL RESIDENTIAL LOT SIZE NOTED
R	RURAL LOT SIZE NOTED
IND	INDUSTRIAL
CC	COMMUNITY COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
AG	AGRICULTURAL
F	FOREST
	COMMUNITY CORE
	COMMUNITY INFLUENCE
PD	PLANNED DEVELOPMENT

0 160 400 800 1600

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-13

TOWN OF

SATTLEY

SIERRA COUNTY, CALIFORNIA

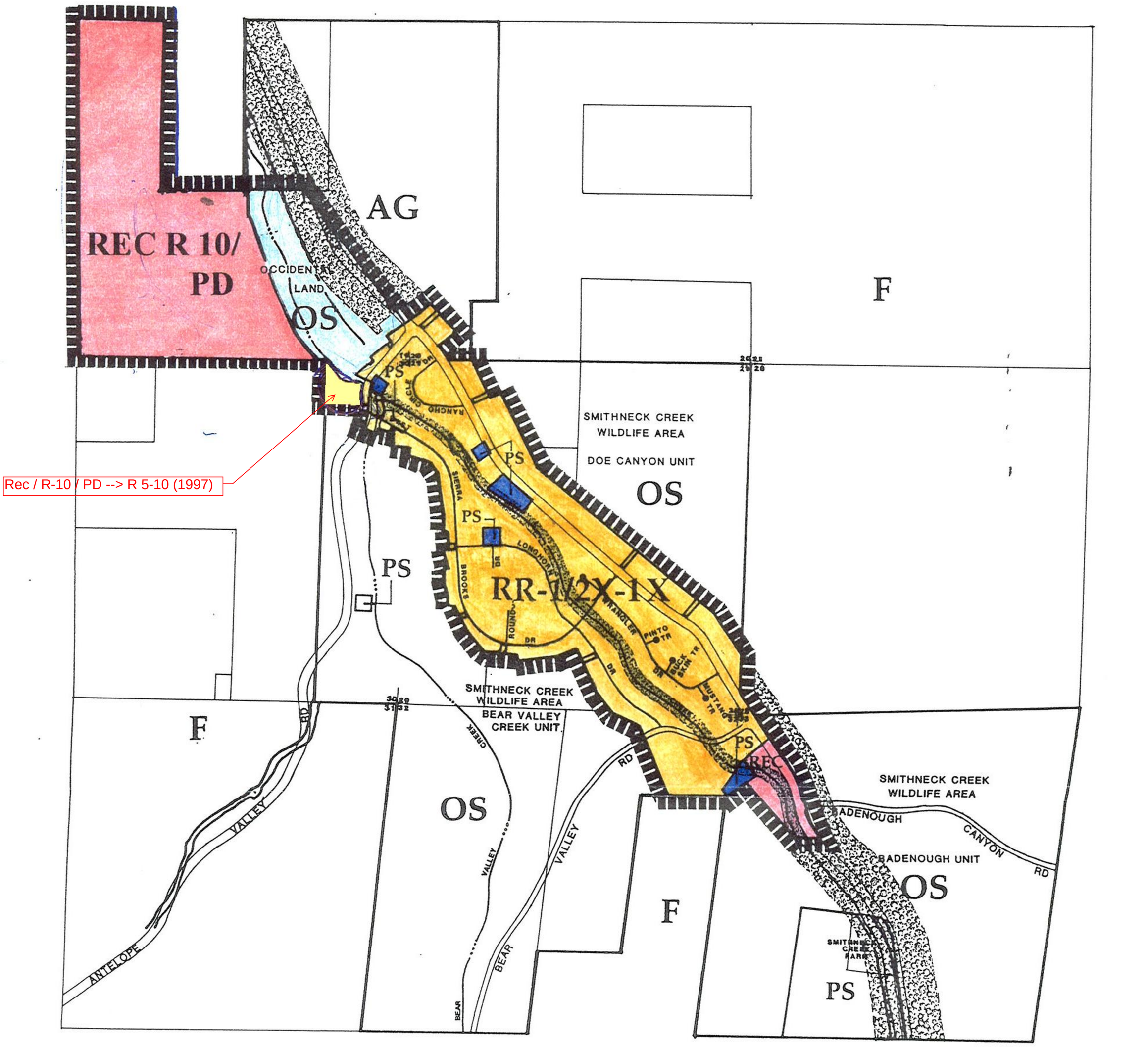
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-13a

TOWN OF

SATTLEY

SIERRA COUNTY, CALIFORNIA



General Plan Amendments

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

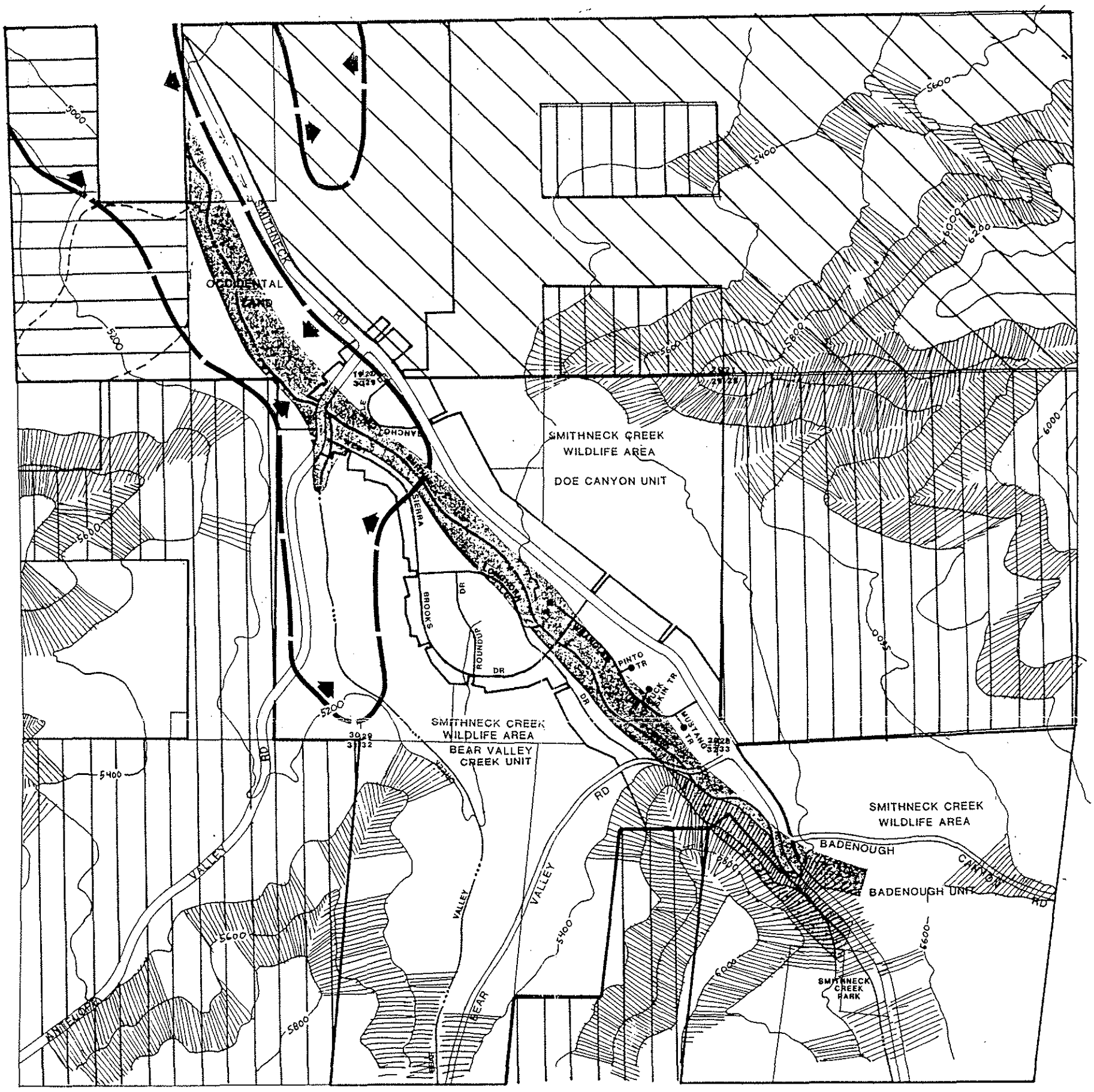
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-14

SIERRA BROOKS

SUBDIVISION

SIERRA COUNTY, CALIFORNIA



CONSTRAINTS

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

0 320 800 1600 3200

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-14a

SIERRA BROOKS
SUBDIVISION

SIERRA COUNTY, CALIFORNIA

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

LAND USE DESIGNATIONS

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

SPECIAL TREATMENT AREAS (STA)

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

0 160 400 800 1600

CC --> PS (2003)

General Plan Amendments

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

SIERRA COUNTY GENERAL P·L·A·N

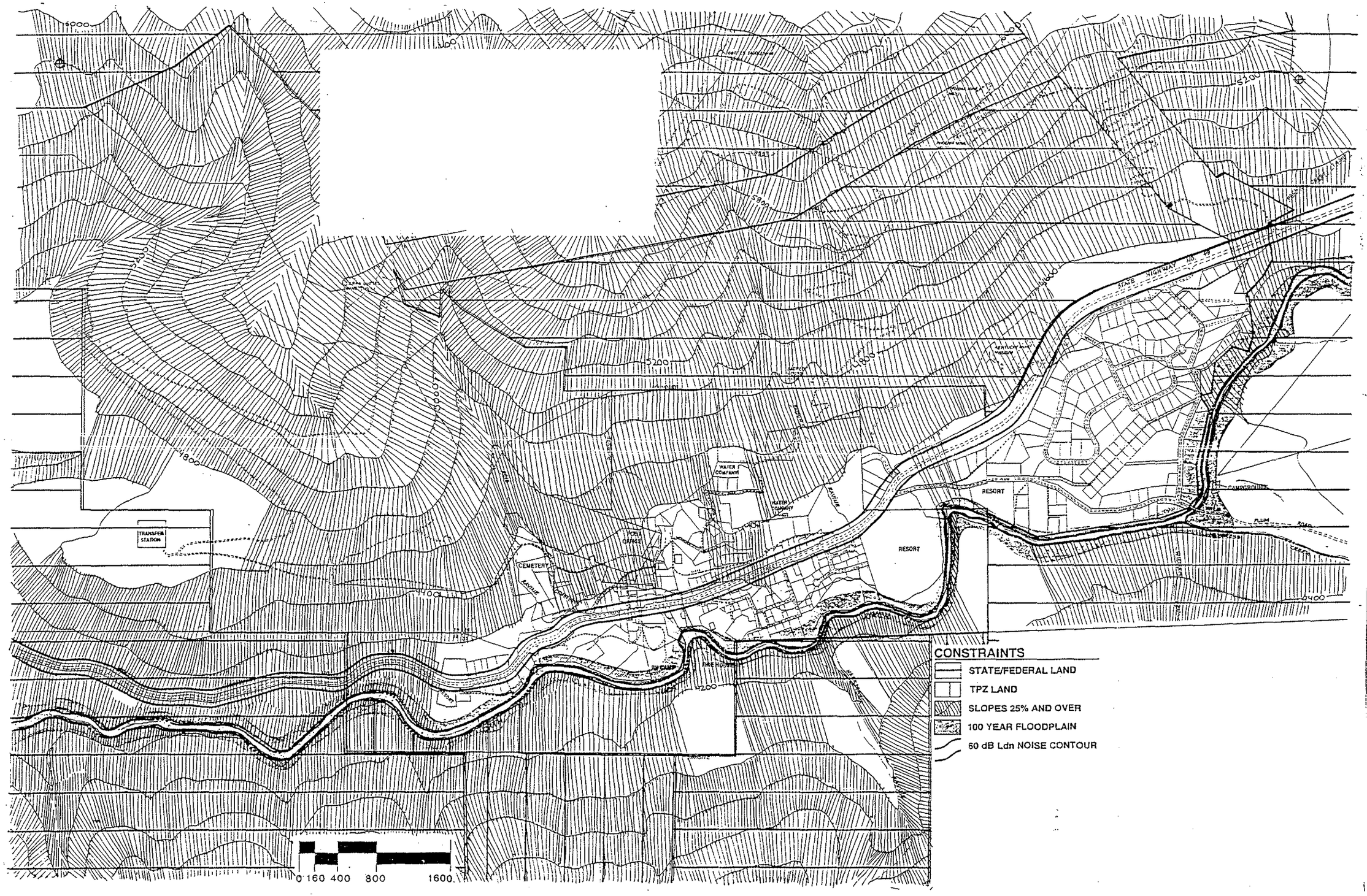
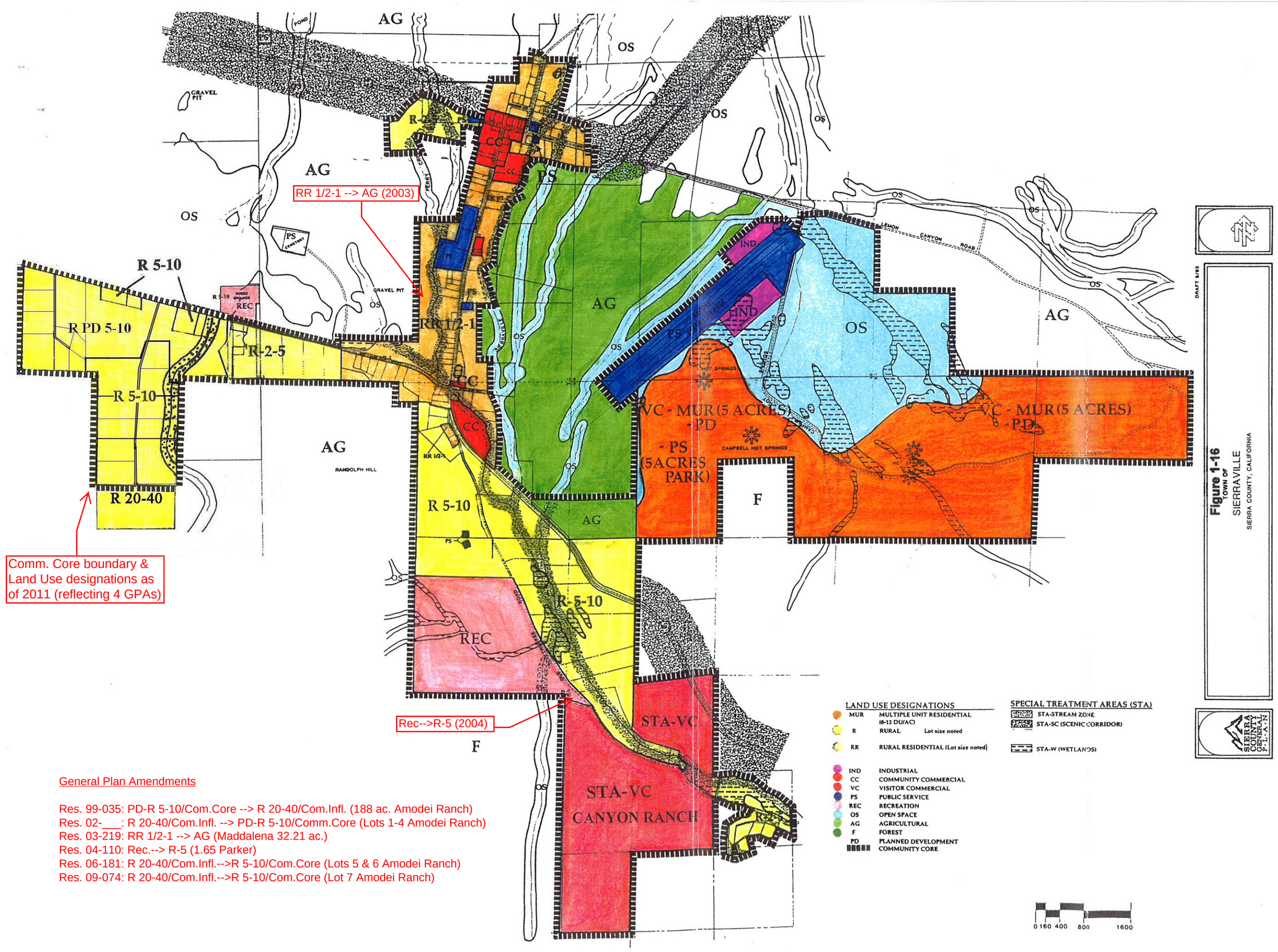


FIGURE 1-15a
TOWN OF
SIERRA CITY
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N



General Plan Amendments

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

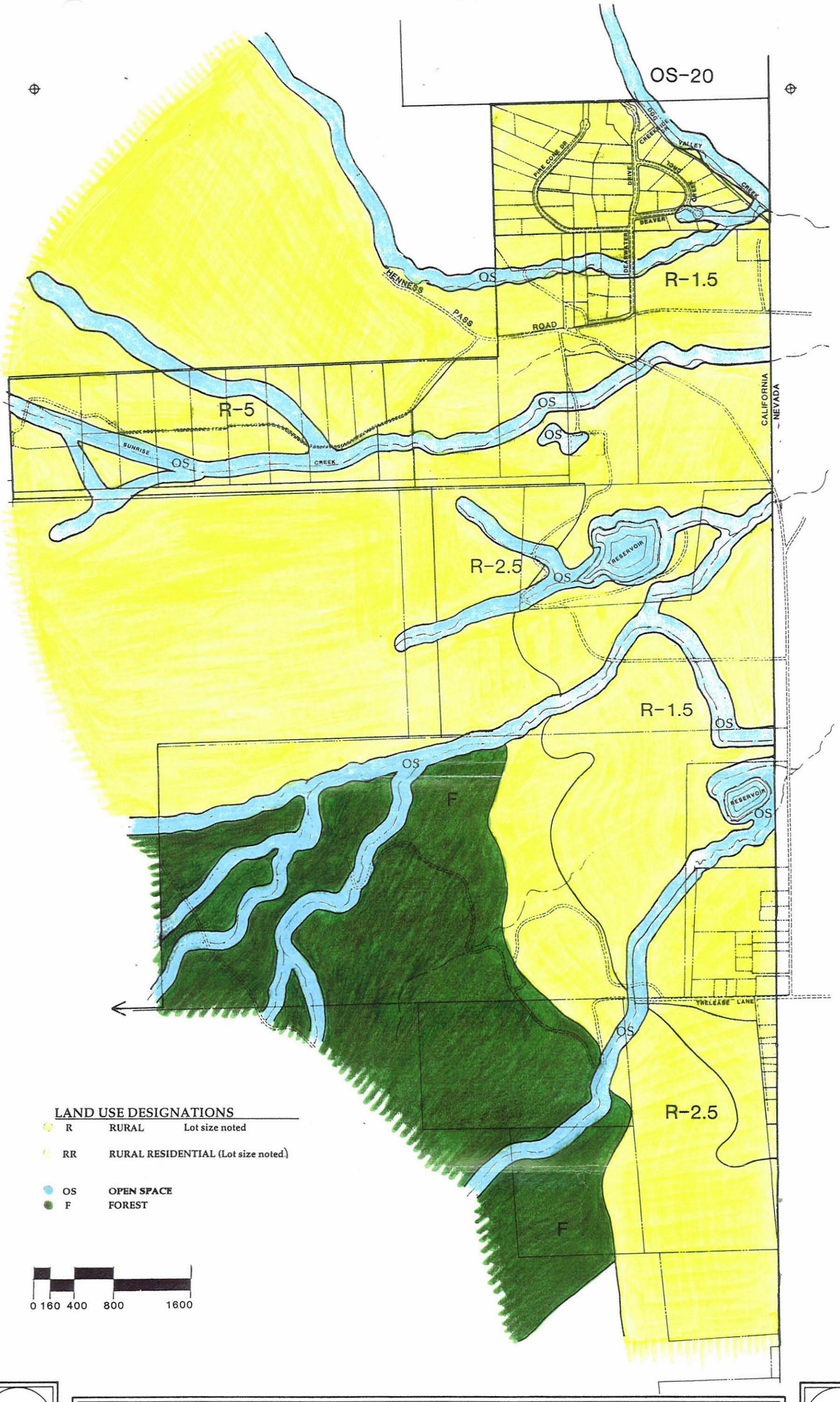
DRAFT 8/93

FIGURE 1-16a

SIERRA VILLE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL PLAN



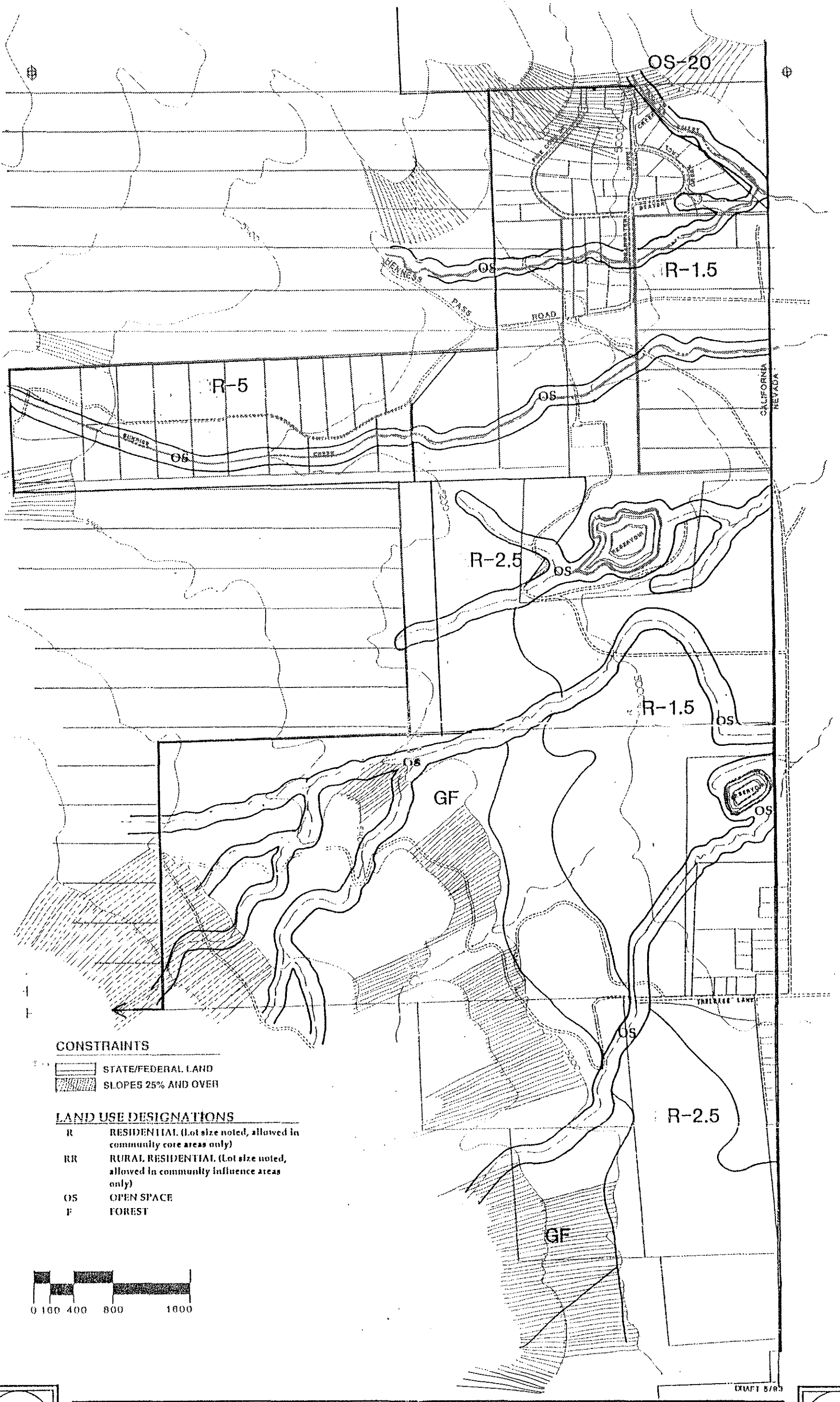
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-17

TOWN OF

VERDI

SIERRA COUNTY, CALIFORNIA



TOWNSITE OF VERDI
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL

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

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

FUNDAMENTAL GOALS OF THE GENERAL PLAN

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

Land Use Goals

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

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

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

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

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

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

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

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

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

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

- Similar and compatible uses

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

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

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

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

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

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

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

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

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

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

[1]Based on 2.39 person/ ehold.

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

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

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

Density/Intensity Standards

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

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

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

Issue		Policy

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

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

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

Industrial

9.

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

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

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

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

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

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

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

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

Density/Intensity Standards

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

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

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

Issue		Policy

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

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

Location Criteria
– Within Community Areas
– Outside Community Areas

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

Density/Intensity Standards

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

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

Implementing Zoning Districts
Open Space
Stream Zone District

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

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

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

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

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

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

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

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

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

Density/Intensity Standards

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

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

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

Recreation Designation

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

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

Destination Resort

12.

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

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

Allowed

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

Conditionally Allowed

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

Not Allowed

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

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

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

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

Density/Intensity Standards

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

Implementing Zoning Districts

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

Agriculture

13.

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

Allowed

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

Conditionally Allowed / Approval Criteria

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

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

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

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

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

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

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Forest 14.

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

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

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Max Bldg Coverage: ~~.01%~~ 1% /acre	.003 persons/gross acre
(example: 17,424 square feet/40 acres)	(Assumes 1 du/640 ac on exisitng
Maximum Building Height: 3 stories	parcels)

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

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

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

Conditionally Allowed / Approval Criteria

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

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

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

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

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

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

Issue	Policy

AMENDMENT

RESOLUTION NO. 99-085
May 18, 1999

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The Board of Supervisors adopt the following amendment to the General Plan Forest Land Use designation maximum building coverage standard:

Forest 14. **Density/Intensity Standards**

Maximum Building Lot Coverage

Less than 1 acre	2400 square feet
01 to < 10 acres	8000 square feet
10 to < 40 acres	14000 square feet
40 acres and up	28000 square feet

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Maximum Bldg Coverage: .0014%/acre	.006/gross acre
(Example: 10,000 sq ft/160 ac)	(based on Table 1-24)

Maximum Building Height: 2 stories
Parcelization: No new parcelization except for minor lot line adjustments, parcel combination, or where ability to construct additional homes beyond that possible under existing parcelization will not result.

Implementing Zoning Districts
Existing TPZ and General Forest districts will need to be revised to reflect current regulatory standards and practices and newly adopted general plan policies.

Public Service 15.

The County shall designate areas where public and quasi-public uses are allowed such as schools, utilities, governmental buildings, parks, churches, solid and liquid waste facilities, airports, etc. The intent is to ensure that an adequate supply of land is available for these types of uses to serve the projected Plan period population.

Allowed
- Publicly owned facilities;
- Quasi-public service uses.

Location Criteria
- Inside Community Areas
- Outside Community Areas where land use conflicts can be avoided.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
FAR = 0.30	0 persons/acre
Maximum Building Area per Net Acre: 13,068 sq.ft.	
In Historic Areas: No greater than that of existing structures on average; in many cases a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking).	

Implementing Zoning Districts
Public Service

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

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

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

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

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

(STA – Stream Zones within Community Areas)

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

(STA – Washoe Pine Forest)

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

(STA – Deer Migration Corridors)

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

(STA – Critical Deer Range and Fawning Areas)

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

(STA – Other Areas of Special Biological Concern)

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

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

Special Treatment Area
Scenic Corridor Overlay
(STA — SC)

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

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

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

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

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

Implementing Zoning Districts
Scenic Corridor Special Treatment Area Overlay

Special Treatment Area
Historic Preservation Overlay
(STA — HP)

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

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

Location Criteria
- Where historic or prehistoric resources have been identified

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

Special Treatment Area
Floodplain Overlay
(STA - FP)

23.

Density/Intensity Standards
Determined by underlying land use district.

Implementing Zoning Districts
Mineral Extraction Overlay

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

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

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

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

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

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

Implementing Zoning Districts
Floodplain Overlay

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

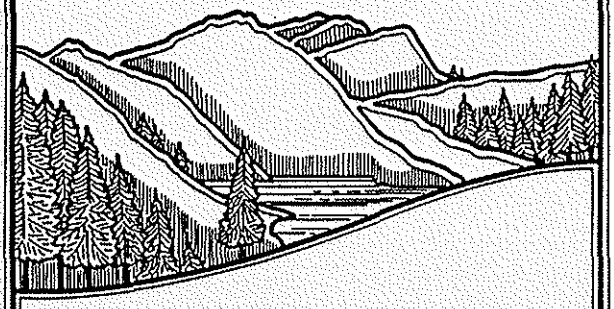
Other Land Use Regulations

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

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

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

ECONOMIC ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

2. Economic Element

Introduction

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

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

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

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

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

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

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

Element Goals

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

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

Future Needs / Economic Development Action

Recommendations

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

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

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

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

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

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

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

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

Related Plans

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

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

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

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

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

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

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

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

Assumptions

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

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

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

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

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

5. Federal land ownership an location limits growth potential.

6. Poor regional access limits growth potential.

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

8. Projections of Population and Employment.

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

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

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

SIERRA COUNTY GENERAL P·L·A·N

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

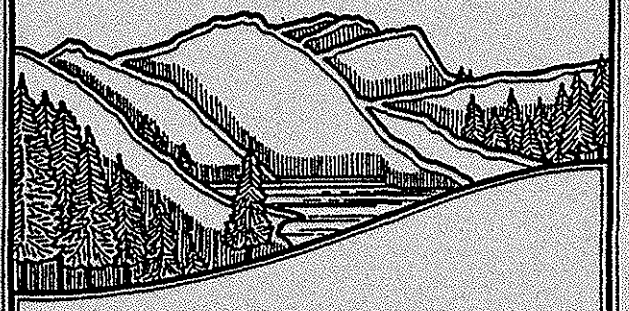
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its cultural, heritage, rural character and preserve its rural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

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

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

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

HOUSING ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

3. Housing Element

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

Introduction

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

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

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

Relationship to Previous Element

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

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

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

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

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

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

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

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

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

Evaluation Criteria: Is more money available?

See above.

Objective 4
Increase the rent paying ability of local tenants.

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

Evaluation Criteria: Was HCD contacted?

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

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

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

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

Evaluation Criteria: Was HCD contacted?

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

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

Objective 6
Initiate a local home repair program

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

Evaluation Criteria: Were the Schools and retired tradesmen contacted?

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

Objective 7
Initiate a program for identifying homes needing repair.

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

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

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

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

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

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

Objective 9
Promote the construction of housing for seasonal employees.

Action:

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

Evaluation Criteria: Was a resolution adopted?

Updating Process

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

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

2) Continued evaluation of housing problems and needs;

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

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

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

This update includes each of these analysis points.

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

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

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

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

Significant progress has not been made in the area of:

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

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

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

This updated Element addresses these and other shortfalls.

Goal

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

Future Housing Needs

Total Need

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

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

FAIR SHARE HOUSEHOLD PROJECTIONS

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

Assumption: Average annual county growth rate of 1.0%

1990-1997 FAIR SHARE NEEDS ALLOCATION

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

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

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

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

ADEQUATE SITES STRATEGY

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

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

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

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

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

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

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

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

Potential Sites Immediately Available for Housing

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

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

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

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

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

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

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

Specific Quantified Objectives

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

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

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

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

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

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

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

Rehabilitation and Conservation of Existing Housing

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

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

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

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

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

SIERRA COUNTY GENERAL P·L·A·N

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

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

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

QUANTIFIED OBJECTIVES FOR CREATION OF NEW HOUSING UNITS 1990-1997

(minimum # units)

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

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

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

[1]Plumas County Community Development Commission

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

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

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

[1]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	8. The County shall not disapprove low- and moderate-income housing developments or condition project approvals in a manner which would make the project infeasible for development without findings consistent with California Government Code Chapter 1439, Statutes of 1990.	8. Review individual projects against this policy.	✓	✓							✓
Housing Conservation and Rehabilitation	9.a Utilize available federal and state financing and subsidies.	9a. Continue to retain Plumas County Community Development Commission or create a new Sierra County Commission to continuously seek funds (CDBG) and administer programs to implement the Housing Element rehabilitation targets. (See 2a-2b for details)			✓						✓
	9b. Encourage both owner and renter-occupied housing rehabilitation.	9b. Continue to retain Plumas County Community Development Commission or create a new Sierra County Commission to continuously seek funds and administer programs to implement the Housing Element rehabilitation targets. (See 2a-2e for details)			✓						✓
	10. Conduct a vigorous code enforcement program while recognizing the special needs of older housing stock.	10a. Routine Building Department visual inspections and progress report at yearly General Plan update.				BD[1]					✓

TARGETS FOR REHABILITATION OF EXISTING HOUSING
1992-1997

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

[a] Same ratio as households in these income categories

[1]Building Department

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

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

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

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

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

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

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

[1]Building Department

SIERRA COUNTY

HOUSING ELEMENT 2024-29

Adopted on March 4, 2025

By Resolution 2025-013

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Acknowledgements

Sierra County Board of Supervisors

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Chapter 1: Introduction and Organization

Purpose of the Element

The Housing Element of the General Plan is a statement of local housing needs, objectives, policies, and programs that the County is committed to undertake. The Housing Element is one of several state-mandated General Plan Elements.

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

State Housing Element requirements are framed in California Government Code §§ 65580-65589, Chapter 1143, Article 10.6. The law requires the California Department of Housing and Community Development (HCD) to administer the law by reviewing Housing Elements for compliance with state law and by reporting its written findings to the local jurisdiction. The Housing Element must include the following: (1) an identification and analysis of existing and projected local housing needs; (2) an identification of resources and constraints; (3) goals, policies and implementation programs for the rehabilitation, maintenance, improvement and development of housing for all economic segments of the population; and (4) to create equitable and inclusive neighborhoods and to provide opportunities for a variety of housing at all levels of affordability to meet the current and future needs of all residents.

The housing element is also subject to mandatory review by a State agency. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the State's housing goals.

The Housing Element was last updated in 2020, establishing policies for creating development opportunities for housing through 2024. As mandated by state law, the Housing Element is required to be updated for the 7th State Cycle Housing Element Regional Housing Needs Allocation (RHNA) between June 30, 2024, and June 30, 2029.

Housing Legislation

Legislative changes to housing law that need to be addressed in the Housing Element include those that address the 6th Cycle Housing Element (but not yet implemented), but also include additional changes from laws enacted in 2023 that took effect January 1, 2024. These include the following:

Newer Laws

- SB 1069 (California Government Code § 65852) – Requires the County to develop regulations for Accessory Dwelling Units (ADUs).

- AB 1397 (California Government Code §§ 65580, 65583 and 65583.2) – Housing Package that includes accelerating affordable housing development, revises methodology for determining realistic development capacity, reduces constraints to the production of affordable housing and creates new opportunities for housing development.

- SB 812 (California Government Code § 65583) – Requires analysis of housing needs for the developmentally disabled.

- SB 2135 (California Government Code § 54220) – Requires the County to provide opportunity to provide affordable housing on surplus County property.

- SB 35 (California Government Code § 65400) – Requires the County to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.

- AB 2334, (California Government Code § 65915) – Requires changes to the Density Bonus Law to define development capacity.

- AB 1551 (California Government Code § 13957.5) – Applies residential density bonuses to commercial projects.

- SB 6 (California Government Code § 5852.2) – Requires allowing residential use on commercially zoned property without requiring a rezoning.

- AB 162 (California Government Code § 65302) – Requires the County to amend the General Plan, including the Safety Element, to address constraints to housing development due to flooding issues. Using the Sierra County Hazard Mitigation Plan will provide important information for this update.

- SB 1241 (California Government Code §§ 65302 and 65302.5) – Requires the County to amend the General Plan, including the Safety Element, to address constraints to housing development due to wildfires (areas located in high fire hazard severity zones). Using the Sierra County Hazard Mitigation Plan will provide important information for this update.

- SB 379 (California Government Code § 65080) – Requires the City to amend the General Plan, including the Safety Element, to address constraints to housing development due to the risk from climate change. Using the Sierra County Hazard Mitigation Plan will provide important information for this update.

New Changes for 2024

- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules)
- AB 1633 (CEQA reform for infill housing)
- SB 406 (financial assistance exemption)
- AB 1287 (additional density bonuses for very low- or moderate-income units)
- AB 821 (local agency obligation to resolve general plan and zoning conflicts)
- AB 976 (owner-occupancy of Accessory Dwelling Unit (ADU) requirements prohibited beyond 2025)
- AB 1332 (streamlined 30-day approval for preapproved ADU plans)
- AB 1308 (no increased minimum parking requirements on single-family home renovations)

This updated Housing Element has been prepared to respond to these updated laws.

Content and Organization

Chapter 1: Introduction and Organization addresses the purpose, regulatory authority, of the Housing Element. It also summarizes the data and methodology used, provides an overview of the public outreach efforts made during preparation and discusses the Housing Elements relationship with the overall General Plan.

Chapter 2: County Characteristics and Housing Needs Assessment provides an overview of the County's characteristics and summarizes housing, demographic, and economic characteristics that set a framework for identifying key housing needs.

Chapter 3: Resources, Constraints and Housing Capacity provides an analysis of how the County can develop additional housing units provided capacity issues, such as regulations, infrastructure and other constraints.

Chapter 4: Resources and Constraints addresses governmental and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints. It also addresses what resources the County can draw from to meet housing needs.

Chapter 5: Summary of Achievements describes Sierra County's commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting Sierra County's housing needs over the 2024-29 planning period.

Chapter 6: Fair Housing consists of regulations to prohibit discrimination in the sale, rental or financing of housing units based on race, color, religion, sex or national origin. Housing Element law now requires all Housing Elements submitted after January 1, 2021 to include an Assessment of Fair Housing (AFH). Agencies must ensure that their policies and programs promote fair housing while refraining from actions that undermine this objective. To implement these new mandates, this Chapter includes an AFH that is consistent with the core elements.

Chapter 7: Housing Goals, Policies, Implementing Actions and Quantified Objectives describes Sierra County's commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting the County's housing needs over the 7th Planning Cycle (2024-29) of this document.

Data and Methodology

To understand the context of local housing in Sierra County, a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2024-29 Housing Element Update is the Sierra County 2019 Housing Element Data Package prepared by HCD. Additional data sources include the U.S. Census Bureau (2010 and 2020 Censuses and the American Community Survey (ACS)), California Department of Finance (DOF) and California Employment Development Department (EDD). Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information presented in this document, such as population and household numbers for 2020. Variations between data sources and years do not significantly affect the analysis and discussion of overall housing trends and changes.

Consistency with the General Plan

California Government Code § 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. California Government Code § 65302 states: "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." California Government Code § 65302 also enumerates seven elements which every general plan must include: land

use, circulation, housing, conservation, open space, noise and safety. State law requires the elements of the General Plan to be internally consistent. This Housing Element meets the requirement of internal consistency.

Sierra County's 7th Cycle Housing Element Update (for the 2024-29 planning period) meets the specific requirements of California Government Code Article 10.6 and the intent of HCD's guidelines. It also meets the requirement of internal consistency.

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

Public Participation

California Government Code § 65583(c) requires local governments to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort." The County conducted an extensive public outreach process as part of this update, including conducting a public workshop with the Planning Commission on November 16, 2023, public agency review, website outreach, including a survey on housing needs, and public hearings with the Planning Commission and Board of Supervisors during approval and adoption. Details of this outreach effort, comments received and responded to and how the survey is addressed is detailed in Appendix A (Public Participation) of this element. In accordance with AB 215 the first draft of the Housing Element was circulated for a minimum 30-day public comment period from June 3, 2024, and July 5, 2024. Public comment was received, and an additional 10 business days were allowed to consider and incorporate public comments into the draft revision before submitting to HCD on July 9, 2024. Additional seven-day public circulation for public comment to respond to additional HCD comments commenced September 23 and October 24, 2024. Public comments and responses are reflected in Appendix A, the Public Participation Program of the document. A complete record of this public outreach program is provided in this Appendix. As a matter of public policy, the County will continue to actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

California Department of Housing and Community Development (HCD) Approval

The HCD reviewed the draft document and determined that it complies with all statutory requirements of state housing element law (refer to Appendix A, letter dated November 20, 2024 from HCD).

Planning Commission Approval

During a noticed public hearing, the Planning Commission, on December 12, 2024, approved the Housing Element Update.

Board of Supervisors Adoption

During a noticed public hearing, the Board of Supervisors, on March 4, 2025, adopted the 2024-29 Housing Element Draft (refer to Appendix J).

Chapter 2: Existing Conditions and Background Information

Purpose of Existing Conditions and Demographic Data Chapter

The purpose of this chapter is to summarize and analyze a variety of existing housing and demographic conditions in Sierra County. This chapter analyzes population trends, employment trends, household trends, special needs groups, existing housing characteristics, housing conditions, vacancy trends and housing costs. The needs assessment is the backdrop for the balance of the Housing Element.

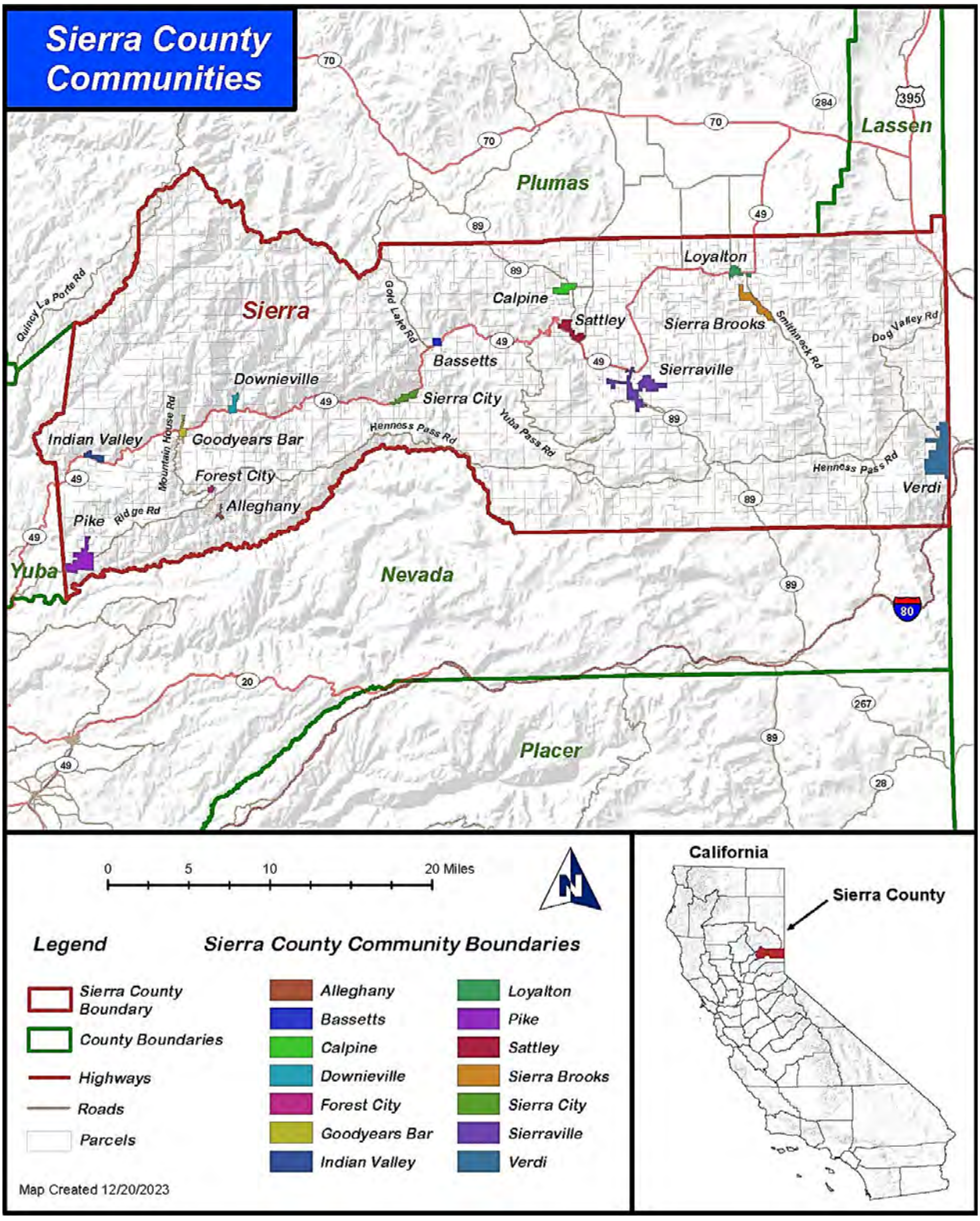
County Characteristics

Sierra County, located at the northern end of the Mother Lode area, is bordered by Plumas and Lassen Counties to the north, Nevada County to the south, Yuba County to the west, and the State of Nevada to the east (see Map 1).

With an area of 958 square miles inhabited by only 3,201 total residents in 2020, Sierra County is the 45th largest of California's 58 counties by size and second smallest by population. Over 71% of the county is in public landownership, primarily the Federal Tahoe National Forest, Humboldt-Toiyabe National Forest and Plumas National Forest. Another 10% of the land is privately held agricultural land.

Green and heavily timbered, the mountains and canyons in the western half of Sierra County include the towns of Downieville, Goodyears Bar, Pike, Sierra City, and Alleghany, which hold memories of the Gold Rush and logging era. Historic buildings are abundant and there are many examples of rough-hewn 49er architecture. It remains today much as it was over 100 years ago when the gold miners worked the rivers and mountains in search of their fortune in gold. The majestic Sierra Buttes, a regional landmark overlooking Sierra City, reaches 8,600 feet into the heavens. Sierra County claims more than 40 alpine lakes, most of them in the Sierra Buttes Lakes Basin area. Camping, fishing, hiking, mountain biking, kayaking, rafting, snowmobiling, horseback riding, cross-country skiing, and other activities abound in a natural and tranquil setting.

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



Map 1. Sierra County and Communities

Summary of Existing Conditions

To assess the present and future housing needs of Sierra County, it is important to analyze demographic variables, such as population, employment, and households. This chapter uses data sources from the 2000, 2010 and 2020 U.S. Census Bureau and data taken from the U.S. Census Fact Finder website, the DOF Demographic Research Unit, the Sierra Planning Organization and other local agencies. Estimates vary based on methodology and data sources used.

The following highlights some of the conclusions made in this chapter:

Population Trends

- Most of Sierra County's population is located within pockets of communities, such as Downieville, Sierra City, Verdi, Sierra Brooks, and Sierraville (excludes the City of Loyalton).
- The County has been experiencing a decline in population since 2020.
- The State estimates that the County's population (including Loyalton) will continue to decline from over 3,000 in 2020 to 2,711 by 2060.

Household Trends

- There continues to be an increase in senior households with about 49% residing in the unincorporated areas of Sierra County in 2021, which is up from 40% in 2015.
- The County's household income continues to increase with an estimated 2023 annual income of $90,000 for a 4-person household.
- Of the 1,688 housing units within the unincorporated county area in 2020, over 54% were unoccupied and considered seasonal, recreational, or occasional use units.
- Over 80% of non-vacant housing units are owner-occupied.
- The County has an extremely low rental vacancy rate of 0.41%, which points to the need for more long-term rental housing in Sierra County.
- The County's housing vacancy rate continues to increase, growing with only 36% of units reported as seasonal in 2010 to over 52% in 2020. This is reflective of houses either being converted or built for vacation/seasonal units or limited occupancy purposes.

Housing Affordability

- The median price of a house in Sierra County was estimated to be over $320,000; exceeding the ability to pay for this type of housing for lower income families. However, in 2023, there were several homes sold at prices that were affordable to lower income families.

- Over 29% lower-income households (365 people) are paying more than 30% towards housing; exceeding a normal family budget.

- About 12% of the County's households are considered as having extremely low incomes, many who struggle with paying rent and necessities.

Housing Stock Characteristics

- Most housing in the County (88% in unincorporated Sierra County) consist of single-family, detached, site-built structures.

- About 65 building permits were issued for new residential construction in the unincorporated boundaries of the County over the last 10 years. Most have been single-family, many consisting of manufactured houses. Some have consisted of accessory dwelling units. Although there has been a decline in population, housing continues to be constructed in the County.

- Partially due to limited public infrastructure, such as community water and sewers, the County has not experienced any apartment or other multiple-family development in the last 10 years.

- Over 50% of the houses built in the County are over 50 years old and many need repair or rehabilitation.

Population

Population Characteristics

With a current unincorporated area population of 2,447 (California Department of Finance Estimates for 2024), Sierra County is the second-smallest county in California. Most of the County's population is located within pockets of small, rural and established communities, such as Downieville, Sierra City, Verdi, Sierra Brooks and Sierraville. Loyalton, the largest population center and only incorporated city in Sierra County, is at the northeast side of the County and has an estimated population of 724. Based on the 2020 U.S. Census, which reflects different population numbers than the State, most of the population is located within these communities. The County's population has been experiencing a decline or stagnant population change since 2000 (see Tables 1-3). *Note that some population estimates may not be consistent between data sources.*

Table 1. Population Trends / Unincorporated Sierra County (1970-2024)		
Year	**Population**	**Change**
Ten Year Changes (1970 -2020)		
1970	1,420	
1980	1,040	-380 (-26.8%)
1990	1.366	+326 (31.3%)
2000	1,821	+455 (33.3%)
2010	2,471	+650 (26.3%)
2020	2,498	+27 (1.1%)
Annual Changes (2020-2024)		
2020	2.498	
2021	2,479	-19 (-0.8%)
2022	2,472	-7 (-0.3%)
2023	2,460	-12 (-0.5%)
2024	2,447	-13 (-0.5%)
Source(s): U.S. Census Counts for 1970, 1980, 1990, 2000, 2010 and 2020 and estimates by State of California, Department of Finance, E-4 Population Estimates for Counties/Cities for other years (excludes Loyalton).		

Table 2. Population by Place / City of Loyalton, Unincorporated County, Sierra County (2024)		
Jurisdiction Name	**Number**	**Percent**
City of Loyalton	724	22.8%
Unincorporated County	2,447	77.2%
Sierra County	**3,187**	**100.0%**
Source(s): Estimates by State of California, Department of Finance, E-4 Population Estimates for Cities, Counties.		

Table 3. Population by Unincorporated Communities / Sierra County (2020)		
Jurisdiction Name	**Number**	**Percent**
Downieville (County Seat)	235	9.4%
Alleghany	30	1.2%
Calpine	223	8.9%
Goodyears Bar	69	2.7%
Pike	159	6.4%

Table 3. Population by Unincorporated Communities / Sierra County (2020)		
Jurisdiction Name	**Number**	**Percent**
Sattley	38	1.5%
Sierra Brooks	467	18.7%
Sierra City	235	9.4%
Sierraville	239	9.6%
Verdi	179	7.2%
Other Settlements and Locations Outside Communities	624	25.0%
Sierra County	**2,498**	**100.0%**
Source(s): Counts for 2020 U.S. Census – Excludes the City of Loyalton.		

The DOF produces the official population projections by county for California (including Loyalton). In January 2020, the DOF released the most recent population projections for 2020 to 2060 in 1-year increments. Table 4 shows the DOF population projections for 2020 to 2060 in 5-year increments. The table also shows the average annual growth rate (AAGR) for each period. As shown, Sierra County's population (including Loyalton) is projected to continue to decline until 2055 at least.

Table 4. Population Projections / Sierra County, including Loyalton (2020-2060)		
Year	**Population**	**AAGR**
2020	3,232	
2025	3,073	-0.27%
2030	3,009	-0.42%
2035	2,923	-0.57%
2040	2,829	-0.64%
2045	2,747	-0.58%
2050	2,692	-0.40%
2055	2,666	-0.19%
2060	2,711	0.34%
Source(s): California Department of Finance, Total Estimated and Projected Population for California and Counties: 2010–2060, January 2020.		

Based on the 2021 ACS, over 50% of the population within the unincorporated County is over the age of 55. About 53% are males (see Table 5). Also based on this data, 17.6% of the population in the unincorporated areas is 19 years of age or younger. The 20- to 24-year-old population makes up only 2.8% of the total population.

Table 5. Population by Sex by Age / Unincorporated Sierra County (2021)				
Age Group	**Male**	**Female**	**Total**	**Percent of Total**
<5	83	29	112	3.8%
5-14	138	126	264	9.0%
15-19	102	39	141	4.8%
20-24	17	66	83	2.8%
25-34	121	66	187	6.4%
35-44	195	185	380	13.0%
45-54	123	131	254	8.7%
55-64	324	332	656	22.4%
≥65	439	414	853	29.1%
Total	**1,542**	**1,388**	**2,930**	**100.0%**
Source(s): ACS (2021), Table S0101.				

Household Characteristics

A household includes all persons who occupy a housing unit. Occupants may be single-family, 1 person living alone, 2 or more families living together or any other group of related or unrelated persons who share living arrangements.

The total number of households in Sierra County has steadily declined since 2011, having decreased by a total of 86 households. There was a slight increase of 2 households from 2012 to 2013; however, there has been an average decrease of 9 households per year. This could be from larger working families moving out of the County and being replaced by smaller, retired families moving in or by vacation homes. Table 6 shows this trend in the number of households in the unincorporated areas of the County.

Table 6. Household Growth Trends / Unincorporated Sierra County (2010-2020)			
Year	**Households**	**Numerical Change**	**Annual Percentage Change**
2010	1,174		
2011	1,174	0	0.0%
2012	1,162	-12	-1.0%
2013	1,164	2	0.2%
2014	1,154	-10	-0.9%
2015	1,151	-3	-0.3%

Table 6. Household Growth Trends / Unincorporated Sierra County (2010-2020)			
Year	**Households**	**Numerical Change**	**Annual Percentage Change**
2016	1,123	-28	-2.4%
2017	1,116	-7	-0.6%
2018	1,096	-20	-1.8%
2019	1,087	-9	-0.8%
2020	1,088	1	0.1%
Source(s): California Department of Finance (2020) and U.S. Census Bureau.			

Housing Tenure

Tenure or the ratio between homeowner and renter households can be affected by many factors, such as housing cost (interest rates, economics, land supply and development constraints), housing type, housing availability, job availability and consumer preference. In 2021, the County had 796 households, and the average household size was 2.51 persons per unit (refer to Table 7). As shown in Figure 1, below, over 80% of all occupied housing consisted of owner-occupied housing. As with most counties in California, Sierra County has a much greater number of owner-occupied houses as compared to renter occupied housing. Nonetheless, in looking at the County's extremely low rental vacancy rate, there is a serious need for more rental housing in Sierra County.

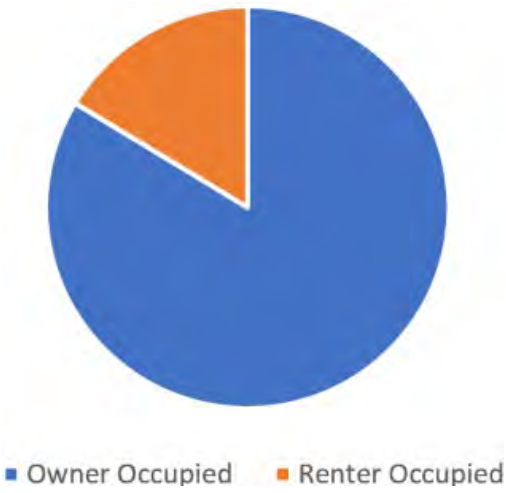


Figure 1. Household Tenure Type (2021)

Table 7. Households by Tenure / Unincorporated Sierra County (1990-2021)						
	1990		2000		2021	
	Number	Percent	Number	Percent	Number	Percent
Owner	679	69.1%	861	71.9%	611	80.2%
Renter	303	30.9%	337	28.1%	185	19.8%
Total	**982**	**100.0%**	**1,198**	**100.0%**	**796**	**100.0%**

Source(s): ACS (2012-2016), Table B25009.

Table 8. Household Size (2021)		
Owner-Occupied Units	**Number**	**Percent**
1-Person Household	158	25.8%
2-Person Household	355	58.1%
3-Person Household	66	10.8%
4+ Person Household	26	4.4%
5+ Person Household	6	1.0%
Total	**611**	**100.0%**
Renter-Occupied Units		
1-Person Household	115	62.2%
2-Person Household	42	22.7%
3-Person Household	--	--
4+ Person Household	12	6.5%
5+ Person Household	16	8.7%
Total	**185**	**100.0%**
Average Household Size: 2.51		

Source(s): 2000 and 2010 Census and 2017-2021 ASC 5-Year Estimates.

A household includes all persons who occupy a housing unit. Occupants may be single-family, 1 person living alone, 2 or more families living together, or any other group of related or unrelated persons who share living arrangements. Additional households not occupying a housing unit are not included in this estimate.

Household Income

According to HCD's 2023 State Income Limits, the median household income for Sierra County for a 4-person household was $90,000. State Income Limits are used to determine applicant eligibility for designated programs, including Housing Choice Vouchers, and are used to calculate affordable costs for housing assistance programs. Unlike income estimates provided by the U.S. Census Bureau, that are based on data collected through a national survey, the State Income Limits are updated annually based on the U.S. Department of Housing and Urban Development's (HUD's) Section 8 Income

Limits that are calculated using Fair Market Rent definitions for each metropolitan area and each non-metropolitan county.

The County's 2023 median household income of $90,000 is more than the statewide median of $87,100. In comparison neighboring counties, Sierra County's median household income is lower than that of Placer ($119,900), Nevada ($112,900) and Butte ($91,600), but greater than Yuba ($83,800) and Plumas ($83,800).

Income data by household is defined using an Area Median Income (AMI), as classified by HCD into five income groups:

- Extremely Low-Income: Less than 30% of AMI
- Very Low-Income: 30% to 50% of AMI
- Low-Income: 51% to 80% of AMI
- Moderate-Income: 81% to 120% of AMI
- Above Moderate-Income: More than 120% of AMI

Table 9 shows the maximum annual income level for a household to be included in the extremely low-, very low- and low-income groups, adjusted for household size, for Sierra County, according to HCD. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 9. Maximum Household Income Level by Household Size / Sierra County (2023)

Household Size	Median Income	Maximum Income Level		
		Extremely Low	Very Low	Low
1-Person	$90,000	$18,900	$31,500	$50,400
2-Person		$21,600	$36,000	$57,600
3-Person		$24,860	$40,500	$64,800
4-Person		$30,000	$45,000	$72,000
5-Person		$35,140	$48,600	$77,800

Source(s): HCD's State Income Limits (2023).

HUD also defines income limits for counties, as shown in Table 10. These income limits are based on a median income of $90,000 or a 4-person household. HCD's State Income Limits and HUD's Section 8 Income Limits are used to determine eligibility for housing programs. The income limits reported by each agency differ slightly, due to adjustments made at the state level to HUD's Section 8 Income Limits. While HCD uses HUD's Section 8 Income Limits as the basis for State Income Limits, HCD adjusts these limits according to: (1) California's non-metropolitan county median income determined by HUD, if necessary; (2) HCD's 2013 Hold Harmless (HH) Policy, to not allow decreases in area median income levels and household income category levels; (3) adjustments for

family size; and (4) income levels applicable to California's moderate-income households, defined by law as household income not exceeding 120% of county area median income. These adjustments account for the slightly higher income levels reported by HCD.

Table 10. HUD Income Limits / Sierra County (2023)			
Household Size	**Extremely Low (30%)**	**Very Low (50%)**	**Low (80%)**
1-Person	$18,000	$29,950	$47,900
2-Person	$20,550	$34,200	$54,750
3-Person	$24,860	$38,500	$61,600
4-Person	**$30,000**	**$42,750**	**$68,400**
5-Person	$35,140	$46,200	$73,900
6-Person	$40,280	$49,600	$79,350
7-Person	$45,420	$53,050	$84,850
8-Person	$50,560	$56,450	$90,300
Source(s): HUD (2023).			

Occupancy Status

According to the 2021 ACS, there were 1,688 housing units within the unincorporated County area (see Table 11). Over 52% of these units were reported as vacant, of which 43% were vacant due to seasonal, recreational, or occasional use. In contrast the City of Loyalton's vacancy rate was only about 13%. This vacancy rate continues to increase with the 2010 vacancy rate being reported at 36.3%. This trend may have significant impacts on future housing needs in the County, such as limited availability of occupied housing replacing workforce families with seasonal visitors. To address some of these conversions, the County adopted regulations in 2023 for short-term rentals (Zoning Code § 15.010.060). Although these regulations do not restrict the number of units that can be converted, they do require a discretionary administrative permit that allows the County to potentially restrict conversions.

Table 11. Vacant Housing Units / Sierra County and Unincorporated County (2021)		
Type	**Sierra County Unincorporated**	**City of Loyalton**
Occupied Housing Units	**796 (47.16%)**	**355 (86.37%)**
Vacant Housing Units	**892 (52.84%)**	**56 (13.63%)**
For Rent	--	--
Rented (not occupied)	--	--
For Sale Only	26	--
Sold (not occupied)	--	--

Table 11. Vacant Housing Units / Sierra County and Unincorporated County (2021)		
Type	**Sierra County Unincorporated**	**City of Loyalton**
For Seasonal, Recreational or Occasional Use	740	24
All Other Vacant Units	126	31
Total Housing Units	**1,688**	**411**
Source(s): ACS (2017-2021), Tables B25002, B25004 and B25014.		

Housing Affordability

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

Housing is considered affordable if a household pays no more than 30% of its monthly income for housing costs. Tables 12 and 14 illustrate affordable monthly rents for households of very low-, low- and moderate-income, using the 30% standard and HCD's maximum income levels in these categories. For ownership housing, the maximum monthly payment of $1,883 is required for a moderate-income household. For ownership housing, this analysis was based on purchase of a house with 20% down and a 30-year mortgage with a 6% interest rate. The median cost of a house in Sierra County in 2023 was $329,010.

Ownership Housing – The median house value in Sierra County in 2023 was $329,010. However, there were houses that sold in 2023 for much less that would have been considered available to lower income families. This median value is skewed to more expensive vacation homes and large homes for people migrating to the area. In 2003, Sierra County experienced 48 house sales; all single-family units. Most of those sales fell into the category of above moderate-income household levels, many selling for more than $1 million; however, 13 units (27%) were sold at levels affordable to low-, very low- and extremely low-income families and 5 units (10%) were sold at levels affordable to moderate-income families. See Appendix B, Residential Market Background Report, to

review the inventory of housing units sold in 2023. See Table 12 below, which summarizes housing units that may be considered affordable by different income categories.

Table 12. Affordability Index for Ownership Housing / Sierra County (2023)			
Annual Household Income Category [1]		**Maximum Cost of House [2]**	**Maximum Monthly Payment [1,3]**
Extremely Low:	$0-$30,000	$0-$77,800	$466
Very Low:	$31,000-$45,000	$77,801- $139,200	$835
Low:	$45,001-$72,000	$139,201-$242,800	$1,456
Moderate:	$72,001-$90,000	$242,801-$314,400	$1,883
Above Moderate:	+$90,001	+$314,401	+$1,884

1. HCD's 2023 State Income Limits Table (4-person household).

2. Sierra County's 2024 Median Home Price is $329,010 with 20% down ($59,222); actual house cost is $269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assumes 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.

3. HCDs' 2023 Income Calculator.

Currently, there is an assortment of houses available on the market for low-, moderate- and above moderate-income households (refer to Table 13). As presented later in this document, there is also an ample supply of vacant lots in the County that can be built with new manufactured housing units, which can be installed and available to lower income households.

Table 13. Housing Sold by Affordability / Sierra County (2023)			
Annual Household Income Category [1]		**Maximum Cost of House [2]**	**Number of Homes Sold**
Extremely Low:	$0-$30,000	$0-$77,800	1 (2%)
Very Low:	$31,000-$45,000	$77,801- $139,200	1 (2%)
Low:	$45,001-$72,000	$139,201-$242,800	8 (17%)
Moderate:	$72,001-$90,000	$242,801-$314,400	5 (10%)
Above Moderate:	+$90,001	+$314,401	33 (69%)
Total			**48 (100%)**

Source(s): First American Title Company, February 13, 2024.

1. HCD's 2023 State Income Limits Table (4-person household).

2. Sierra County's 2024 Median Home Price is $329,010 with 20% down ($59,222); actual house cost is $269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assumes 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.

Rental Housing – Table 14 provides a summary of maximum monthly rents by household income levels. According to HCD's 7th Housing Cycle Final Regional Housing Need

Determination and Plan, the County's rental vacancy rate of (0.41%) is below the standard of 6%. For Sierra County, the renter vacancy rate is below the healthy standard. In reviewing available local rental advertising, there is very limited rentals available on the market. In reviewing sources for advertising rental units on the market, there were only 5 housing units available for rent from December 1, 2023, and February 18, 2024. These all consisted of single-family units available in either Sierra Brooks or Calpine and were either 2- or 3-bedroom units ranging in price from $800 to $1,300/month. Sources were the Mountain Messenger Newspaper and Realtor.com. There are no known housing rental management agencies in Sierra County.

Table 14. Affordability Index for Rental Housing / Sierra County (2023)

Annual Household Income Category [1]		Maximum Monthly Payment [2]
Extremely Low:	$0-$30,000	$450
Very Low:	$31,000-$45,000	$870
Low:	$45,001-$72,000	$1,480
Moderate:	$72,001-$90,000	$2,290
Above Moderate:	+$90,001	+$2,291

1. 2023 HCD Median Income Limits for family of 4.
2. HCD Affordable Housing Calculator for 2023.

Table 15 presents the distribution of income by households in Sierra County. As shown, the percentage of households earning less than less than $50,000 has decreased since 2010 from 49.5% to 42.2%.

Table 15. Household Income / Sierra County (2010-2021)

Annual Income	2010		2021	
	Number	Percent	Number	Percent
<$10,000	115	8.0%	42	3.6%
$ 10,000-$ 14,999	125	8.7%	95	8.3%
$ 15,000-$ 24,999	65	4.5%	87	7.6%
$ 25,000-$ 34,999	171	11.9%	107	9.3%
$ 35,000-$ 49,999	236	16.4%	154	13.4%
$ 50,000-$ 74,999	283	19.7%	217	18.9%
$ 75,000-$ 99,999	251	17.5%	161	14.0%
$100,000-$149,999	149	10.4%	143	12.4%

Table 15. Household Income / Sierra County (2010-2021)				
Annual Income	2010		2021	
	Number	Percent	Number	Percent
$150,000-$199,999	27	1.9%	87	7.5%
≥$200,000	14	1.0%	58	5.0%
Total	**1,436**	**100.0%**	**1,151**	**100.0%**
Median Income*	**$52,950**		**$56,152**	

** For County overall, including incorporated areas.*

Source(S): ACS (2006-2010 and 2017-2021), Table S1901.

Table 16 shows the distribution of household incomes in Sierra County based on ability to pay. Those spending more than 30% of their income on housing are considered burdened by these costs to the extent that some households can experience significant impacts on their lives. This is particularly true for lower income households where they are struggling to keep food on the table. As shown on Table 15, over 17% of owners and over 14% of renters are overpaying rent. Over 29% of lower income households (365 people) are paying more than 30% for housing. While ACS median income estimate differs from the State Income Limits, the data demonstrates the need for affordable housing options for households that are overpaying.

Table 16. Housing Cost Burden by Household Income Category (2020)		
Total Household Characteristics	**Number**	**Percent of Total Households**
Total Occupied Units / Households (HHs)	**1,250** [1]	**100.0%**
Renters	270	21.6%
Owners	980	78.4%
Total Low-Income HHs (0-80% of HAMFI)	**585**	**46.8%**
Renters	220	17.6%
Owners	365	29.2%
ELI Renter HHs (0-30%)	90	7.2%
ELI Owner HHs (0-30%)	90	7.2%
Low-Income HHs Paying >30% (overpaying)	**292**	**23.4%**
Renters	133	10.6%
Owners	159	12.7%
ELI Income Between 0%-30%	139	11.1%
Income Between 30%-50%	54	4.3%
Income Between 50%-80%	99	7.9%

Table 16. Housing Cost Burden by Household Income Category (2020)		
Total Household Characteristics	**Number**	**Percent of Total Households**
Low-Income HHs Paying >50% (severely overpaying)	**148**	**11.8%**
Renters	53	4.2%
Owners	95	7.6%
Extremely Low-Income HHs 0%-30% (severely overpaying)	**100**	**8.0%**
Renters	45	3.6%
Owners	55	4.4%
Income Between 30%-50%	19	1.5%
Income Between 50%-80%	29	2.3%
Total HHs Overpaying	**401**	**32.1%**
Renters	183	14.6%
Owners	218	17.4%

1. This estimate includes the entire County.

Source(s): HUD-released updated CHAS data, based on ACS (2016-2020) 5-year estimates.

Sierra County has programs to encourage production of low-income housing, such as Section 8 and Section 504. The County also allows manufactured housing, which is a source of lower cost housing, on parcels zoned for residential use. A limited amount of assistance is available through various programs for those with low or very low incomes (i.e., Section 8, Social Services general assistance programs).

Special Housing Needs

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

Extremely Low-Income Households

Extremely low-income (ELI) is defined as households with income less than 30% of AMI. The AMI in Sierra County, as defined by HCD, in 2023 was $90,000 for a 4-person household. For ELI households, this results in an income of $30,000 or less for a 4-person household. Households with extremely low incomes have a variety of housing needs. Many families and individuals receiving public assistance, such as social security

insurance (SSI) or disability insurance, Section 8 Housing Vouchers, are considered ELI households.

In 2020, approximately 151 ELI households resided in the unincorporated portions of the County, representing approximately 12.2% of the total households. ELI households are targeted as a special housing need group because they typically experience a high incidence of housing problems, including overpayment (defined as cost burden greater than 30% of income), overcrowding and/or households without complete kitchen or plumbing facilities.

Nearly all ELI households are expected to need aid, including housing cost subsidies and social services. As mentioned in the discussion on resources, the Plumas County Community Development Commission and Housing Authority administers the Housing Choice Voucher program for Plumas, Lassen, Sierra, and Tehama counties. The Lassen-Plumas-Siera Action Agency refers residents to available programs such as the Home Energy program, Electric Rate Reduction Program, Winter Rate Assistance program, weatherization programs, and affordable housing opportunities. There are currently nine housing choice vouchers administered in Sierra County and the waitlist is currently open (October 2024). While these are a great resource for residents, funding availability is limited as are housing choice vouchers and fall short of meeting the need in the county. In order to work to address the additional needs of ELI households in the unincorporated County, the following programs.

- Measure 2.1: Support Lower and Moderate Income and Special Needs Housing Development.
- Measure 2.2: Zoning Code Amendments.
- Measure 2.3: Expansion of Housing Choice Vouchers (Section 8).
- Measure 2.5: Accessory Dwelling Unit (ADU) Ordinance.
- Measure 4.1: Incentives for Special Needs Housing.

Overpayment is a significant issue for ELI households. As shown previously in Table 16, an estimated 183 households (14.6%) were overpaying for housing in 2020. This incidence of overpayment occurs more frequently in owner-occupied households (17.4%).

The maximum affordable rent for a very-income, four-person household was $450 a month (**Table 12**). The monthly rent in the County ranged from $800 to 1,300 a month, which is not affordable to an extremely low- income household. The maximum purchase price for an extremely low- income household of 4 was $77,000. The median home value in 2023 was $329,010, which was out of reach of extremely low-income households. These statistics show there is a need for homes affordable to extremely low- income households.

To help meet the affordability constraints of extremely low-income households, the County works with the Department of Health and Human Services to identify opportunities for financial assistance and the expansion of affordable housing opportunities.

In addition to the challenge of finding affordable housing, ELI households may also have members with mental or other disabilities and special needs, making it even harder to secure housing. While resources for ELI households can be limited, there is most likely some overlap with ELI households, senior households, and persons with disabilities, in which case there are more resource options available to this group.

It should be noted that there is no information available on the location of any concentrations of extremely low-income households within the county or the unincorporated county.

Resources for Extremely Low-Income Housing

The Sierra County Department of Social Services indicates a fluctuating number of homeless people, ranging from 1 to 15. During the 2023 point-in-time county survey conducted by the NorCal Continuum of Care, twelve homeless individuals were counted in Sierra County. Two of these individuals were considered chronically homeless. Seven reported being male and five reported being female.

There are no formal facilities in Sierra County providing shelter for homeless or other displaced people; however, the Salvation Army and local churches provide assistance. The Sierra County Social Services Department, with offices located in Downieville and Loyalton, administers a program for victims of physical and/or mental abuse where people can obtain information regarding assistance, including shelter, in the event they find themselves homeless. The County provides once-in-a-lifetime assistance through the CalWORKS program. This program can provide security deposits and one-month's rent for families with children.

Section 8 housing is also an important program to help these folk. The Plumas County Community Development Commission and Housing Authority administers this program for Plumas, Lassen, Sierra, and Tehama Counties. Based on discussions with this agency in March 2024, this agency provides 632 vouchers, but only nine to Sierra County residents. This is very limited assistance as compared to other Northern California areas. For example, the City of Nevada City, population of 3,100, provides 32 vouchers. Unfortunately, Sierra County has no control over Section 8 Housing and the process of selecting those funded. Implementation Measure 2.3 provides Sierra County to monitor this program with the Housing Authority and encourages expanding the program to Sierra County residents.

Several public funding sources are available to construct new affordable housing, such as:

- The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The HOME Program helps to expand the supply of decent, affordable housing for low- and very low-income families by providing grants to states and local governments. This money can be used to acquire property, construct new housing for rent or homeownership, rehabilitate rental or owner-occupied housing, improve sites for HOME-assisted development or demolish dilapidated housing on such sites, pay relocation costs

for households displaced by HOME activities, provide financing assistance to low-income homeowners and new homebuyers for home purchase or rehabilitation, provide tenant-based rental assistance or help with security deposits to low-income renters, and meet HOME Program planning and administration expenses to take a more regional, collaborative approach to meeting their affordable housing needs.

- The Multiple-Family Housing Program (MHP) assists in the new construction and preservation of permanent and transitional housing for lower income households. Funding is provided through the Proposition 1C Housing Programs. The MHP provides low interest, deferred payment loans to developers of affordable housing.

- The Low-Income Housing Tax Credit (LIHTC) Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units for households at or below 60% of Annual Median Income (AMI) for 55 years. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

  The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis each year. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

- The Federal Home Loan System facilitates the Affordable Housing Program (AHP) and Community Investment Program (CIP) to expand the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction and/or rehabilitation of rental housing.

- The Pre-Development Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

Persons with Disabilities

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

According to Welfare and Institutions Code § 4512, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely and constitutes a substantial disability for that individual, which includes mental disabilities, cerebral palsy, epilepsy and autism. This term also includes disabling conditions found to be closely related to mental disabilities or to require

treatment like that required for individuals with mental disabilities, but shall not include other handicapping conditions that are solely physical in nature.

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

The California Department of Developmental Services (DDS) provides community-based services to over 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Alta California Regional Center in Sacramento serves 23,640 people across a 10-county service area, including Sierra County, as well as Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo, and Yuba Counties. This Regional Center has seven field offices in Grass Valley, Roseville, Woodland, Yuba City, Placerville, South Lake Tahoe and Truckee. Thirty-five percent of the center's clients are 18 to 40 years of age and approximately 77% live in their own home or with family. According to the DDS, less than 55 of the center's clients are in Sierra County, including Loyalton.

There are currently no facilities in Sierra County that strictly serve disabled persons. It is assumed that disabled persons in the County are generally taken care of by family members, in their own home or under the care of persons in an unregulated private home. To assist with this, the County offers the In-Home Supportive Services (IHSS) program to help pay for services, so individuals can stay in their homes.

There are several types of disabilities categorized for this study. Most people are affected by more than one type. Table 17 shows the total for each category of disability by age.

Table 17. Persons with Disabilities by Disability Type / Unincorporated Sierra County (2021)

Total Persons with Disabilities	Sierra County		Loyalton		Unincorporated Area	
	Number	Percent	Number	Percent	Number	Percent
Ages 5-64	**225**	**54.70%**	**22**	**24.20%**	**203**	**63.40%**
Hearing Difficulty	--	--	--	--	--	--
Vision Difficulty	--	--	--	--	--	--
Cognitive Difficulty	125	30.40%	8	8.80%	117	36.60%
Ambulatory Difficulty	178	43.31%	21	23.10%	157	49.10%
Self-Care Difficulty	103	25.10%	4	4.40%	99	30.10%
Independent Living Difficulty	188	45.70%	12	13.20%	176	55.00%
Ages ≥65	**186**	**45.30%**	**69**	**75.80%**	**117**	**36.60%**
Hearing Difficulty	84	20.00%	7	7.70%	77	24.10%

Vision Difficulty	21	5.10%	1	1.10%	20	6.30%
Cognitive Difficulty	32	7.80%	24	26.40%	8	2.50%
Ambulatory Difficulty	93	33.60%	53	58.40%	40	12.50%
Self-Care Difficulty	23	5.60%	15	16.40%	8	2.50%
Independent Living Difficulty	81	15.70%	41	45.10%	40	12.50%
Total	**411**	**100.00%**	**91**	**100.00%**	**320**	**100.00%**
Source(s): ACS (2017-2021), Table S1810.						

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

Also, employment is a key factor in understanding self-sufficiency of working age people with disabilities; a major focus of government programs and advocacy efforts. Based on 2017-21 Census of those reporting as being in the labor force a total of 411 persons had a disability within the County as a whole and 320 disabled persons identified (about 26%) who resided in the unincorporated areas of the county. Twenty-six people with disabilities reported that they were in the labor force.

Table 18. Employment Status by Disability Status / Unincorporated Sierra County (2017-21)

	Number
In Labor Force	**1,232**
Employed	950
With a Disability	26
No Disability	805
Unemployed	119
With a Disability	0
No Disability	119
Not in Labor Force	**282**
With a Disability	177
No Disability	105
Source(s): ACS (2017-2021), Table C18120.	

Persons with Developmental Disabilities

"Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental disabilities, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment like that required for individuals with mental disabilities but does not include other handicapping conditions that are solely physical in nature. Those categorized as disabled due to mental disorder or developmental disability of some nature do not necessarily require physical improvements to housing. Social Services organizations help with medical attention and counseling for those in need of these types of services.

While the Census reports on mental disabilities, which include developmental disabilities, it does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities. They are defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so this information indicates that in 2017, of the 44 persons that resided in Sierra County that received assistance, all were under the age of 22 and half were over the age of 11. Many have special housing needs (independent living or care facilities) or live at home with a parent or guardian.

Severe physical or mental disability often prevents individuals from working, limits their opportunities for job advancement, and thereby limits their income, which results in the cost of housing being a greater concern. Many of the disabled rely solely on Social Security Income, which would typically place them within extremely low- to very low-income categories with market-rate housing unaffordable to these households.

Senate Bill 520 (SB 520) prohibits any local governmental agency from enacting ordinances that prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability or age of owners or intended occupants of the residential development of the emergency shelter. Chapter 5, Fair Housing, of this element identifies programs and policies to accommodate the need for accessible housing. By providing programs that facilitate supportive multiple-family or single-family housing for the disabled in any residential zone, the County of Sierra will comply with SB 520. The County is in the process of updating the Zoning Code (August 2024) to include new regulations concerning reasonable accommodation, to provide a procedure for persons with disabilities seeking equal access to housing to receive relief from constraints imposed from County zoning laws and other land use regulations, policies and procedures.

Seniors

Table 19. Householders by Tenure by Age / Unincorporated Sierra County (2021)						
Age	**Owners**	**%**	**Renters**	**%**	**Total**	**%**
15-24 years	--	--	--	--	--	--
25-34 years	--	--	42	22.7%	42	4.3%
35-64 years	315	40.0%	143	77.3%	458	46.7%
65-74 years	164	20.6%	--	--	164	16.7%
≥75 years	317	39.4%	--	--	317	32.3%
Total	**796**	**100.0%**	**185**	**100.0%**	**981**	**100.0%**

Source(s): ACS (2017-202).

Definition: Seniors are defined as people 65 and older. According to the ACS (2021), 481 seniors reside in unincorporated Sierra County, which is about 49% of the total households. This is a significant increase from 2015 which showed about 40% seniors. All senior households were owners. This indicates strong ownership trends among seniors and significant migration of seniors to the County.

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

A common special need for a portion of the senior population is for assisted-living facilities that combine meal, medical and daily living assistance in a residential environment. There are some services and facilities available for senior citizens in Sierra County. The following is a list of the current services and facilities that exist:

1. **Care Facilities –** There is one skilled nursing facility, Eastern Plumas Health Care Loyalton Campus, in the City of Loyalton, licensed to care for 39 patients. The administrator stated that the beds are designated for the disabled or seniors who need long term assistance. The facility operates with approximately three vacancies per month.

   The nearest additional facility is in Portola, approximately 23 miles from Loyalton. The facility offers a variety of physical and speech therapy services, adjacent medical care, and entertainment activities for the residents. Skilled nursing is not identified in the zoning code and a policy of the City of Portola will be to amend the zoning code to identify and allow this type of housing without a conditional use permit.

2. **Senior Housing –** The County is served by the Sierra Valley Senior Apartments; an independent, affordable senior apartment complex constructed in 1998 with USDA financing. Also, there are a variety of in-home care giving options provided as referenced below.

a. **Other Senior Services –** The Loyalton Senior Center provides various services to the senior population, including lunches served during weekdays, counselling services, information assistance and referral services. In-home services, such as care to seniors and the disabled, are provided by the Nevada Sierra Regional In-Home Support Services Public Authority located in Truckee.

The Sierra County Social Services Department, through the Area 4 Agency on Aging, maintains an office in Loyalton and provides senior protective services, including money management, counselling, and out of home placement. They promote citizen involvement in planning and delivering programs and services necessary to ensure maximum independence and dignity for older individuals and functionally impaired adults in Loyalton and Sierra County.

The Agency provides information regarding the following: health insurance counseling, employment or volunteer opportunities, congregate or home-delivered meals, lists of senior centers, adult day care, homemakers, chores, home health or personal care services, telephone reassurance, friendly visitation, energy assistance, senior housing, and legal assistance. Need to reach ombudsmen programs that help resolve complaints involving long-term care facilities or have elder abuse questions, the Agency can help.

b. **Senior Public Transportation** – Sierra County has no fixed route public transit service. The County contracts with two non-profits to offer demand response and scheduled transit service to seniors including persons with disabilities, while also providing service to the general public, if space is available. These two non-profits are Incorporated Seniors Citizens of Sierra County, offering service in Eastern Sierra County, and Golden Rays Seniors Citizens, offering service in Western Sierra County.

Large Households

Large households are defined as households with more than five persons. They can have difficulty securing adequate housing, due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large households try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large households typically need financial assistance to secure affordable housing that meets their space needs. As discussed previously, overcrowding is not a significant housing challenge in the county, with only 22 overcrowded households (less than 3%) County-wide and zero in the unincorporated county.

Table 8 shows the breakdown of household size in Sierra County. According to the ACS (2017-2021), approximately 58% of the population lived in 2- to 4-person households, 34% lived alone, and 7.5% lived in households of four or more persons. Over 15% of

rental households consisted of four or more people. This would indicate a need for more housing units with more bedrooms.

Farmworkers

The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer and differentiates between local and migrant seasonal farmworkers in terms of their residence, whether they reside close enough to the job sites, so that they can return to their permanent homes each night. The housing needs of permanent farmworkers are no different from those of other employment groups and consist of housing that is affordable in relation to income, meets acceptable housing standards and is accessible to the site of employment. Seasonal or part-time farmworkers who do not leave the area and must seek year-round residency in the area have similar needs; but their income is likely to be less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing, because of their need to minimize expenses to meet off-season needs. As a result, migrant farmworkers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farmworkers may resort to substandard shelters, ranging from vehicles to tents or other forms of temporary shelter. Because migrant farmworkers desire to reside near the work sites, most farmworker housing should be provided near the work sites or reliable transportation should be available.

The Census groups “Agriculture, Forestry, Fishing and Hunting, and Mining” are lumped together. Consequently, there is no method for separating farmworkers from other employment groups to determine that actual number of farmworkers living in Sierra County. Based on the 2017 Census of Agriculture, there were 38 farms in Sierra County. Only 10 farms reported having 10 farm labor employees (refer to Table 20). This is half the number of farm labor employees that were reported in 2012.

Table 20. Number of Farmworkers / Sierra County (2017)

Category	Number
Hired Farm Labor	
Farms	10
Workers	10

Source(s): U.S. Department of Agriculture, 2017 Census of Agriculture.

Farmworker housing needs do not represent a sizable portion of the unincorporated Sierra County housing needs. However, farmworker housing may be needed to accommodate very low- and extremely low-income households to address future farmworker housing needs. This would include permanent housing for farmworkers and their families.

Sierra County's Zoning Code does not define farmworker housing, but it is allowed by right in the A1, Agricultural Zone District. Implementation Measure 2.2 has been created to amend the Zoning Code to define farmworker housing (including employee housing) and allow it in all residential districts, treating it the same as other residential developments.

Female-Headed Households

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

In unincorporated Sierra County, there were 27 female-headed households, according to the ACS (2017-2021) (see Table 21). Of the female-headed households in unincorporated the County, 21 households (77.8%) have children, 6 of which have children and are below the poverty level. It is noted that 2015 data indicated that there were no female-headed households below the poverty line.

Table 21. Female-Headed Households / Unincorporated Sierra County (2021)

Householder Type	Number	Percent of Female Households	Percent of Total Households
Total Households	**498**	**--**	**--**
Total Female-Headed Householders	**27**	**100.0%**	**5.4%**
Female Heads with Children	21	77.8%	4.2%
Female Heads without Children	6	22.2%	1.2%
Female Heads Under the Poverty Level	6	22.2%	1.2%
Households Under the Poverty Level	6	22.2%	1.2%

Source(s): ACS (2017-202), Table B17012.

Single mothers tend to have difficulty obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to childcare facilities, public transportation and other public facilities and services.

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

Battered women with children comprise a subgroup of female-headed households that are especially in need. The Sierra County Social Services Department has offices located in Downieville and Loyalton and administers an Adult Protective Services program for

victims of physical and/or mental abuse, where people can obtain information regarding assistance, including shelter, in the event they find themselves homeless.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by several social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, and the deinstitutionalization of the mentally ill. A homeless person lacks consistent and adequate shelter. Homeless people can be considered residents (those remaining in an area year-round) or transient. Emergency and transitional shelters can help to address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period and is combined with other social services and counseling to assist in the transition to self-sufficiency.

There are no formal facilities in Sierra County providing shelter for homeless or other displaced persons; however, the Salvation Army and local churches provide assistance. The Sierra County Social Services Department, with offices located in Downieville and Loyalton, administers a program for victims of physical and/or mental abuse where people can obtain information regarding assistance, including shelter, in the event they find themselves homeless. The County provides once-in-a-lifetime assistance through the CalWORKS program. This program can provide the security deposit and 1-month's rent for families with children.

Table 22 shows an approximate breakdown of those who received aid from County services in August 2023, according to Sierra County Health and Human Services.

Table 22. Cases of County Aid / Sierra County (August 2023)

Aid Type	Number of Recipients
CalWORKS	11
CalFresh	223
Medi-Cal	486
General Relief	--
CMSP*	--
Total	**720**

** County Medical Services Program (not for the disabled).*

Note: Cases do not reflect individual persons; each case could range from a single person to a family with as many as eight household members.

Source(s): Sierra County Social Service, Eligibility Staff (August 2023).

Housing Stock Characteristics

Housing Units by Type

The majority of housing units, approximately 88%, in unincorporated Sierra County are single-family, detached, site-built structures. Based on DOF estimates, the number of single-family, detached homes increased from 1,750 in 2010 to 1,763 in 2020. The second largest category of housing units is mobile homes (refer to Table 23). Based on County Building Department records of actual new construction that has taken place over the last 10 years (to 2023), approximately 65 new houses were constructed in the County, of which approximately 18 (27%) were mobile/manufactured houses.

The largest number of housing types being constructed, however, is conventional, detached, single-family houses. This current trend is expected to continue. Those building second homes and retirees with a good income will continue to build single-family dwellings. For lower income households, mobile and manufactured homes will continue to provide a more economical source of permanent housing. Sierra County will continue to allow the placement of these types of homes in all areas where a single-family residence is permitted, if the manufactured home meets the standards outlined in the County's Code, including the restriction that the home must have been constructed after June 15, 1976. Some areas of the county also require architectural restrictions, such as a permanent, perimeter foundation and proper flood proofing, but most of the County allows for placement of any age or style manufactured home.

Multiple-family housing construction has historically been sparse in the County. Individuals seeking single-family homes spark most home construction. Most subdivisions are small, creating four parcels or less. The County has had trouble attracting developers of multiple-family units. The rural nature, lower incomes and minimal infrastructure (lack of public water/sewer) are some reasons cited by developers.

Table 23. Housing Units by Type / Unincorporated Sierra County (2010-2020)

Housing Unit Type	2010		2020		Change 2010-2020	
	Number	Percent	Number	Percent	Number	Percent
Single-Family Detached	1,759	89.4%	1,763	89.0%	11	0.6%
Single-Family Attached	21	1.1%	30	1.5%	9	42.9%
2-4 Units	33	1.7%	33	1.7%	--	--
5+ Units	73	3.7%	73	3.7%	--	--
Mobile Homes	80	4.1%	82	4.1%	2	2.5%
Total	**2,471**	**100.0%**	**2,445**	**100.0%**	**22**	**1.1%**

Source(s): California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State (January 2011-2018).

Housing Stock Conditions

The ACS (2021) shows that less than half of housing units (43%) in Sierra County are less than 40 years old, constructed since 1980, with no new housing units constructed since 2010 (Table 24). However, this table does not reflect the current number of housing units built since 2014. Typically, housing units that are built prior to 1980 are expected to need some type of rehabilitation.

Table 24. Housing Units by Age / Unincorporated Sierra County (2021)

Year	Number	Percent
Built ≥2014	--	--
Built 2010-2013	124	7.3%
Built 2000-2009	115	6.8%
Built 1990-1999	110	6.5%
Built 1980-1989	381	22.5%
Built 1970-1979	278	16.5%
Built 1960-1969	256	15.2%
Built 1950-1959	141	8.6%
Built 1940-1949	45	2.6%
Built ≤1939	238	14.0%
Total	**1,688**	**100.0%**

Source(s): ACS (2017-2021), Table DP04.

About 60% of the houses in unincorporated Sierra County were constructed post 1979 (aka newer). That means about 40% are older and many are in need of rehabilitation. Communities within the County, particularly with substantial housing rehabilitation needs, are located within the Alleghany, Downieville, Sierra City, Goodyears Bar, Calpine, Sattley and Sierraville communities. County staff have estimated that at least 40 percent of the houses in the County, consisting of approximately 670 units, are in need of at least some kind of rehabilitation. Of those about 10 percent are in need of replacement. As mentioned in Chapter 3, interest rates that currently exceed 6% make it difficult for homeowners to invest in their properties.

Employment Characteristics

Based on 2023 California EDD information, over 95% of the workforce in unincorporated Sierra County are employed and about 4% are unemployed.

Table 25. Employment Characteristics / City of Loyalton, Unincorporated County, Sierra County (2023)						
	Labor Force		Employed		Unemployed	
	Number	Percent	Number	Percent	Number	Percent
City of Loyalton	410	30.4%	400	31.0%	10	20.0%
Unincorporated County	940	69.6%	900	95.8%	40	4.2%
Total	**1,350**	**100.0%**	**1,300**	**100.0%**	**50**	**100.0%**
Source(s): California Employment Development Department, Monthly Labor Force Data, Preliminary (October 2023).						

Government employment makes up more than half (59.37%) of all employment in Sierra County (see Table 26). Within the County's private-sector employment, service-providing is the largest industry, accounting for 31.25% of the total employment base. Goods-producing has declined by approximately 6% since 2014.

Table 26. Employment by Industry / Sierra County (2023)		
Employment by Industry	Monthly Employment	Percent of Total Employment
Government	**380**	**59.37%**
Federal Government	30	4.69%
State Government	40	6.25%
Local Government	310	8.43%
Total Private-Sector	**260**	**40.63%**
Farm	20	3.13%
Goods-Producing	40	6.25%
Service-Providing	200	31.25%
Total (All Industries)	**640**	**100.00%**
Source(s): California Employment Development Department, Industry Employment & Labor Force, Sierra County, Revised (November 2023).		

Based on official EDD data for 2023, total employment in Sierra County has increased across most industries (see Table 27), with the largest increases being federal government, goods-producing and non-farm services providing employment.

Table 27. Average Annual Employment by Industry / Sierra County (2018-2023)								
Industry	2018	2019	2020	2021	2022	2023	5-Year Change	
							Number	Percent
Government	**360**	**390**	**360**	**370**	**370**	**370**	**10**	**2.78%**
Federal Government	50	50	40	40	40	30	-20	-40.00%

State Government	50	50	40	40	40	50	--	--
Local Government	260	290	280	290	290	290	30	11.54%
Total Private-Sector	**240**	**260**	**240**	**280**	**280**	**300**	**60**	**25.00%**
Farm	20	20	20	20	20	20	--	--
Goods-Producing	30	40	20	30	30	40	10	34.00%
Services-Providing	190	200	200	230	230	240	50	26.32%
Total Employment	**600**	**650**	**600**	**650**	**650**	**670**	**70**	**11.67%**
Source(s): California Employment Development Department (November 2023, revised).								

According to the 2018 County Business Patterns gathered by the U.S. Census Bureau, there were 69 employer establishments in the County. Of these employers, 83% have fewer than 5 employees and another 14% have 5 to 9 employees. These are no particular centers/areas of employment in the County for most of these businesses. The largest government employment bases are in Loyalton and Downieville, with the schools and County government, and in Sierraville with the school and Forest Service.

Also significant for Sierra County is the number of non-employer businesses that account for 259 establishments, according to the 2018 Annual Economics Survey. Self-employed businesses account for approximately 25% of all employment within Sierra County, with 73.8% of those self-employed businesses. The largest number of self-employed businesses are in agriculture, forestry, fishing and hunting, and mining industries (53%), with another 44% in the construction industry. The distribution of employment by industry is shown in Table 28.

Table 28. Employees by Industry / Sierra County (2021)

Description	Number	Percent
Agriculture, Forestry, Fishing and Hunting, Mining	198	14.3%
Construction	246	17.7%
Manufacturing	89	6.4%
Wholesale Trade	--	--
Retail Trade	15	1.1%
Transportation and Warehousing, Utilities	63	4.5%
Information	--	--
Finance and Insurance, Real Estate, Rental and Leasing	31	2.2%
Professional, Scientific, Management and Administrative, Waste Management Services	58	4.1%
Educational Services, Health Care and Social Assistance	235	16.9%
Arts, Entertainment, Recreation, Accommodation and Food Services	317	22.9%

Other Services (except Public Administration)	14	1.0%
Public Administration	121	8.8%
Total All Sectors	**1,387**	**100.0%**
Source(s): ACS (2017-2021), Table 6-Employment by Industry.		

According to the 2018 County Business Patterns gathered by the U.S. Census Bureau, there were 69 employer establishments in the county. Of these, 83% have fewer than five employees and another 14% have five to nine employees. These businesses are distributed throughout the county. According to the California Employment Development Department major employment data for Sierra County in 2024, the major employers consisted of fire departments, schools, medical examiners, and government offices. These are spread across Alleghany, Downieville, Loyalton, Sierra City, Noth San Joan, Sierraville, and Calpine. The largest government employer is based in Loyalton and Downieville where the schools and county government are located, and/or in Sierraville where the Tahoe National Forest has a ranger district. Seasonal employment is active in the county, which includes Caltrans working on snow removal during winter events and forestry workers on U.S. Forest Service lands; besides this, there are no other significant employers in the County. As noted on Page 23, over 12% of the County's households consist of extremely low-income families. Employment needs for these families is an important factor in considering housing needs by geography. However, there is no availability of data that describes concentrations of where these households are located.

Chapter 3: Resources, Constraints and Housing Capacity

Background

Housing builders face a variety of constraints, in terms of costs and timing, in their attempt to construct new housing. These constraints limit the number and increase the cost of housing units which are constructed. Although constraints to residential development in Sierra County may be classified as governmental and non-governmental, there is often a strong interrelationship between these factors. And while many factors limiting housing production are market driven, agencies have some control in instituting policies and programs to address the constraints or limiting factors. Sierra County's Housing Program includes policies and actions designed to reduce or overcome constraints for the development of housing for all income levels. In addition, this chapter will address what resources the County has available to help produce this housing.

Summary of Resources and Constraints

The following highlights some of the conclusions made in this chapter:

County Regulations

- The County's current regulations do not significantly constrain housing development.
- The Zoning Code is being updated to address most state and federal housing laws, which is a requirement of this Housing Element Update.

Housing Needs

- Several housing needs have been identified that should be addressed in some of the code updates the County is working on, such as the Zoning Code.
- More permanent rental housing is needed to address low-rental vacancy rates and the need for more workforce housing.
- Based on a housing construction cost analysis, manufactured housing on low-cost vacant lots, such as within Sierra Brooks neighborhood, can add affordable housing to the County's limited low- and moderate-income housing supply.
- Other important sources of low-income housing are the construction of more accessory dwelling units and junior accessory dwelling units.
- There is an insufficient supply of vacant high-density zoned Multiple-Unit Residential (MUR) properties to provide more affordable housing.

- Additional vacant sites need to be looked at for redesignation/rezoning to MUR that can provide higher density housing in the County.

Infrastructure Constraints

- Based on State Water data, the County has seven water utility providers (including small private water companies and larger public utility districts) that serve most of the residents in the core communities. The County only controls two of the seven water utilities, Sierra CSA which serves Sierra Brooks, and Sierra County Water District #1 which services CalPine. Many of these providers are smaller, private companies that have limited capacity to serve large residential development projects. All other properties are dependent on wells for water service.

- There are no community sewer systems in Sierra County. The County currently requires all new development to provide complete septic systems any new houses as well as show there is sufficient room for a replacement leach field area in the event the original leach field fails.

- A feasibility analysis should be conducted for creating a community sewer system in Downieville to both address failing septic systems and to provide additional capacity to increase the supply of affordable housing.

Housing Capacity Analysis

- State housing law prescribes a one-size-fits-all approach for every jurisdiction but fails to recognize the diversity of housing in California and particularly the housing characteristics of smaller rural cities and counties, such as Sierra County.

- Due to more recent State housing laws regarding development capacity to serve affordable housing, such as lack of community sewer systems, no vacant land in the County qualifies for meeting Regional Housing Needs Allocation (RHNA).

- The County's RHNA for the 7th State Cycle Housing Element is only two lower income housing units. However, the County needs to start planning for the next housing cycle, which is anticipated to require more housing production requirements.

- The County should be able to demonstrate compliance with this 7th Cycle RHNA by showing capacity to produce more accessory dwelling units. Also, some alternative approaches are presented, such as using an underutilized property in Sierra City, or using larger vacant sites near Loyalton, to show that manufactured units can be produced at affordable levels.

Governmental Constraints

Governmental constraints, such as costs and processing time, consist of potential and actual policies, standards, requirements, fees, and/or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare

with respect to housing construction and land use issues. Federal and state agencies, along with their respective regulations, also play a role in the imposition of governmental constraints. As is the case, they are beyond local government's influence and cannot be effectively addressed in this document. The governmental controls unique to Sierra County that affect housing development are further discussed herein. Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A)) and (a)(1)(B)), all zoning and development standards, and fees are available on the County's website.

Land Use Regulations

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

- R: Residential
- RR: Rural Residential
- MUR: Multiple-Unit Residential
- PD: Planned Development
- OS: Open Space Residential

Zoning Code – The Zoning Code, of the Sierra County Code, is the main implementing instrument for the land use policies set forth in the General Plan. The Zoning Code, which is posted on the County's Website, lists permitted land uses within each zone and sets development standards with which the permitted land users must comply. Table 29 lists the primary residential zoning districts in Sierra County.

In addition to these residential zones, residential uses are permitted in the General Forest (GF) and Agricultural (A1) districts, which allows for a single-family residence as shown in Table 29.

Table 29. Residential Zoning Districts / Sierra County (2024)

Designation		District	Primary Residential Type
General Plan	Zoning		
RR 1/2-1	R1, RR-1	Residential 1-Family	Single-Family Dwelling
MUR	R2	Residential 1- and 2-Family	Single-Family Dwelling or two 1-Family Attached Units (duplex)
MUR	R3	Residential Multiple-Family	1- or 2-Family Dwellings, or Multiple-Family Dwellings

Table 29. Residential Zoning Districts / Sierra County (2024)			
Designation		District	Primary Residential Type
General Plan	Zoning		
R	RR-1, 1.5, 2, 2.5, 4, 5, 10	Rural Residential	Single-Family Dwelling, Mobile Homes [1]
R	OS-20, 40, 60, 80, 160	Open Space Residential	Single-Family Dwelling, Mobile Homes [1]
PD	PD	Planned Development	Various

1. Mobile Homes are permitted in the Rural Residential and Open Space Residential Zones, as a conditional use.
Source(s) : Sierra County Code, Part 15, Zoning.

Table 30 depicts the housing types permitted by each residential district. Some housing types are allowed by right in the zoning district, while others require a conditional use permit. Mobile homes are allowed in all residential districts of the County. Certain areas have a Mobile Home Standards Overlay. This overlay contains requirements for the year the structure was built and architectural standards. Area suppliers of this type of housing have no difficulty in meeting these standards. The County administers the General Plan and Zoning Code. It does not have growth controls or any other land use controls outside of zoning on residential development. The County's zoning and development standards, such as height, lot coverage, setbacks and parking, are minimal and do not impede the ability to achieve the maximum density within any given zoning district. For example, in the R-3 Zone, even with the most conservative estimates, a multiple-family development could easily achieve the maximum density with 1,200 s.f. unit sizes. The County does administer a courtyard requirement for multiple-family that controls spacing between buildings; however, this standard is negligible and does not constrain multiple-family development. Further, the County does not require minimum unit sizes beyond state health and safety standards and minimum lot or parcel sizes are required to uphold sewage disposal standards.

Table 30. Housing Types Permitted by Zoning District							
Housing Types Permitted	R1	R2	R3	GF	RR	OS	A1
Single-Family Residential	P	P	P	P	P	P	P
Duplexes	X	P	P	X	X	X	X
Multiple-Family (Triplexes, 4-Plexes and 5+ Units per Structure)	X	X	P	X	X	X	X
Manufactured Homes [1]	P	P	P	P	P	P	P
Mobile Home Parks	X	X	C	X	X	X	X
Second Units/Accessory Dwelling Units	P	P	P	P	P	P	P
Emergency Shelters	P	P	P	P	P	P	P

Table 30. Housing Types Permitted by Zoning District							
Housing Types Permitted	**R1**	**R2**	**R3**	**GF**	**RR**	**OS**	**A1**
Transitional Housing	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P
Farmworker Housing [2]	X	X	X	C	X	X	C
Convalescent/Nursing Home (more than 6 persons)	X	X	C	X	C	X	C
Residential Care Homes (6 persons or fewer) [3]	X	X	C	X	C	X	C

Codes: P = Permitted Use / C = Conditional Use Permit / X = Not Permitted

1. *Modular and manufactured homes permitted in most zoning districts.*
2. *The County currently classifies permits farmworker housing as caretaker residences, inconsistent with state law. Currently, caretakers' residences are permitted in other, non-residential zone districts. Implementation of Measure 4.3 will permit farm labor housing for 6 or fewer people in all zones that permit single-family units and farm labor housing, providing up to 36 beds or 12 units, in all zones that allow agricultural uses.*
3. *Sierra County does not currently permit residential care homes for 6 or fewer persons in residential zones. Implementation Measure 4.4 will amend the Zoning Code to allow these housing units by right, in all zones that allow single-family residential use.*

Source(s): Sierra County Zoning Code (2024).

Table 31 sets forth the development standards under each residential district. For the PD Zone, the applicable standards shall be as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its residential land use designations. A project must satisfy the development standards identified in Table 31.

Table 31. Development Standards in Residential Districts			
Standard	**R-1**	**R-2**	**R-3**
Permitted Uses	One single-family dwelling per lot or parcel.	One single-family dwelling or 1-family attached units (duplex) per lot or parcel.	1- or 2-family dwellings, or multiple-family dwellings.
Setbacks	Front yard 20 feet; side yard 5 feet (15 feet on street side of corner lot); rear yard 25 feet.	Front yard 20 feet; side yard 5 feet (15 feet on street side of corner lot); rear yard 25 feet.	Front yard 20 feet; side yard 5 feet (15 feet on street side of corner lot); rear yard 20 feet.[1]
Lot Coverage	Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures.	Not applicable.	Lot or parcel width of 60 feet. 60% of lot or parcel shall be open and clear of structures.
Minimum Lot Size	8,000 s.f. when connected to an approved public water system and sewerage system; 10,000 s.f. when connected to an	8,000 s.f. when connected to an approved public water system and sewerage system; 10,000 s.f. when connected to an	8,000 s.f. when connected to an approved public water system and sewerage system; 10,000 s.f. when connected to an

Table 31. Development Standards in Residential Districts			
Standard	**R-1**	**R-2**	**R-3**
	approved public water system and individual sewerage disposal system; 1 acre when an individual private well and an individual sewerage disposal system are used.	approved public water system and individual sewerage disposal system; 1 acre when an individual private well and an individual sewerage disposal system are used.	approved public water system and individual sewerage disposal system; 1 acre when an individual private well and an individual sewerage disposal system are used.
Parking	One off-street parking space for each dwelling or housing unit or guest house.	One off-street parking space for each dwelling or housing unit or guest house.	One off-street parking space for each dwelling or housing unit or guest house.
Maximum Height	2-stories not to exceed 35 feet	2-stories not to exceed 35 feet.	No main building shall exceed 40 feet in height, and no accessory building shall exceed 25 feet in height.
X – Not listed in the Zoning Code. *1. Distance Between Buildings on Same Lot or Parcel – Minimum distance of 20 feet between buildings used for dwelling purposes. Minimum distance of 10 feet between a building used for dwelling purposes and an accessory building. Minimum distance of 6 feet between accessory buildings.*			

Based on the General Plan, maximum densities (units per acre) for the residential zones are as follows:

- R-1: 2 units/acre. However, some densities may be as low as 1 dwelling unit per 10 acres, if the Site Performance (SP) combining zone is applied.
- R-2: 5 units/acre
- R-3: 12 units/acre

Conditional Use Permits – A Conditional Use Permit is a discretionary land use permit issued by the Planning Commission and is not required for residential developments unless specified by Zoning District or is a change of use, depending on the proposed project.

Variances – A variance is a discretionary permit issued by the Planning Commission allowing deviation from design requirements of the Zoning Code. The Zoning Code allows for the issuance of variances for properties subject to special conditions related to size, topography, location, or surroundings. Variances are only granted if special conditions exist, and the strict application of Zoning Code requirements prevents the property from participating in the privileges of surrounding properties that are subject to the same Zoning Code.

2024 Amendments to the Zoning Code – A complete evaluation of the Zoning Code was conducted as part of this Housing Element Update (see Appendix I). The County is currently conducting a comprehensive Zoning Code Update that will bring the Zoning Code into compliance with current State housing laws. Implementation Measure 2.2 references this as an action that needs to be completed by December 2024.

Subdivision Regulations – The Subdivision Code governs the process of converting vacant land into buildable sites and is per the California Subdivision Map Act of 1972. It allows Sierra County to regulate the design of new subdivisions, so that its pattern of streets, lots, public utilities, etc., will be safe, pleasant, and economical to maintain. Overly restrictive standards can result in greater land development costs and/or lack of development interest. However, well-designed subdivisions can cost less to maintain and result in reduced living costs. The Subdivision Code requires on- and off-site improvements that do not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods, and communities.

Other regulations are linked to the subdivision of properties in Sierra County. Since there are currently no public sewer systems in Sierra County, new subdivisions need to demonstrate compliance with other regulations, such as community water, wells, and Onsite Wastewater Treatment Systems (OWTS) regulations. These regulations limit the size of parcels within designated "community core areas," identified in the General Plan, that have access to community water systems to a minimum of 0.5 acres in size. This assumes an OWTS is provided.

Building Codes – The Sierra County Planning, Building and Environmental Health Departments administer regulations regarding land and building development within the County. Building Codes regulate plumbing, electrical, and mechanical improvements. The County currently enforces the California Building Code (CBC) and related codes, as established by the State, and has little control over these standards. The Building Department provides plan checks and inspections. Building code enforcement is conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or the building inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Sierra County and maintains an acceptable standard of health and safety governance for all inhabitants. The County currently enforces the most recent CBC, which is modeled on the International Building Standards Codes and amended and adopted by the State every 3 years. The County enforces additional regulations and codes adopted by the State that could impact residential development as follows:

- Fire Safety Regulations – California Code of Regulations, Title 14, § 1270 et seq., Natural Resources, Division 1.5, Department of Forestry, Chapter 7, Fire Protection, Subchapter 2, State Minimum Fire Safe Regulations, Articles 1-5.

Requires additional fire safety mitigation in "moderate" to "very high" fire hazard severity zones in the County.

- Flood-Resistant Construction – Sierra County participates in the National Flood Insurance Program and has adopted Sierra County Code, Title 32, regulating development in the FEMA-mapped Special Flood Hazard Areas. Requires additional flood mitigation for any construction within the floodplain.

- Minimum Design Snow Load – Sierra County Code § 12.04.100. Snow load and freeze-protection requirements for new development, based on location and elevation within Sierra County.

Building Code Enforcement

The Building Department is responsible for enforcing the State regulations governing maintenance of all buildings on the property. Code enforcement complaints are related to housing in need of rehabilitation. Property owners who are the subject of code enforcement complaints regarding housing conditions can obtain information on potential County assistance available for repairs and improvements through the Planning Department.

Inclusionary Housing Regulations – Inclusionary housing regulation typically consists of restrictions placed on new construction to produce lower income housing. Sierra County currently does not have any such regulations.

Mobile Homes and Manufactured Homes – In accordance with state law, mobile and manufactured homes, subject to the National Manufactured Housing Construction and Safety Act of 1974, are permitted as other types of housing structures in the same zone when they are built on separate lots. As previously noted, the County is conducting a comprehensive update to the Zoning Code that will clarify this Statewide regulation (refer to Appendix I). Mobile Home Parks are allowed, subject to obtaining a Conditional Use Permit, in the R-3 (Multiple Unit Residential) and CR (Commercial Residential) Zones. According to a search conducted on March 19, 2024, on the HCD Mobile Home Site, the County has 10 registered mobile home parks, of which only 6 have occupied sites for 25 mobile homes housing units (excluding the City of Loyalton). Another 58 sites are identified as Recreational Vehicle spaces for seasonal use. These 25 mobile homes, which are more permanent housing, represent less than 2% of the total housing inventory for Sierra County. Nonetheless, these few units provide a valuable source of affordable housing for residents of Sierra County. There are state laws that regulate the conversion of mobile home parks, including: (1) California Government Code § 66427.5, which requires that existing tenants of the mobile home park be provided the option to either purchase his or her subdivided unit created by the conversion to resident ownership, or to continue residency as a tenant; and (2) California Government Code § 66428.1, which requires a 2/3 vote of the park to allow conversion. Therefore, there are sufficient state level regulations to discourage conversions.

Accessory/Second Units/Caretaker Units – The Zoning Code currently references accessory dwelling units as secondary units that are allowed by right in residential zones,

but these regulations are now considered inconsistent with more recently adopted accessory and junior accessory dwelling unit standards by the State. As previously noted, the County is conducting a comprehensive update to the Zoning Code that will clarify this Statewide regulation (refer to Appendix I).

Special Needs Housing Constraints

Persons with special needs include those who are disabled, persons in residential care facilities, farmworkers, persons in need of transitional shelter or transitional living arrangements, and single-room-occupancy units. This Housing Element Update must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. Sierra County must also demonstrate efforts to remove constraints on housing for these groups and provide reasonable accommodations for housing designed for those with special needs. To address special needs housing and comply with related state housing codes, Implementation Measure 2.2 references specific changes that need to be made for a comprehensive update of the Zoning Code (also refer to Appendix I which provides a complete list of needed amendments). The County's provisions for these housing types are discussed below.

Housing for Person with Disabilities or Developmental Disabilities

Over 12% of the County's population has some type of disability (refer to Chapter 3 of this Housing Element Update for more details). California Government Code § 65583 requires that a Housing Element analyze government constraints upon the maintenance, improvement, or development of housing for persons with disabilities and/or development disabilities Examples of housing designed for occupancy by or with supportive services for disabilities include "housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with disabilities, including developmental disabilities or for the elderly, group homes, housing for individuals with Alzheimer's, housing for persons with AIDS/HIV, and housing with support services and transitional housing that serves homeless with disabilities." Group homes, which provide housing arrangements for people with disabilities, for six or fewer people are treated the same as single family uses in all zones that allow single family uses (see Table 30). Group homes for seven or more, however, currently may be subject to a Conditional Use Permit or prohibited depending on the zoning district location. Implementation Measure 2.2 has been created to formalize regulations for reasonable accommodation. This measure is designed to remove constraints to or provide reasonable accommodation to persons with disabilities and/or development disabilities." Implementation Measure M-4.4 (C) includes clarifying changes to the Zoning Code to address group homes to comply with State housing law.

Americans with Disabilities Act Requirements and Universal Design

The County enforces the current California Building Code (CBC), including Chapter 11 pertaining to accessibility. Chapter 11 provisions from the Americans with Disabilities Act (ADA) (42 U.S.C. § 12101 et seq.), which specifies that a number of the residential units in new multiple-family construction of three or more apartments or four or more condominiums must be accessible or adaptable. Building Officials and Planning

Department staff are encouraged to keep current with accessibility requirements for the construction and remodel of residential structures to ensure that accessibility requirements are met for all projects. The Zoning Code also requires all new multiple-family development projects to incorporate project design in accordance with the ADA and/or CBC, as adopted by the County.

Universal Design (UD) is an approach to design that increases the potential for developing a better quality of life for persons with disabilities and others. UD differs from accessibility standards by integrating accessible features throughout a residential structure's overall design beyond complying with ADA standards. California Health and Safety Code § 17959.6 requires builders of new and rehabilitated single-family residential units to provide potential buyers/current owners with a list of specific universal design features, specifying the availability and cost of each feature. The HCD has prepared a model ordinance for UD, which encourages local agencies, such as Sierra County, to consider.

Senior and Publicly Assisted Housing (Units At Risk) – The Sierra Valley Senior Apartments, located just southwest of Loyalton, is the only publicly assisted housing project in Sierra County. This project, constructed in 1991, using Low-Income Housing Tax Credit and U.S. Department of Agriculture funding, provides 49 housing units restricted to low-income seniors. The County helped obtain a $890,000 grant to rehabilitate all 50 units in this complex in 2018. The contracts for maintaining this housing complex for low-income families are valid through 2072, which is not at risk of converted to market rate housing over the next 10 years. Implementation Measure 4.3 of this element requires that the County monitor this complex to assure affordability of 49 affordable housing units is maintained in the County.

Residential Care Facilities

Pursuant to state law, group homes (small residential care facilities) for 6 or fewer individuals must be allowed by right in all residential zone districts. Group homes of 7 individuals or more (large residential care facilities) must also be allowed by right in all residential zones. The Zoning Code allows for these by right.

Emergency Shelters, Transitional, Supportive Housing and Low Barrier Navigation Centers

The County allows emergency and transitional shelters and supportive housing in all zones that allow for residential uses by right. Similar to emergency shelters, low barrier navigation centers, recently defined by State law, are service-enriched shelters that are focused on moving people into permanent housing that provides temporary living facilities for homeless that can include dormitories, large rooms with beds or private rooms. Appendix H identifies areas in the County that have sufficient zoning that demonstrates compliance with SB-2 (California Government Code § 65583) which identifies locations and sufficient to meet the local needs for emergency shelters. The County recognizes the needs of homeless, however, with limited resources, aid for these folks is dependent

on regional partners that can help provide housing, such as the Plumas County Community Development Commission, to assist.

In accordance with the California Government Code §§ 65660-65668, Implementation Measure 2.2 includes amending the Zoning Code to include define and allowing low barrier navigation centers/housing, clarify parking standards for in compliance with state code. A capacity analysis to accommodate emergency shelters and other similar support operations is provided in Appendix H. Conclusions are that there is sufficient capacity in the County to meet the need.

Farmworker Housing

Agricultural worker housing is defined as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the State's program standards for farmworker housing. The term also includes employee housing that may allow housing for 6 or fewer individuals.

While the County's Zoning Code generally accommodates agricultural worker housing facilities, it needs to clarify allowances for these uses to be treated the same as other residential uses, in accordance with California Government Code §§ 17021.5 and 17021.6. Implementation Measure 2.2 includes amendments to the Zoning Code to clarify this.

Employee Housing

In accordance with the Employee Housing Act (Health and Safety Code §§ 17021.5 and 17021.5), the County will need to amend the Zoning Code to allow employee housing accommodation for 6 or fewer employees in residential zones deemed as single-family use. Implementation Measure 2.2 includes provisions to amend the Zoning Code to allow this and to address other provisions of state code to also allow larger employee housing within agricultural zoned land within the County of no more than 36 beds in a group-quarters or 12 units.

Single-Room Occupancy (SRO) Units

Single-room-occupancy (SRO) units, consisting of 150 s.f. to 350 s.f. in size, can have cooking and sanitary facilities in each unit or have shared cooking and sanitary facilities. They can be a reliable source of rental units for lower income households. SRO units are a form of affordable private housing for lower income individuals, homeless seniors, and persons with disabilities. SRO units can also be conversion of hotel/motel units to longer-term housing but can also be construction of new units. The SRO program is authorized by the McKinney-Vento Homeless Assistance Act (§ 441) and is administered by HUD. The County does not specifically define single-room occupancy units. However, to ensure the facilitation of SRO units, the County will amend its Zoning Code to specifically define SRO units and describe development standards for this housing type. (see Implementation Measure 2.2).

Other Housing Constraint Issues

CEQA (California Environmental Quality Act)

These State mandated regulations require projects subject to discretionary review be evaluated for environmental impacts. These regulations can result in significant impacts to new projects in terms of the cost of preparing environmental studies and environmental impact reports and delay approvals. Since this is a mandated requirement, the County has no ability to reduce constraints to housing production from CEQA except for those provisions in CEQA that may allow exemptions, such as streamline housing as discussed below. Also, for those projects determined to be subject to CEQA, staff reviews applications for completeness within 30 days of submittal and per the CEQA process, preparation of a negative or mitigated negative declaration (within 6 months of determining application is complete) or within a year if the project is subject to an environmental impact report. For the most part, residential development in the County consists of single-family residential development on existing lots or small parcel map subdivisions of less than five lots. These are all exempt from environmental review under CEQA since actions to review these projects are non-discretionary or ministerial. No large housing projects have been approved in the county that rise to more discretionary review.

SB 35 Streamline Housing

SB 35, adopted in 2017, provides for a qualifying lower income multiple-family housing project to, among other things, avoid discretionary and CEQA reviews and provides for reduced review time. Implementation Measure 2.2 of this Housing Element Update requires that the Zoning Code be amended to address these qualifying projects in compliance with state code (refer to Appendix I).

Inclusionary Housing Regulations

Inclusionary housing regulations consist of requirements for housing development to require inclusion of lower income housing units. The County does not currently have any inclusionary housing regulations.

Short-Term Rental Regulations

Sierra County's Zoning Code § 15.10.060 regulates short-term rentals in the County. These regulations were established in 2023, to address the continuing decline in available long-term rental units in the County. There are a number of long-term rental units that were converted to short-term rentals in the County that may have contributed to increased demand for rental housing in the County, but these new regulations may help reduce this impact on the housing rental market.

Local Hazard Mitigation

The County adopted the Local Hazard Mitigation Plan (LHMP) in 2012. The LHMP identifies several scenarios that make the County vulnerable to hazards and recommends

measures to address mitigation from new development, such as residential construction. This plan is currently being updated by the County. In accordance with several new statutes, such as SB 379 and SB 1035, the General Plan Safety Element needs to be updated to address updates to the LHMP and upon update of the Housing Element. Many recent programs that come out of updates to the LHMP and the Safety Element Update will have an impact on future housing development within the County. However, these are necessary to minimize the threat to public health.

Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA, "tribal cultural resources." It requires that a city or county undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to tribal cultural resources. A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can impact project budgets and timing. The County has not received any requests for tribal consultation from any tribe, so this is not considered a significant constraint to housing production in the County.

Military Land Use Compatibility

For any new housing project or proposed General Plan amendment that meets the criteria referenced in the Public Resources Code § 21098 and that is in an identified low level flight path, the military must be consulted of said project for comment. Sierra County does not intersect with any military bases, special use airspaces, or low-level flight paths. Consequently, new residential development in the County is not constrained by military uses.

Public Information Constraints

AB 1483 (California Government Code § 65940.1) requires the County to make information available on housing development fees, applicable Zoning Codes and standards and fee reports. All this information is posted on the County's website and documents are available at the County Administrative Office open for public use during normal business hours. Therefore, there are no constraints to housing development from limiting information to the public.

Development Review and Permit Processing

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

Ministerial permits (building permits), such as for single family houses, multifamily developments, residential additions, accessory dwelling units or rehabilitations are

usually processed within five to 12 business days. Minor entitlements, such as Parcel Maps, Zone Variances or Conditional Use Permits, often have processing times of four to eight weeks (Table 32), depending on the required environmental review. Projects requiring Board of Supervisor approval and environmental analysis, or review can be expected to take a minimum of six months.

Table 32. Timelines for Permit Procedures	
Type of Approval or Permit	**Typical Processing Time**
Conditional Use Permit	3-6 months
Zone Change	3-4 months
General Plan Amendment	4-6 months
Tentative/Final Maps	6-12 months
Parcel Maps	6 months
Initial Environmental Study	1-3 months
Environmental Impact Report	1 year
Zone Variance	1-3 months
Source(s): Sierra County Planning Department, 2024.	

Most development in Sierra County is single-family residences. Although there are few examples of multiple-family type of development in Sierra County these housing types would be processed similarly to review single-family residential development as described above. Permits for the residential development are often applied for by the owner/potential residential unit and are often built by a licensed contractor or the owner/builder. Building permits for residential development are checked for zoning compliance, life and safety review, structural review, waste disposal and water, and fire regulations. These projects are approved on a staff level and no public hearings are required. In addition, the Sierra County General Plan and County Code do outline some "special treatment areas" and overlay zones for scenic corridors or special-use areas. These applications can require site plan review entitlements (discretionary review) and may have to comply with exterior design standards or location-specific criteria, depending on the overlay zone. Any permits outside of special overlay districts are not subject to aesthetic design review.

Most subdivisions in Sierra County have historically been created through the tentative parcel map (TPM), creating no more than four parcels. If the TPM is exempt from CEQA, it can take only three to four months. If CEQA is required, the TPM process can take an additional six to twelve months. The Sierra County Code process for approving a parcel map with greater than four resulting parcels is like the TPM process, as a tentative map (TM) and can take more time depending on dedications. Upon submitting a project application that is subject to CEQA, staff will review for the application completeness within 30 day period after submittal and once a complete application is submitted, and is subject to timelines established by State law, such as the California Permit Streamlining Act. Building permit plan check and issuance varies between three and eight weeks depending on the complexity of the project and the time it takes for applicants to respond and resubmit revised plans to address Building Department plan check comments. These are typical timelines for processing and issuing building permits for other similar sized jurisdictions. These timelines are not considered significant hindrances to meet the County's RHNA.

Typical Densities for Development

In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone they were in.

Sierra County historically has not required extensive infrastructure improvements for subdivision developers, attempting to keep the costs lower and promote growth. In addition, the County most often has required that the developer only meet State and County requirements related to the road conditions and CalFire conditions for fire safety.

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

Development review and permit processing are necessary steps to ensure that residential construction proceeds orderly. No separate design review for residential development is required. However, the time and cost of permit processing and review can be a constraint to housing development if these constraints place an undue burden on the developer.

Development Fees

A complete listing of all County fees is referenced in Appendix D.

Planning Review Fees – Planning fees are administered on an "actual cost" basis to recover all or part of the actual cost of processing overhead, calculated on a $65.00/hour basis, plus an application review fee of $100. The estimated cost for processing an application is determined based on previous similar projects and a deposit in this amount is required. The Planning Department tracks all expenses associated with the project and will either determine that the estimated costs are sufficient, request an additional deposit of more funds, or complete a refund to the applicant. Applications that require a deposit include minor and major special use permits, variances, zone amendments, General Plan amendments, parcel map subdivisions, site plan review and more. If the deposit is insufficient to cover the cost of reviewing the application and implementing the service or program, the County will notify the applicant of the additional amount required. The only development impact fee charged in the County is from the Sierra County Fire Protection District 1, which covers most of Eastern Sierra County. The current (2024) fee is $2.06/sq. ft. No other impact fees, including school district fees, are charged in the County.

The County's fees, which are posted on the County's website at https://www.sierracounty.ca.gov/ and presented in Table 33 are comparable to surrounding counties and cities and do not provide a hindrance or constraint to promote affordable housing in the County.

Table 33. Estimated Planning and Development Fees (May 2024)	
Fee Category	**Estimated Fee**
Variance	$1,500
Conditional Use Permit, Minor	$600
Conditional Use Permit, Major	+$2,000
General Plan Amendment	+$2,000
Zone Change	+$2,000
Subdivision	
Certificate of Compliance	+$1,500
Lot Line Adjustment	+$2,000
Parcel Merger	+$2,000
Tentative Parcel Map (≤4)	+$2,000
Tentative/Final Map (>4)	+$4,000
Environmental	
Categorical/Statutory Exemption	$50
Negative Declaration (Consult. Cost + DFW Fee)	+$12,000
Mitigated Negative Declaration (Consult. Cost + DFW Fee)	+$12,000
Environmental Impact Report (Consult. Cost + DFW Fee)	+$100,000
Impact	
School	$0
Fire Impact Fee - SCFPD #1	$2.06/s.f.
Source(s): Sierra County Planning and Building Department	

Building Department Fees – Although development fees contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built. Based on Sierra County's fee schedule, fees for construction, including the construction of affordable housing, are limited to the cost of providing the service (such as fees for plan check and building inspection). To accommodate lower cost housing, the County provides discounts manufactured home installations with a 50% reduction in plan check fees.

Development Impact Fees – The County adopted Chapter 12.06, Development Fees, into the County Code. It enables the County to assess development impact fees in accordance with the State Mitigation Fee Act, California Government Code §§ 66000-66024. However, the only fees the County has approved under these regulations are development fees for the Sierra County Fire District at a current rate of $2.06/s.f. of new

development. This development fee applies to all territory within the Fire District (see Map 2). This fee can be adjusted periodically when the Board of Supervisors adopts an increase to the Fire District by resolution and the County could adopt other public facility fees with a proper nexus study. The County, however, is not planning to create any new development impact fees that would impact residential development over this 7th Housing Cycle.

Map 2. Sierra County Fire Protection District #1 Boundaries

Utilities and Services

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/ property costs and the return on housing investments in today's market.

Water Supply and Wastewater Treatment

Residential development tends to take place within the existing community core areas with no known environmental constraints other than lack of public sewer and water. This is reflected in the rural development characteristics of the County. To address public health and environmental issues, the County's land development regulations restrict the size of lots based on available water and sewer service. For any meaningful development of higher density housing that can help address the lack of affordable housing in the County, both public sewer and water need to be available. In looking at the cost of installing a package septic system for an apartment project on property that might have access to public water and is a residentially zoned property, the cost of such systems can exceed $160,000. Therefore, without sewer availability, residential development in the County is limited to single-family houses and accessory dwelling units.

SB 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower income households. As implemented under the California Government Code § 6558.7 providers must adopt these policies and procedures at least once every 5 years thereafter. It also prohibits water and sewer providers from denying or conditioning the approval or reducing the amount of service for lower income housing unless the provider does not have sufficient capacity. As discussed later, there are seven State recognized community water suppliers and no sewer providers within the unincorporated areas of Sierra County. Implementation Measure 1.3 indicates that the County will immediately deliver its adopted Housing Element to community water suppliers that serve the County.

Water Providers – As shown in Table 34, the unincorporated County has seven State recognized water utility providers that serve over 890 connections. These providers serve most of the residents in the core communities. Many of these providers are smaller, private companies that have limited capacity to serve large residential development. There are other smaller water providers in the County, mainly in Sierra City, that have not been included in this analysis. The City of Loyalton also provides water service to a few areas of the County to the west and south of the City's boundaries. There may be some additional opportunities for the City to collaborate with the County to serve some limited development in these areas (see Appendix E regarding housing capacity).

Table 34. State Recognized Water Providers in Unincorporated Sierra County				
Name	**Community Served**	**Number of Connections**	**Connection Fee**	**Capacity Status**
Sierra CSA #5	Sierra Brooks	224	$875	Ok
Alleghany County Water District	Alleghany	53	$3,200	Ok
R.R. Lewis Small Water Company	Sierra City	120	$1,500	Ok
Sierraville Public Utility District	Sierraville	107	$1,200	Ok
Sierra County Water District # 1	Calpine	135	$3,200	Ok
Sierra City Water Works, Inc.	Sierra City	88	$5,500	Ok
Downieville Public Utility District	Downieville	254	$3,200	Ok
Total		**981**		
Source(s): State of California Water Resources Control Board, Division of Drinking Water – Lassen District (2024).				

Wastewater Treatment – Except for the City of Loyalton, there are no community sewer providers. A few areas of the County are served sewer by the City of Loyalton just to the south and west of the City's jurisdictional boundaries, such as the Sierra Valley Senior Apartments and a previous trailer park. There may be some additional opportunities for the City of Loyalton to collaborate with Sierra County to serve some limited development in these areas. There is more discussion of this in Appendix E, regarding housing capacity.

Recognizing the need for creating a public sewer system, the County has identified Downieville as a target location to address several septic failures and to add affordable housing. Implementation Measure 2.4 includes programs that could result in a public sewer system that could serve high-density housing in the future. An additional program is to identify and potentially rezone several vacant sites in the Downieville community to accommodate high density housing.

On and Off-Site Improvements

Site improvements are a critical component of new development and include streets, water services, sewer systems, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by Sierra County. Sierra County can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects. Since residential development projects in the County primarily consist of single-family residences, there are very limited subdivision activity, and all improvements are typically isolated as on-site

development since there are no sewer systems or very limited public water systems. Most all site improvements consist of on-site development requirements, such as driveways, and sometime sidewalks on main streets. Off-site improvements are rare if ever required.

Road Improvements

Sierra County does not experience the heavy traffic congestion conditions found in many of the larger suburban and urban areas in California. At present, the normal traffic flows are light and most of the tourism is transient traffic on Highways. For residential subdivisions, street improvements are required, most of which are on-site for internal circulation systems. Occasionally, off-site road improvements are required for roadway access to a main street. However, for infill development within community core areas (residential construction within the County's existing subdivided lots) street improvements are not required for gravel streets. The County has a large inventory of these lots ready for immediate residential development. The cost of street improvements for infill development is not considered a significant constraint to housing production in the County.

Storm Drainage

Any development within the County is subject to review by the County in accordance with Chapter 12.08 of the Sierra County Code, and relevant sections, including § 12.06.50 regarding Grading, Erosion and Sediment Control. All stormwater runoff within the County is handled by surface drainage as no major outfall piping systems exist. Sierra County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed. For the most part, storm drainage improvements are limited to on-site development such as installing detention basins.

Flood Zone

There are many flood zones in the County, most of which are along rivers and creeks throughout the jurisdiction. In accordance with Chapter 32.05 of the Sierra County Code regarding Floodplain Management, all new development in flood prone areas is required to meet flood proofing standards. Property located in Flood Zone "A" is subject to a 1% or greater chance of flooding (100-year flood) in any given year. Many areas of the County where residential development occur are in this flood zone. Flood mitigation for new development varies, but for most, it involves raising the finish floor of occupied space above the flood level. Staff has estimated that this is not a significant constraint to housing production.

Fire Hazard Areas

Much of the County is located within high fire hazard risk zones. The County implements the California Fire Safety Regulations to address mitigation in "moderate" to "very high" fire hazard severity zones. These measures can range from improving access to properties to installing water storage facilities. Although these can constrain development, these are necessary requirements and cannot be avoided to address

minimum public health and safety. The Fire Safe Council is getting more active in Sierra County and has been conducting fire risk assessments by neighborhood. State grants are available to agencies in these areas to deal with fire safety. There's a landscape-scale project in process that's in partnership with the forest service to do mitigation across large areas of the county. Smaller-scale initiatives, for things like reflective house signs, are provided by the County.

Dry Utilities

The County does not provide dry utilities, such as electricity and telephone services, so it has little control over supply and connection to projects.

Non-Governmental Constraints

Environmental Constraints

Some land in Sierra County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes. These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude the development of a single-family home on a minimum 5-acre parcel but may limit the placement of a home.

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

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

- **Soils with Low Permeability Rates –**The County has no public sewer systems, and therefore, relies on private septic systems. In some parts of the County, septic systems cannot be used because the soil has low-permeability rates that prevent effective operation of septic tank systems. In addition, the soils could be rocky and not susceptible as a septic system, deeming the lot either unbuildable or requiring an engineered system.

- **Excessive Slopes –** In areas with a slope of 20% or more, improvements for accessibility, site preparation, and sewage disposal are very difficult. As a result, these areas are generally avoided, or more costly systems are required. Parcels with slopes exceeding 30% are generally undevelopable for residential purposes (current Environmental Health standards preclude development of septic systems

on slopes greater than 30%). However, most of these lands are within resource-designated lands that do not have significant residential development potential.

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

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

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

Residential Cost Factors

Many factors affect the cost of housing, such as financing, land costs, improvement and construction, utilities/infrastructure and building permit fees. The following is an analysis of these factors with some estimates of the cost for construction of several new housing unit types, such as a single-family stick-built house, multiple unit complex, a manufactured house on a separate lot, and an accessory dwelling unit.

Financing – The cost of borrowing money to buy a home is another factor affecting the cost of housing and overall housing affordability. The higher the interest rate and other financing costs charged for borrowing money to purchase a home, the higher the total cost of the home and the higher the household income required to pay that cost.

The effect of financing costs on housing costs is demonstrated by showing how monthly mortgage payments (principal and interest) on a 30-year $269,788 loan, increase with higher interest rates. The household income required to make those payments also increases with higher interest rates. Table 35 provides an example of the impact of financing costs on total housing costs.

Table 35. Required Income for Mortgage of $296,109 [1]

Interest Rate	Required Monthly Mortgage Payment [2]	Required Annual Household Income [3]
3%	$1,137	$62,780
4%	$1,288	$67,780
5%	$1,445	$73,150
6%	$1,618	$78,780
7%	$1,795	$84,700

1. 2024 Sierra County Median Home Price is $329,010 with 20% down ($59,222); actual house cost is $269,788 for a 30-year mortgage (Zillow, February 7, 2024).

2. *Principal and interest only.*
3. *Assumes 30% of income is spent on housing for mortgage payment (principal and interest only).*

As shown in Table 35, monthly payments increase by about $200 for every one-point increase in interest rates, in the range of 3% to 7%. As monthly payments increase, the income required to cover those payments also increases by about $200. If, instead, household income was held constant, the share of income spent on housing would need to significantly increase as interest rates increase.

Mortgage rates in 2019, at the beginning of the previous 6th Cycle Housing Element, were about 3.5%. As of February 8, 2024, approximately 4 years later, mortgage interest rates were about 7.1%, jumping up 3.6%. That is equivalent to increasing monthly housing costs by over 40% or approximately $400 for an average cost house in Sierra County.

From the perspective of a buyer with a given household income, the higher the financing costs, the lower the mortgage amount that the household income can support and, thus, the lower the housing price that the household can afford. The effect of financing costs on housing affordability can be demonstrated by showing how the mortgage amount (and housing price) that a household can afford based on its household income declines with higher interest rates. Table 36 shows the effect that interests have on the amount for which a household can qualify, assuming a median income of $90,000 for a 4-person household.

Table 36. Effect of Interest Rates on Qualifying Loan Amount
(assumes 2023 median income of $90,000 for married-couple families)

Affordable Monthly Mortgage Payment [1]	Interest Rate	Maximum Qualifying Loan Amount
$1,676	3%	$394,500
$1,676	4%	$361,000
$1,676	5%	$340,000
$1,676	6%	$314,400
$1,676	7%	$305,200

1. *Assumes 28% of monthly income for monthly payment of principle, interest, taxes, and insurance. Assumes no other outstanding debt.*

The mortgage amount that a household with income at the current median level for Sierra County can afford declines from $394,500 to $349,200, as the interest rate increases from 3% to 7%. That change makes a substantial difference in the price of housing that the household can afford to buy. It also increases the amount of public subsidy required to provide affordable homeownership opportunities to median-income households.

As shown in Table 37, the maximum monthly payment for a 4-person household, with the County's moderate-income level of $90,000, can afford a monthly payment of $1,883 at a 7% mortgage interest rate to purchase a median priced home in Sierra County.

If mortgage interest rates were reduced to 5% would expand this ownership opportunity to low-income households.

Table 37. Sierra County Housing Affordability Index Ownership (2023)			
Annual Household Income Category [1]		**Maximum Cost of House [2]**	**Maximum Monthly Payment [1,3]**
Extremely Low:	$0-$30,000	$0-$77,800	$466
Very Low:	$31,000-$45,000	$77,801- $139,200	$835
Low:	$45,001-$72,000	$139,201-$242,800	$1,456
Moderate:	$72,001-$90,000	$242,801-$314,400	$1,883
Above Moderate:	+$90,001	+$314,401	+$1,884

1. *HCD's 2023 State Income Limits Table (4-person household).*
2. *Sierra County's 2024 Median Home Price is $329,010 with 20% down ($59,222); actual house cost is $269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assumes 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.*
3. *HCDs' 2023 Income Calculator.*

Cost to Construct – Many factors can affect the cost of building a residential dwelling unit including land availability and cost, availability of water and septic system, construction costs, to name a view. This analysis discusses several development options that are common in Sierra County that demonstrates that some newly constructed units can be within reach of low- and moderate-income households. Table 38 compares the development costs of several unit options. A description of cost factors is summarized in discussion after Table 38. The results of this analysis indicate that a stick-built house on the project site would result in a cost for a 1,200 s.f. stick-built house of about $404,000 (owner/builder) and about $468,000 for a speculator/developer-built house. For a smaller, 1,040 s.f. manufactured house (with the same number of bedrooms, a unit can be installed on a vacant lot in Sierra Brooks, for about $232,000. For a stick-built, multiple-family building of 2 or 3 units, each unit having about 661 s.f., the cost would be about $272,000 for each unit. Comparably, a similar sized Accessory Dwelling Unit (ADU) can be built for about $207,000. But a slightly larger 807 s.f. manufactured ADU can be installed for about $135,000.

Applying these newly constructed or installed units to annual household income criteria for Sierra County, a low-income family of four can afford a manufactured home on a single lot. A very low-income family could afford a manufactured ADU if the rent was set at the approximate cost of development. Other units are affordable to moderate- and above moderate-income families.

Table 38. Sierra County Minimum Construction Cost Component Analysis					
Housing Cost Component	**Single-Family Home (stick- built) 1,200 s.f.**	**Multiple-Family Unit (stick-built) 661 s.f.**	**Manufactured Home Separate Lot 1,040 s.f.**	**Accessory Dwelling Unit (stick-built) 661 s.f.**	**Accessory Dwelling Unit (manufactured) 807 s.f.**
Land Cost per Unit	$20,000	$5,000	$20,000	N/A	N/A
Unit Construction Cost	$360,000	$220,000	$157,634	$198,300	$126,474
Building Permit Fee	$3,020	$2,275	$2,224	$2,275	$2,502
Development Impact Fees: Sierra County Fire District	$2,472	$1,338	$2,143	$1,362	$1,663
Septic System Cost	$15,000	$5,000	$15,000	$5,000	$5,000
Water Connection Fees	$3,400	$850	$3,400	N/A	N/A
Total Unit Cost	**$403,882**	**$234,513**	**$200,400**	**$206,937**	**$135,639**
Marketing/Real Estate Commission (6%)	$24,235	$14,070	$12,025	N/A	N/A
Building's Salary/ Profit (10%)	$40,302	$23,450	$20,042	N/A	N/A
Total Cost	**$468,419**	**$272,033**	**$232,467**	**$206,937**	**$135,639**
Please see the following for all assumptions made in this table.					

Table 37 Assumptions

1. **Land Costs –** There is a large inventory of vacant sites available (no planning entitlement, such as a subdivision or rezoning is required for this construction). A review of property listings for land in Sierra County indicates that the cost of residential land varies by location, size, access, among other things. According to current residential land listings, the cost of vacant land in Sierra County on average is about $14,747/acre (Zillow, January 31, 2024, based on listing prices for 1,500 acres of land for sale). For this analysis the cost for a lot ready to accommodate a house that can be served community water is about $20,000.

2. **Unit Construction Costs –** Many factors can affect the cost of building a home house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and

structural configuration. For stick-built housing, these factors create a wide variation in construction costs, from as little as $250 s.f. for basic construction to well over $400/s.f. for high-quality custom construction. Lower costs of creating a new home in Sierra County can also include placement of a manufacture home on vacant land that have services, such as water and power close by (author discussion with several local builders and with Sheri Murray, Statewide Homes, Manufacture Homes Company, Grass Valley, CA).

a. For single-family dwellings, this analysis assumes a 1,200 s.f. (3 bedroom/ 2 bath) stick-built house, built on an existing vacant lot, with construction costs of $250/sq-ft (includes grading, pad set up).

b. For multiple family, assumes building 4 dwelling units, each containing 661 s.f., on an existing vacant lot at a construction cost of $300/s.f. The smaller the building the more costly it is to construct.

c. For a manufactured, single-family house, assumes using the most popular Skyline Elmore Bay, 1,040 s.f., double wide, house (3 bedrooms/2 baths), with all site improvements, on a vacant lot.

d. For the Accessory Dwelling Unit (ADU), assumes a stand-alone 661 s.f., stick-built unit, on an existing lot that already has a primary dwelling unit, so land costs are not applicable at a construction cost rate of $300/s.f. (includes grading and pad set up). This ADU is the same unit design offered by Sierra County as a template plan for ready-build construction. There is a higher per square foot construction cost for a smaller building as compared to the larger 1,200 s.f. stick-built, single-family house.

e. For the manufactured Accessory Dwelling Unit (ADU), assume the 807 s.f. (2 bedrooms/2 baths) house on an existing lot that already has a primary dwelling unit.

3. **Pad or Lot Costs –** These costs include building and encroachment permit fees, water connection fees, development impact fees, septic system installation costs.

a. **Building Permit and Related Fees –** Building permit fees are established by the County when the fee schedule is updated. The Board of Supervisors updated the County's Master Fee Schedule in 2018 by adoption of Resolution No. 2018-024 (see Appendix D). Fees for each dwelling unit were developed using this schedule. Fees for stick-built structures are based on 2015 building code valuations which are not reflective of current actual construction costs. Permit fees for manufactured dwellings are reduced to address affordable housing needs. Fees were estimated from applying the fees schedule to the building according to the schedule and review of other similar building permits issued. As noted in the Government Constraints section of this element, delays in processing building permits and entitlements can result in additional costs to residential development.

It has been concluded that the timing of this process is not a significant hinderance to meeting RHNA, nor a significant cost to residential costs.

b. **Development Impact Fees –** The County, nor school districts, assess development impact fees. However, the Sierra County Fire District No. 1 does assess a fee if the project is located within the Fire District's boundaries (which is in the Eastern side of the County). For the purposes of this analysis, the Fire District fee, which applies to all territory within the Fire District, of $2.06/s.f. applies. This fee can be adjusted periodically when the Board of Supervisors adopts an increase to the Fire District by resolution. Details of this fire impact fee can be found in Appendix D.

c. **Septic System –** There are no community sewer systems available in the County, except for the City of Loyalton. Consequently, septic systems very in cost between $8,000 to $50,000 depending on slope and geologic conditions. Based on a review of recent septic system installations, this analysis assumes $15,000 for an installation of a new septic system. In some instances, an existing septic system can be used for an ADU without upgrades. However, since an ADU will expand the use of the septic system, this analysis includes a $5,000 upgrade to the septic system, which typically includes an expansion of the leach field.

d. **Water –** Approximately 80% of the County's unincorporated population is served by community water systems. There are seven recognized community water suppliers serving about 980 connections and an estimated population of 2,547, in several communities, such as Sierra City, Sierraville, Allegheny, Sierra Brooks, and Calpine. Connection fees vary depending on water company fees, but most serving these communities are based on the current County established fee of $3,200. In addition, there are other fees associated with a connection fee, including inspection fees. A total fee of $3,400 is the approximate fee under this analysis. Other scenarios for developing housing in more rural areas of the County typically require well installation. Such well installation varies according to geologic conditions and can range anywhere from $5,000 and $20,000. Therefore, to assess the cost of housing for affordability, well installation costs were not figured into this analysis.

4. **Marketing/Real Estate Commission –** Most recent residential development in the County consists of property owners building their own homes on their own lots. However, there are examples of several planned communities in the County, such as Sierra Brooks. An added real estate fee would be assessed for these planned communities. This analysis assumes this fee to be 6% of the total unit cost.

5. **Building's Salary/Profit –** As previously mentioned, most residential development in the County consists primarily of owners building their own homes, usually using a contractor to construct. The unit construction costs are included in this analysis. However, in the event of a planned community an additional building salary for profit is assessed. This analysis assumes this fee to be 10% of the total unit cost.

According to Realtor.Com, there are a number of vacant lots for sale that are considered affordable. Two lots of between 0.50 acres and 1 acre are available in the Sierra Brooks community ranging in price from $38,000 to $54,000. The one shown for $38,000 (below) is used for home affordability analysis, at 556 Longhorn Drive, includes an existing septic system designed for a 3-bedroom house.

https://www.realtor.com/realestateandhomes-detail/556-Longhorn-Dr-110_Loyalton_CA_96118_M99357-56557?from=srp-list-card

"Nice 0.5-acre lot ready to build backing to Smith Creek. Septic was installed in 2007, standard system sized and approved for a 3-bedroom home, finaled permit information on file. Community water connection and power to be installed at the expense of the buyer. This is a fire wise

community with a clubhouse, fire station, campgrounds for family and friends, just 40 minutes to Truckee or Reno."

Land Availability and Costs – According to current residential land listings, the cost of vacant land in Sierra County on average is about $14,747.00/acre (Zillow, January 31, 2024, based on listing prices for 1,500 acres of land for sale). Appendix B, Residential Market Background Report, indicates 11 lots sold in 2023, ranging in cost from between $10,000 to $250,000. Three of the properties referenced in the sales inventory indicates they were in Sierra Brooks, of which one consisted of approximately 1 acre that sold for about $33,000 and the other 2 lots were approximately 0.50 acres and sold for between $50,000 and $75,000. Potentially, a smaller lot can be purchased and built on, such as with a manufactured house. As shown later in this section, such a home can be affordable for a low-income household.

Septic System – There are no community sewer systems available in the County, except for the City of Loyalton. Consequently, the cost of septic systems needs to be considered in the overall cost of constructing residential units. Septic systems can vary in cost between $8,000 to $50,000 depending on slope and geologic conditions. Based on a review of recently installed septic systems, this analysis assumes $15,000 for a installation of a new septic system. In some instances, an existing septic system can be used for an ADU without upgrades. However, since an ADU will expand the use of the septic system, this analysis includes a $5,000 upgrade to the septic system, which typically includes an expansion of the leach field. Also, some vacant sites that are on the market for sale have pre-installed septic systems.

Water – As previously noted, there are a number of community water systems available within Sierra City, Sierraville, Allegheny, Sierra Brooks and Calpine. Connection fees vary depending on water company fees, but most serving these communities are based on the current County established fee of $3,200. In addition, there are other fees associated with a connection fee, including inspection fees. Without access to a community water system the housing unit would require installation of a well. Like septic systems, well can vary in cost depending on site characteristics and usually range between $12,000 to $30,000.

Construction Costs – The type of construction can vary greatly depending on custom versus tract development, materials, site conditions, finishing details, amenities, square footage, structural configuration, and factory-built housing. For stick-built housing, these factors create a wide variation in construction costs, from as little as $250/s.f. for basic construction to well over $400 s.f. for high-quality custom construction. Lower costs of creating a new home in Sierra County can also include the placement of a manufactured home on vacant land that has services, such as water and power close by.

Energy Conservation

Energy-related costs could directly impact the affordability of housing in Sierra County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development. Subsequently, the housing industry must meet these standards, and

the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.

- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.

- Active solar water heating in exchange for less-stringent insulation and/or glazing requirements.

Three utility companies serve the County- Liberty Utilities, aka NV Energy, in the southeast region of the County and the City of Loyalton, Pacific Gas and Electric Company (PG&E) in Western Sierra County, and Plumas-Sierra Rural Electric Cooperative (PSREC) in the Sierra Valley and Long Valley areas.

Plumas-Sierra Rural Electric Cooperative (PSREC) is a member-owned electric cooperative offering electric service to Plumas, Sierra, and Lassen Counties within California. The company offers various low-income assistance programs, including a Winter Rate Assistance Program, Low-Income Heating and Energy Assistance and Weatherization Assistance, and Personal Crisis and Emergency Assistance. PSREC also offers rebate programs for residences, including an Energy Star Appliance and Lighting Rebate Program, Weatherization Rebates, Irrigation Efficiency Program, Irrigation Pump Test Rebate Program, and HVAC Rebate Program.

Pacific Gas and Electric Company (PG&E) is a privately-owned utility company whose service area covers most of northern and central California. PG&E also provides energy conservation services for residents, as well as energy assistance programs for lower income households to conserve energy and control utility costs. These programs include the CARE (California Alternate Rates for Energy) program and the Relief for Energy Assistance through Community Help (REACH) programs. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly seniors, disabled, sick, working poor and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

Weatherization programs continue in Sierra County largely through the work of the Plumas County Community Development Commission.

Regional Housing Need Allocation (RHNA)

A requirement of state law (California Government California §§ 65583(a) and 65584) is that each city and county is to accommodate its share of the region's future housing needs, called the Regional Housing Needs Allocation (RHNA).

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

Table 39 summarizes Sierra County's housing construction need for the 7th Housing Cycle RHNA projection period of June 30, 2024, to June 30, 2029 (current RHNA). HCD made this determination through analysis of data and review of the County's achievements in addressing the 6th Cycle Housing Element (previous RHNA). According to the current RHNA Plan, the decline in projected population in Sierra County has resulted in a negative housing need determination. Accordingly, HCD has allocated two units of lower income housing to the County, one for a "very low-income" family and one for a "low-income" family.

Table 39. HCD Mandated Sierra County 7th Cycle Current Regional Housing Needs Allocation (2024-29)

Income Group	RHNA
Extremely Low	0*
Very Low	1
Low	1
Moderate	0
Above Moderate	0
Total	**2**

** Extremely low-income is included in the very low-income category*

The Department of Housing & Urban Development (HUD) also defines its Section 8 Income Limits counties, as shown in Table 40. This table shows the maximum annual income level for a household to be included in the very low- and low-income groups, adjusted for household size, for Sierra County, according to HCD. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance for Sierra County. These income limits are used to determine eligibility for housing programs. Low-income families are defined as having incomes of less than 80% of the County median income. Very low-income families are defined as having incomes of less than 50% of the County Median Income. Extremely low-income families are defined by poverty guidelines used by HUD. Although the current RHNA does not indicate a requirement to provide additional extremely low-income housing units, the County acknowledges there is a need to address this income group's needs. Therefore, the Housing Element discusses this need and provides programs to address these needs.

Table 40. Maximum Household Income Levels Sierra County (2023)				
Household Size	Median Income	Maximum Income Level		
		Extremely Low-	Very Low-	Low-
1-Person	$63,000	$18,900	$31,500	$50,400
2-Person	$72,000	$21,600	$36,000	$57.600
3-Person	$81,000	$24,860	$40,500	$64,800
4-Person	$90,000	$30,000	$45,000	$72,000
5-Person	$97,200	$35,140	$48,500	$77,800
Source(s): HCD's 2023 State Income Limits.				

Due to the performance of developing several new housing units over the previous RHNA the County does not have any obligations to show capacity to develop additional moderate- and above moderate-income housing units for the current RHNA. Although this Housing Element addresses housing needs for all income groups, for the purposes of complying with the current RHNA, the County must focus special attention on meeting the needs of the targeted 2 lower income units allocated by HCD for the 7th Cycle.

Lower income households face the greatest challenges obtaining affordable housing. The County can satisfy its responsibility for providing adequate sites for housing, especially for lower income households, by ensuring that there is an adequate supply of sites for attached housing, multiple-family rental housing, modular homes, secondary dwelling units, and other forms of housing with the potential to provide affordable shelter.

Development Trends and Character of Development

Although population has been generally declining in Sierra County since 2020, residential development continues to increase. In the previous planning period, development primarily involved construction of single family homes on individual lots. No requests for development were received that involved development of lower densities than allowed by either the general plan or zoning code or lower than what was assumed in the County Housing Element sites inventory. Although also noted on Pages 50-53 regarding length of time to process development applications (which include building permit issuance), additional time for actual construction to be completed from the time a permit is obtained to completing construction can take up to a year. Combined with the time it takes to complete construction. Looking at timeframes from approval of a housing development to submittal of an application for building permits, the approximate time frame is between 9 months and one year. While the County does not have control over when developer applies for building permits and how long it will take to construct, the process has not been seen as a significant constraint to development.

Over the last 10 years the County experienced development of over 65 residential dwellings, many were manufactured housing units that are affordable to lower income households. Also, in the last year, the County experienced 48 house sales, all single-family units. Most of those sales fell into the category of above moderate-income

household levels, many selling for more than a $1 million; however, 13 units (27%) were sold at levels affordable to low-, very low- and extremely low-income families and 5 units (10%) were sold at levels affordable to moderate-income families (refer to Appendix B). Over the last 4 years, the County experienced residential development that exceeded the 6th Cycle RHNA.

Housing Capacity

Housing capacity is the number of housing units that can be built by housing income levels assigned by HCD based on an assigned methodology from HCD (based on State housing laws). Housing capacity is used to determine County compliance with the HCD assigned RHNA. More recent State housing laws require a higher level of qualifications for RHNA compliance than in the last many housing cycles (California Government Code §§ 65583.2(c)(2)(A), (B) and (C)). Vacant land that would comply with this law would need to be designated in the General Plan as MUR and zoned R-3. This land use designation and zoning provides for development of high-density housing, maximum 12 units/acre, which is allowed by right. Qualifying properties need to be completely vacant, void of any improvements, including building, or other structures (or any income production improvements), be at least 0.5 acres and not greater than 10 acres, and have access to public water and sewer.

State housing law prescribes this one-size-fits-all jurisdiction requirements but fails to recognize the diversity of housing in California and particularly the housing characteristics of smaller rural cities and counties, such as Sierra County. Based on a complete inventory of vacant residential designated parcels conducted in February 2024, the County currently does not have any qualifying sites to comply with vacant sites requirements under State Housing law. With the requirement to have a public sewer system available to serve qualifying vacant properties (the County currently does not have a public sewer system) there are no housing projects in the County that can meet this standard.

Recognizing the necessity to address these RHNA standards, the County needs to show residential capacity by other means for low and very low-income housing units other than applying residential density standards to vacant parcels. This capacity analysis demonstrates compliance with RHNA by applying other approaches, such as using Accessory Dwelling Units, evaluating larger vacant MUR sites, reviewing non-vacant (underutilized sites) and developing manufactured housing on vacant lots. In addition, longer-term efforts to improve affordable housing development in the County are being looked at to address future housing needs. This section of the Chapter summarizes this capacity analysis. Appendix E of this Housing Element Update provides a more complete analysis of residential capacity.

Table 40 compares the 7th Cycle RHNA and the number of units that can realistically be provided based on the vacant land assessment and the housing capacity analysis referenced in Appendix E. Demonstrated capacity is alphabetically cross-referenced in this table to demonstrated capacity, which shows that the County complies with RHNA. Demonstrated capacity is an assessment of vacant land by either calculation from HCD's realistic capacity methodology (80% of maximum density allowance by General

Plan/Zoning) or site-by-site capacity evaluations, or by analysis of anticipated units that can be produced by other means as referenced in the HCD Site Inventory Capacity Manual. As shown in this table, the County currently has excess housing capacity to produce at least 496 housing units, mostly moderate- and above moderate-income units, but meeting the threshold of RHNA which is 1 unit of low- and 1 unit of very low-income housing. For the 7th Housing Cycle, this analysis shows the current capacity to provide 3 very low-income and 6 low-income units under current zoning. It is assumed that 50 percent of the very low-income category (<1 unit) is allocated to the extremely low-income category. Many more low- and low-income units can be developed beyond the 7th Housing Cycle if the County implements several housing programs listed in Chapter 6.

Table 41. HCD Mandated Sierra County 7th Cycle Current Regional Housing Needs Allocation (2024-29)

Income Group	RHNA	Demonstrated Capacity
Very Low	1	3 (a)
Low	1	+6 (b)
Moderate	0	+431 (c)
Above Moderate	0	+56 (d)
Total	**2**	**+496**

(a) Total of 3 units: 1 ADU, and 2 non-vacant underutilized.

(b) Total of 6 units: 2 ADUs, 2 non-vacant underutilized, and 2 large vacant parcels.

(c) Total of 431 units (see Appendix E, Table 2, Vacant Land Inventory).

(d) At least 56 units; does not include areas outside of community core areas (see Appendix E, Table 2, Vacant Land Inventory).

Projected Accessory Dwelling Units (ADUs)

State law allows the County to count a reasonable projection of Accessory Dwelling Units (ADUs) toward meeting the RHNA. The County has permitted three new ADUs since 2015 and is projecting 3 more to be produced over the next 5 years.

Based on average production costs of these units, and the ability to rent these units as low at $135,000 for a manufactured unit (see Table 38), renting one at around $800/month falls within the income criteria for a very low-income household (see Table 38) ADUs can be made available. Junior ADUs, which consist of no more than the use of 500 s.f. within an existing single-family house, can be constructed for less than $50,000. These can rent for less than $700/month. These additional units count towards the RHNA. One unit is allocated to very low-income, and 2 units allocated to low-income housing units to meet RHNA.

To encourage the development of ADUs, the County has partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. The goal of this program is to streamline efforts to achieve affordable and workforce housing

development, improving access to a less expensive and more streamlined permitting process and to improve the achievability of construction for housing in Sierra, Nevada, and Placer Counties, and the Cities of Truckee, Grass Valley, and Nevada City. This shared program offers the first seven applicants a permit to receive the plans free of charge. After that the plans cost $1,200 per project. Please refer to Appendix F for more detailed information regarding this program.

Non-Vacant Underutilized Land

There is one 5.58-acre parcel in Sierra City of which a 1.74-acre portion is considered non-vacant and underused and designated for R-3/MUR Zone. California Government Code § 65583.2(b) allows non-vacant sites to be used in the inventory if the site is clearly underutilized (to allow up to 50% of the RHNA). In this case, this parcel has community commercial development along Main Street, a middle area designated as R-3/MUR for multiple family residences, and an area for single family residences—all on a 1.74-acre parcel being used for a recreational vehicle park and camping facility (see Figure 2). The site already has a septic system and community water to serve future development. Unit production at maximum density could be 20 units (12 units/acre allowed by right in the R-3/MUR Designation). Many of these units could be used for lower income housing units. For the purposes of a more conservative result this analysis concludes that such a development on this site would result in an additional 8 dwellings, of which 1 unit could be allocated as part of the County's required very low-income and 2 low-income RHNA (see Appendix E for a more complete analysis of this development feasibility).

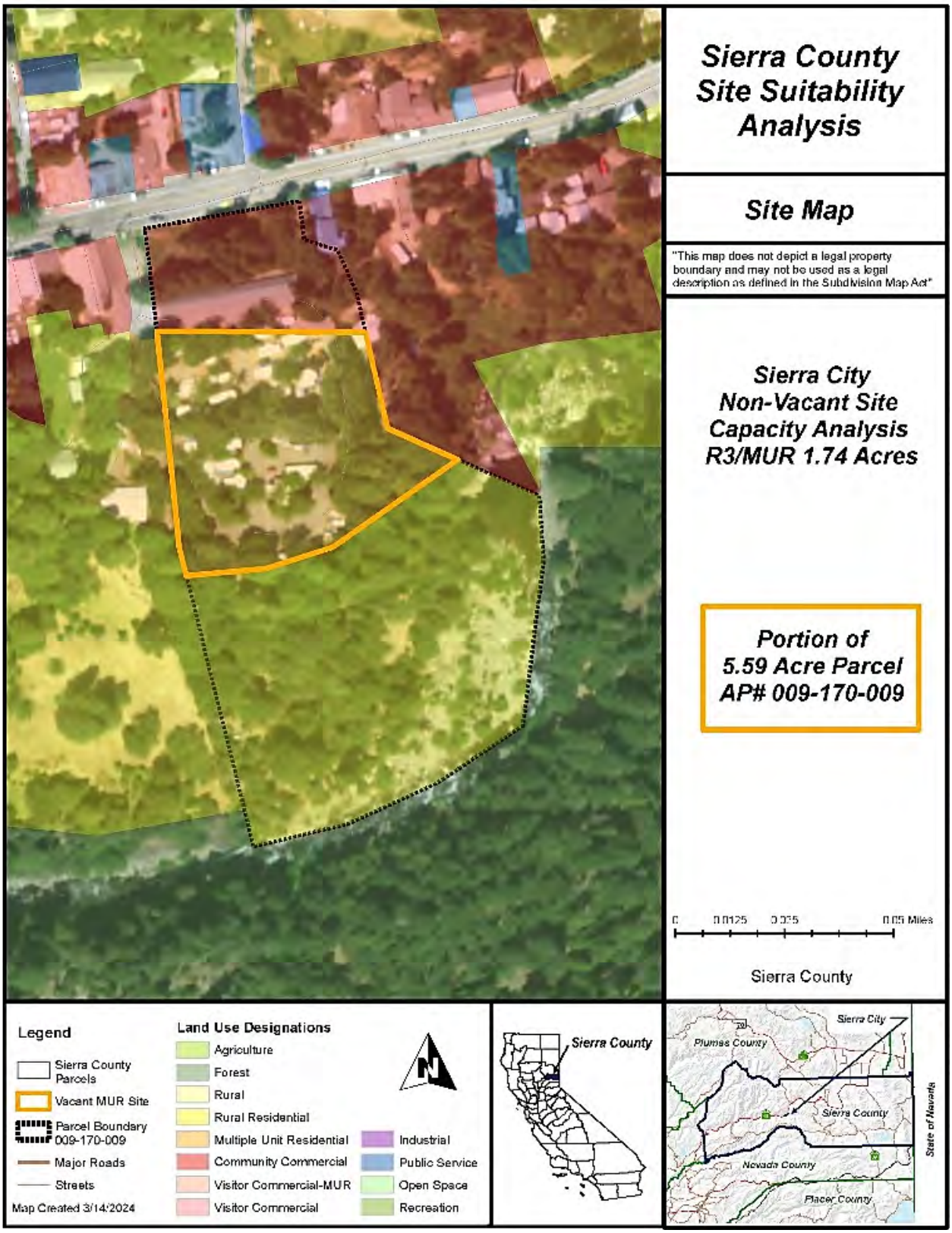


Figure 2. Non-Vacant Underutilized Property (APN 009-170-009)

Large Vacant Parcels

Large vacant parcels, exceeding the maximum allowed by Statute (10 acres) can be used to accommodate lower income housing needs in the RHNA. To quality, evidence must be presented to the satisfaction of HCD that the site is adequate to accommodate lower income housing. The two sites selected both exceed 10 acres and are next to the City of Loyalton, where public water and sewer are provided or will need to be extended.

The first site consists of 10.97 acres (APN 016-040-080). This property was the former Loyalton Mobile Home Park that was abandoned and is now vacant (see Figure 3). The County, in collaboration with the City of Loyalton, is processing a conditional use permit application to develop a 52-unit manufactured housing project, of which 47 units would be in the unincorporated County area and the remaining 5 units within the City of Loyalton. Referred to as the Forest Edge Manufactured Housing Community, the applicant has indicated that many of these units would consist of workforce and lower income units. Water and sewer services are currently proposed to continue to be extended to this property. However, this project is stalled due to water and sewer availability as a constraint from the City of Loyalton because of deficiencies in their infrastructure. The applicant is reviewing options for water supply, including constructing drilling a well to serve the project (refer to Appendix E, Residential Capacity Analysis, Attachment 2 for more details on this project).

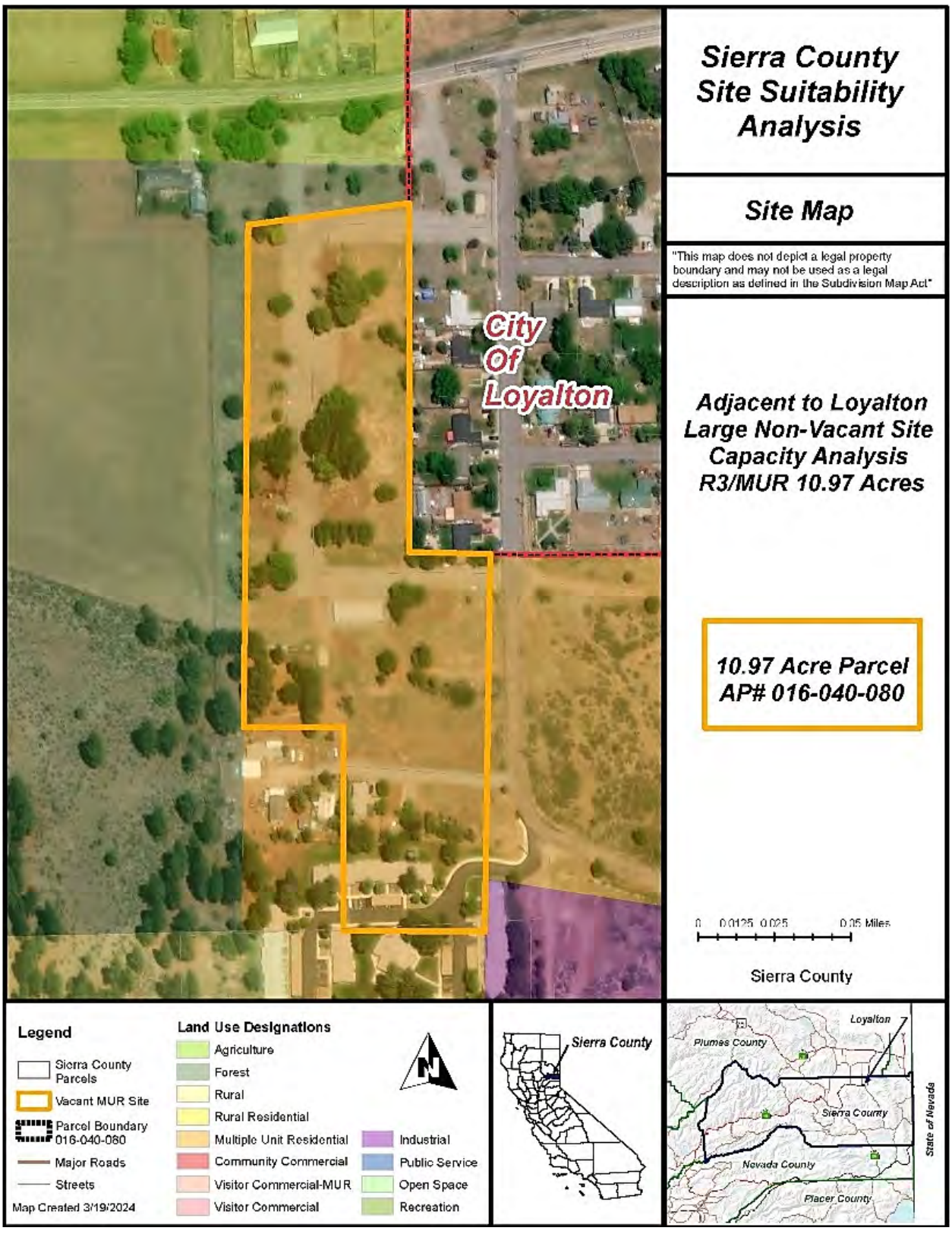


Figure 3. Large Vacant Parcel (APN 016-040-080)

The second site is APN 016-040-099, a 14.5-acre vacant parcel that has excellent access to streets, water, and sewer (from Loyalton) and is zoned R-3/MUR by the County (refer to Figure 4). This site could produce as many as 164 high density units on this site that have been allocated to RHNA although it could be used for RHNA allocation if necessary. Although there is no development application being process for this property, Implementation Measure 2.4 encourages subdivision and development of this property:

> *Encourage the subdivision of vacant and/or underutilized R-3 (Residential Multiple-Family zoned and designated MUR (Multiple-Unit Residential) General Plan designated parcels that are larger than 10 acres in size or that have access to public sewer and water by providing for reduced or no costs for subdivision applications if the applications involve development of lower income residential development of at least 5 units/acre.*

At the County's maximum allowed density, the property could produce 164 high density units and 135 units (at the State's default density of 10 units/acre). Looking at the nearby Sierra Valley Senior Apartments, located at 100 Hill Avenue, a public assisted housing project by comparison, development occurred at a density of 5 units/acre. Applying that density to this 14.5-acre vacant site, the property achieve development of 72 units, many of which could be allocated to lower income families.

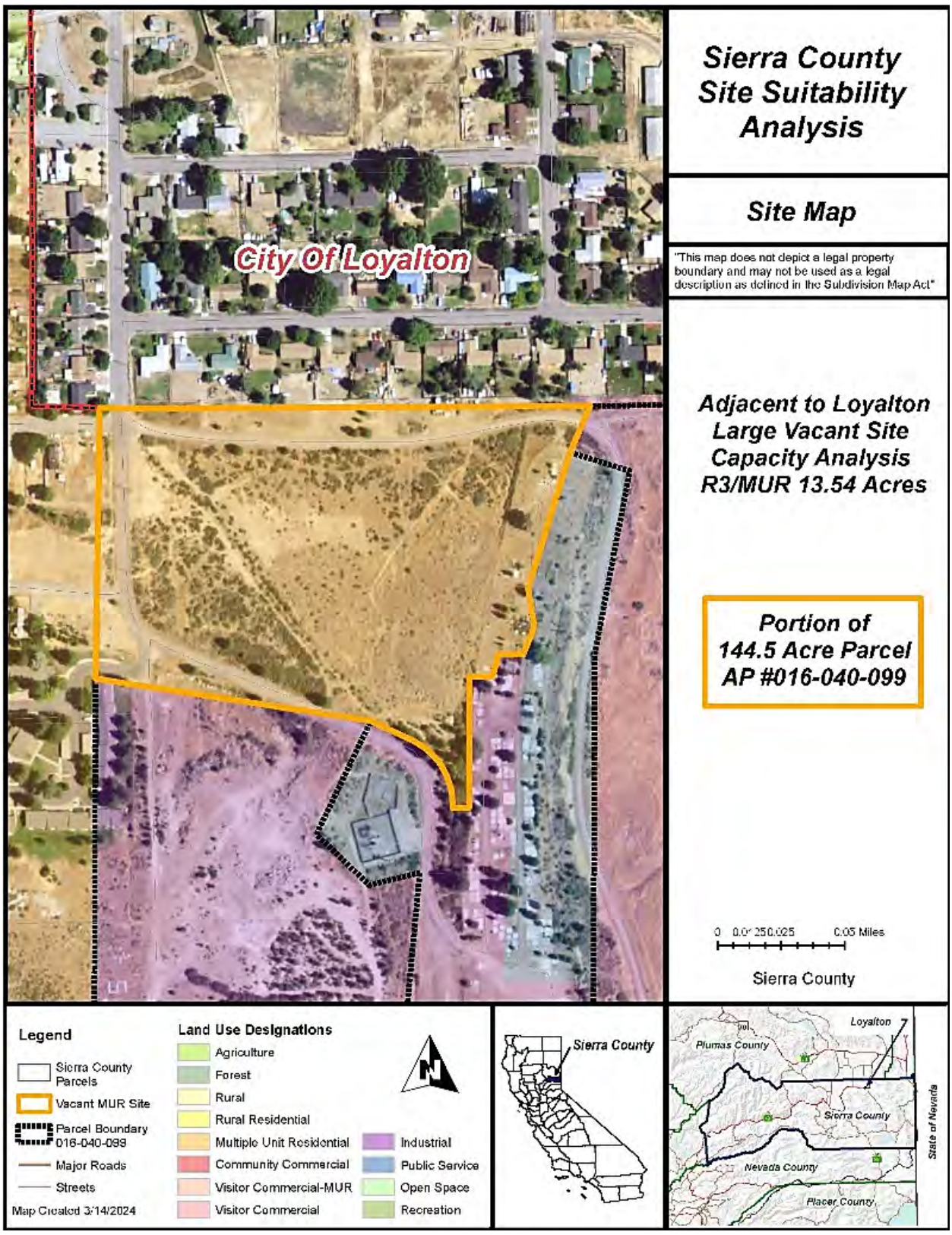


Figure 4. Large Vacant Parcel (APN 016-040-099)

Manufactured Homes on Vacant Parcels

The most popular form of producing lower income housing in Sierra County has been manufactured home installations on a vacant lot within community core areas, such as Sierra Brooks. Over 30% of the single-family units constructed in the last 4 years have been manufactured homes. As the cost of construction increases, more of these units are being created in the County. Appendix E, Attachment 3, presents a summary of the cost of installing a manufactured house on a 0.5-acre lot in Sierra Brooks at 556 Longhorn Drive (an available vacant lot on the open market as of March 5, 2024). This lot has a pre-existing septic system and public water is available to the site from the Sierra Brooks Water System. The total cost to produce this housing unit is $203,421. As referenced in Table 38, this cost falls within the category of low-income of affordability of between $139,201 and $242,800. As shown in Figure 5 below, there are over 130 vacant lots available to build on in Sierra Brooks. None of these units have been assigned to RHNA but could be for the low-income unit category.

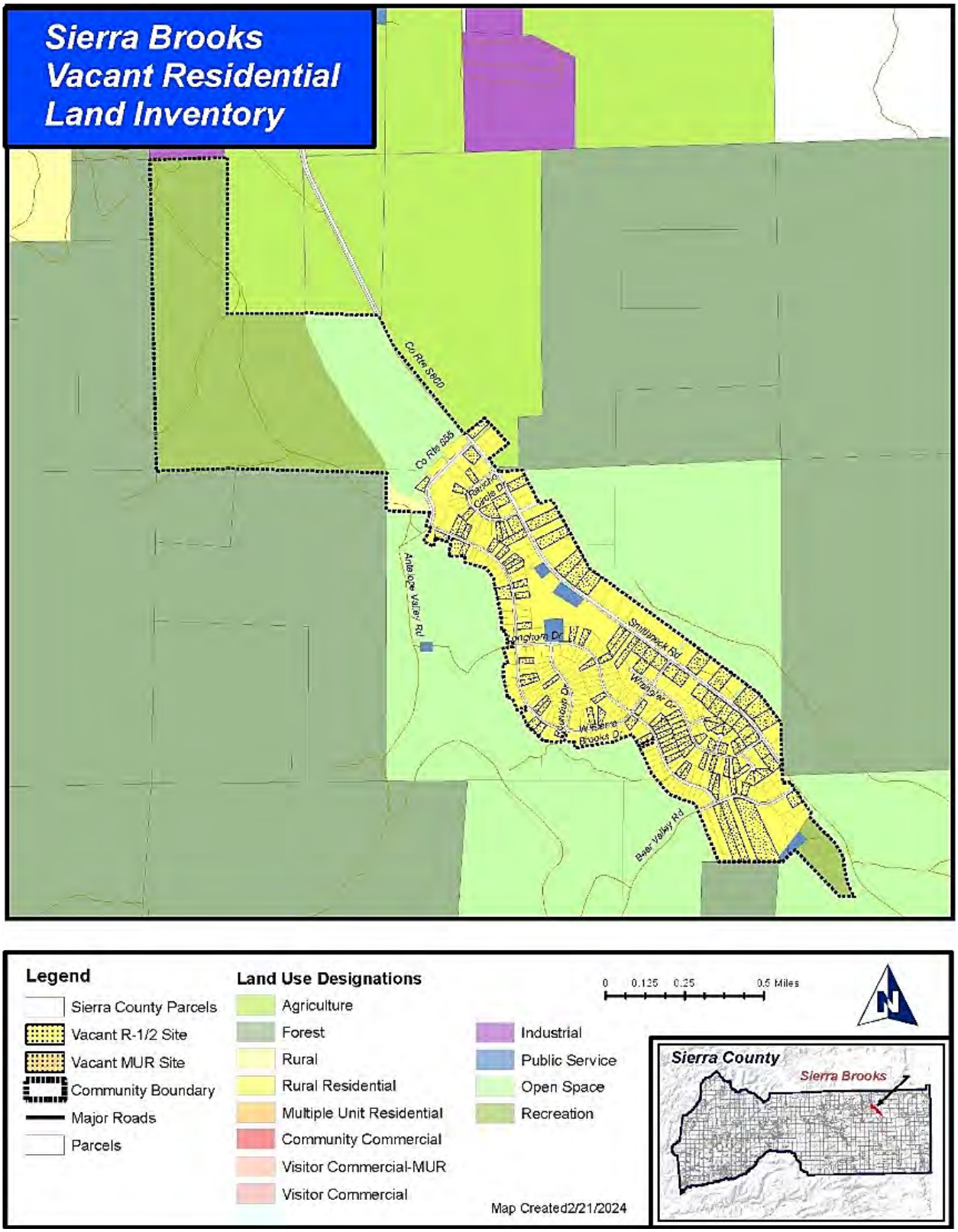


Figure 5. Vacant Parcels in Sierra Brooks

Candidate Rezoning Sites

To address needed workforce and affordable housing, particularly lack of affordable lower cost rental housing in Sierra County and recognizing lack of infrastructure to support this type of housing, Implementation Measure 2.2 includes several components for longer-range planning of the County's housing supply. One includes possible rezoning of identified candidate sites to R-3/MUR to meet future RHNAs. Four adjacent parcels have been identified in the Downieville community that could result in 6.81 acres that could produce a maximum of 81 dwelling units, if a public sewer system were to be developed to serve it (refer to Figure 6). This measure includes evaluating the feasibility of creating a public sewer system to serve Downieville. Without a public sewer system, the properties, if rezoned, could still produce many units with a package septic system (see Appendix E for more details).

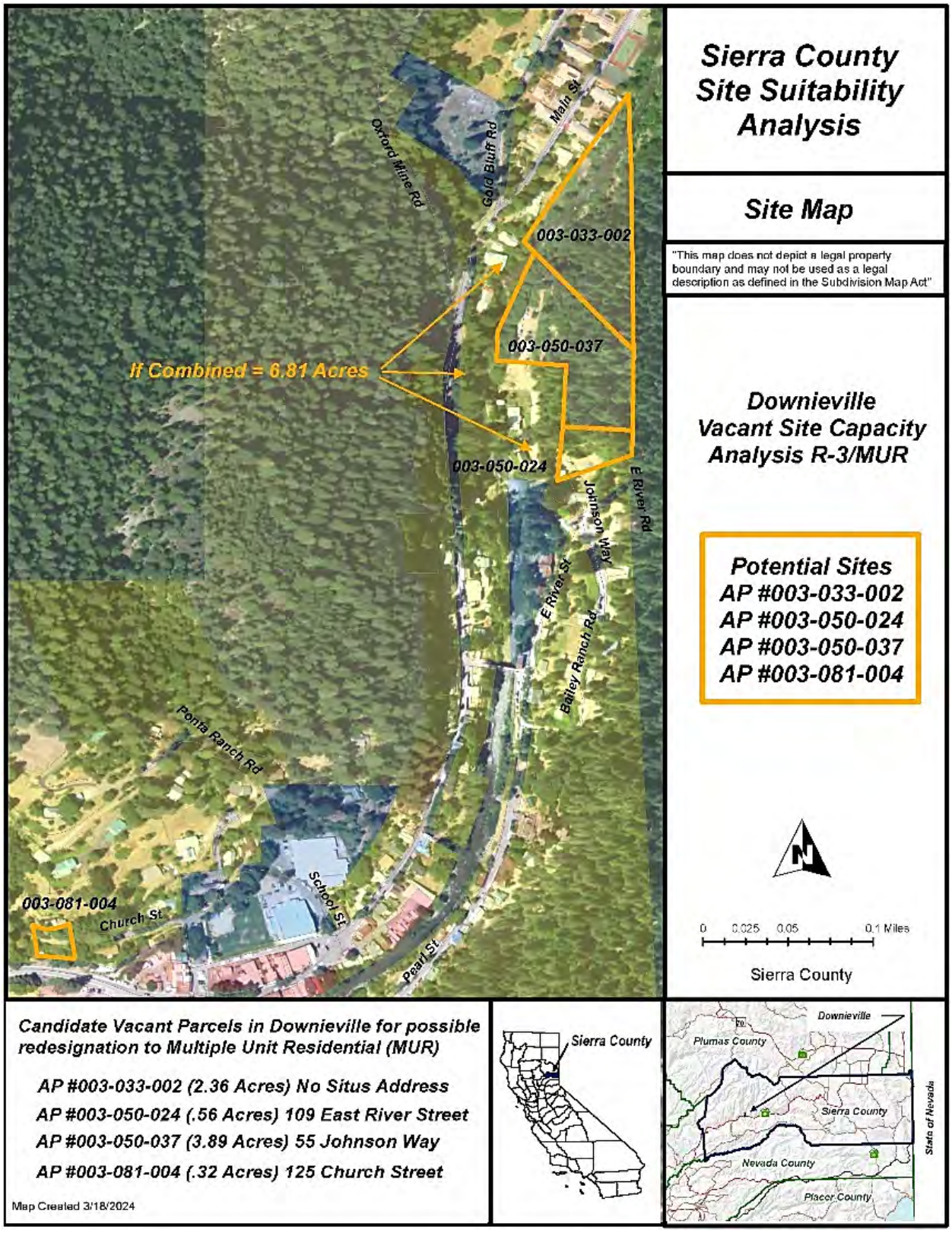


Figure 6. Potential Rezone Sites to R-3/MUR

Chapter 4: Summary of Achievements

State law (California Government Code § 65588(a)) requires each jurisdiction to review its Housing Element as frequently as appropriate to evaluate the:

- Appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State's housing goal
- Effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- Progress of the County in implementation of the Housing Element.

According to HCD's "Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements," the review is a three-step process:

1. Review the results of the previous element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous Housing Element met, exceeded or fell short of what was anticipated.
3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

Summary of Achievement

Since the adoption of the last Housing Element Update, Sierra County implemented several actions to plan for, accommodate and facilitate the construction, rehabilitation and preservation of affordable housing. All housing units under the 6th Cycle RHNA were met as shown in Table 41.

Table 42. Progress in Meeting 6th Cycle RHNA for 2019-2024 (as of January 1, 2023)

2019-2024 RHNA Accomplishments			
Income Level	**Number**	**Actual Built**	**Remaining RHNA**
Extremely Low	0	0	0
Very Low	1	8	0
Low	1	10	0

Table 42. Progress in Meeting 6th Cycle RHNA for 2019-2024 (as of January 1, 2023)			
2019-2024 RHNA Accomplishments			
Income Level	**Number**	**Actual Built**	**Remaining RHNA**
Moderate	2	6	0
Above Moderate	2	9	0
Total	**6**	**33**	**0**

During the 2019-2024 6th Cycle RHNA, the County implemented several programs to plan for, accommodate and facilitate the construction, rehabilitation, and preservation of affordable housing. The accomplishments from this time are provided in Appendix C. In addition, in accordance with SB 35, the County achieved several programs to address special housing needs, such as amending the Zoning Code to allow emergency shelters and transitional housing in 2023 and completing grant funding for rehabilitation of the Sierra Valley Senior Apartments. These accomplishments are discussed in detail in Appendix C.

Chapter 5: Fair Housing

Background

AB 686, also known as the Affirmatively Furthering Fair Housing (AFFH) Act, mandates that state and local agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. Housing Element law now requires all Housing Elements submitted after January 1, 2021, to include an Assessment of Fair Housing (AFH). Agencies must ensure that their policies and programs promote fair housing while refraining from actions that undermine this objective. In accordance with state law, AFFH entails more than just combating discrimination. It involves taking substantial actions to break down patterns of segregation and foster inclusive communities that remove barriers to opportunity based on protected characteristics. Per HCD Guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty, and affluence across racial/ethnic groups.

Many goals, policies and programs in this Housing Element Update reflect the provisions of the AFFH Act, including the "Housing Element Overarching Goals, Policies, and Programs."

Housing Element Overarching Goals

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.

Other Related Goals

Goal 2: Provide Affordable Housing. The County shall strive to help produce housing that is affordable to serve the needs of lower income households and assure housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status and familial status in the County.

Goal 4: Meet Special Housing Needs. The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County.

Goal 5: Prevent Housing Discrimination and Reduce Barriers to Fair Housing. The County will not allow discrimination to interfere with the attainment of its housing goals and objectives and will strive to remove barriers to fair housing by and assuring

affirmatively further fair housing for all residents consistent with local, state and federal law.

Related Policies

Policy 2.7: The County will encourage housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/ gender identity, sexual orientation, marital status, and familial status.

Policy 5.1: The County shall further the cause of fair housing and encourage compliance with fair housing laws.

Policy 5.2: The County will promote housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status.

Policy 5.3: The County will work to educate the community about fair housing, housing programs and housing assistance available to the public.

Policy 5.4: The County will strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

Policy 5.5: The County will strive to reduce and mitigate the impacts of fire and flooding particularly on vulnerable communities in the county.

Related Programs (Implementation Measures)

2.3: Expansion of Housing Choice Vouchers (Section 8). The County shall continue to coordinate with the Plumas County Community Development Commission (CDC) to provide Housing Choice Vouchers (Section 8) allocations for Sierra County. In partnership with the CDC, the County will implement a Housing Choice Voucher (Section 8) education program to share information about the program with rental property owners and managers and hold trainings on avoiding discriminatory practices based on income or other protected classes. The County will also review available funding opportunities annually and create incentives for participating property owners as funds become available. The County will distribute this information to property owners and managers across the county to facilitate mobility opportunities for lower-income households throughout the county. 4.1: Incentives for Special Needs Housing. The County shall use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing, to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless). See Implementation Measure 2.1 regarding Zoning Code amendments.

4.2: Emergency Shelters and Transitional Housing. The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the County, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers (such as Health and Human Services) and providing assistance in obtaining grants.

5.1: Housing Discrimination. The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, the County website, and other areas in which the public gathers information.

5.2: Furthering Fair Housing. The County will disseminate fair housing information in in English and Spanish at appropriate public locations and events. The County will work with other local agencies and service providers to include fair housing information in appropriate format within their facilities. Specific actions will include:

a. Refer interested persons to the California Fair Housing and Employment Council.

b. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year.

c. Collaborate with the Plumas County Community Development Commission (PCCDC) on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in high and highest resource areas and make brochures and other materials available in County offices and on the County's website.

d. Continue providing tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information.

e. Establish a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including California Rural Legal Assistance.

f. Refer to Implementation Measure 2.3 regarding expanding Section 8 Vouchers for Sierra County residents.

5.3: Reduce Barriers to Fair Housing. To the extent resources are available, the County will reduce key barriers to fair housing identified in the Fair Housing Analysis of this Element including implementing the following programs:

a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment.

b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.

c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure across the county.

d. Coordinate with the Northern Sierra Air Quality Management District to conduct outreach about available grant and incentive programs.

5.4: Hazard Mitigation to Vulnerable Communities. To the extent resources are available the County will review funding opportunities in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods.

5.5: Reduce Hazards to Vulnerable Communities. To the extent resources are available, the County will reduce and mitigate the impacts of fire and flooding on vulnerable communities in the county, the County will review funding opportunities on an annual basis and apply as funds become available in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods.

A complete assessment of the AFFH Act, as it pertains to Sierra County, is provided in Appendix G.

Chapter 6: Housing Goals, Policies and Actions

Under California law, the Housing Element must include the community's goals, policies, quantified objectives and housing programs for the maintenance, improvement, and development of housing. This Housing Element sets out policies that guide the County toward reaching its housing goals. Implementation measures are actions that the County will take to implement its policies for the 2024-29 Housing Element Update planning cycle. The implementation measures include a specific time frame for implementation and identify the agencies or officials responsible for implementation. This Chapter of the Housing Element Update complies with the requirements and goals of Government Code § 8899.50(b). Consistent with state law, each program identifies actions, timeframes, objectives, responsible agencies and funding.

Overall Housing Goal

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.

Policies and Implementation Measures

Goal 1: Accommodate the County's Housing Allocation

The County shall plan to accommodate at least 2 lower income dwelling units between 2024 and 2029 to meet its share of the State's housing needs for this region.

Policies

Policy 1.1: The County will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.

Policy 1.2: Whenever the County updates its Zoning Code, General Plan, or community plans, it shall consider the need to provide additional land for various types of residential development.

Policy 1.3: The County shall strive to provide adequate services for the development of housing units by assisting in the expansion of water and sewer facilities, as appropriate and feasible.

Implementation Measures

Measure 1.1: Permit Review. The County shall periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but remain effective and meet legal review requirements. This review will be conducted as part of the County's ongoing permit streamlining program.

Objective:	Reduction of time and cost to developers.
Responsible Agency:	Planning Department
Timeframe:	Review Annually
Funding:	Permits Fee, General Fund

Measure 1.2: Improvement of Community Water and Sewage Facilities. In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and provide assistance in obtaining grants. Assistance will be provided by the County to developers to create and maintain joint or shared sewage disposal systems for new subdivisions. Assistance will be provided by the County to the communities of Alleghany, Downieville, Sierra City, Calpine, Sierra Brooks and Sierraville to identify the potential inadequacies of their systems, provide solutions and identification of and assistance with obtaining grants.

Objective:	To improve and expand local water and develop new sewer services and remove infrastructure constraints to new housing.
Responsible Agency:	Board of Supervisors and Public Works Department
Timeframe:	The County will actively pursue state and federal funds at least every other year and on an ongoing basis to identify infrastructure grant funding with emphasis on supporting the development of low-income housing construction.
Funding:	Grants, General Fund

Measure 1.3: Water and Sewer Priority. Pursuant to Government Code § 65589.7, the County will immediately deliver its adopted Housing Element to water and sewer providers, if established during this 7th Housing Cycle, and the develop specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower-income households.

Objective:	To communicate new housing objectives to affected water and sewer providers.
Responsible Agency:	Planning Department
Timeframe:	Immediately following adoption of Housing Element. Develop formal policy by July 2025.
Funding:	General Fund

Measure 1.4: No-Net-Loss and Surplus Site. In compliance with "no-net-loss" zoning requirements in Government Code § 65863 and Government Code § 54220, the County shall take and/or maintain the following:

a. Identify and make available a replacement site within 180 days if any projects remove lower income housing supply or future zoned property identified for lower income housing (to be included in the Zoning Code Update for Implementation Measure 2.2).

b. Maintain a list of the housing sites inventory on the County's website and track database as changes occur including monitoring the distribution of the sites inventory to ensure that, if additional sites are identified, the inventory continues to affirmatively further fair housing.

c. Create and maintain a list of additional potential sites with appropriate zoning that could be added to the Sites Inventory if the density or development capacity is reduced upon project approval or other actions.

d. Complete and maintain a list of surplus County properties for providing the opportunity to develop future affordable housing.

Objective:	Retain lower income housing and provide opportunities for future development of affordable housing.
Responsible Agency:	Planning Department
Timeframe:	Complete list of surplus housing sites by December, 2024 and ongoing.
Funding:	General Fund

Goal 2: Provide Affordable Housing

The County shall strive to support in the production of housing that will be affordable to serve the needs of lower income households and assure housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status in the County.

Policies

Policy 2.1: The County shall provide opportunities for the development of affordable housing types.

Policy 2.2: The County will continue to seek and develop programs that expand the supply of permanent rental housing.

Policy 2.3: The County will continue to allow manufactured housing on parcels zoned for single family residences, allow permits for state-licensed mobile home parks, and will

administer standards and treat this type of housing the same as other single-family housing in accordance with State Housing law.

Policy 2.4: The County will update and maintain housing regulations that comply with state and federal laws to address the need for lower income housing, such as allowing and encouraging the production of accessory dwelling units, and higher density housing development, and increasing investment into infrastructure that supports this housing.

Policy 2.5: The County shall allow housing developments with at least 20 percent affordable housing by right on lower income housing sites on all sites zoned R-3, Residential Multiple-Family.

Policy 2.6: The County shall encourage the development of more workforce rental housing to increase the supply of rental housing.

Policy 2.7: The County will encourage housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status and familial status.

Implementation Measures

Measure 2.1: Support Lower and Moderate Income and Special Needs Housing Development. The County will encourage, support, and, to the extent the County has available resources, assist agencies and developers seeking financial assistance from State and Federal programs to provide housing for extremely low-, very low-, low- and moderate-income households, including special needs households such as seniors and farmworkers. The County will provide support services such as:

a. Helping identify sites where housing will be compatible with existing zoning regulations and general plan policies/programs;

b. When determined applicable, the County shall apply for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections;

c. Proactively reach out to affordable housing developers at least every other year to identify development opportunities and opportunities to support funding applications by housing providers when applicable; and

d. Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.

e. Working with non-profit (such as FREED) and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.

The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low- and moderate-income households. Information brochures shall be printed and made available at County offices, libraries, and other public agencies, and shall be posted on the County website.

Objective:	Four units of affordable housing, including at least 2 low- and 2 very low-income housing unit.
Responsible Agency:	Planning Department
Timeframe:	Actively pursue state and federal funds at least every other year and on an ongoing basis to support low-income housing construction and rehabilitation and seek new funding programs to create additional local sources of funding for affordable housing. The County will proactively reach out to affordable housing developers at least every other year to identify development opportunities.
Funding:	State and Federal Programs (CDBG, HOME, USDA Rural Housing Services)

Measure 2.2: Zoning Code Amendments. Make changes to the Zoning Code in compliance with State housing law consistent with Appendix I of this Housing Element Update, Zoning Codes Assessment and Recommended Changes as follows.

- Low-Barrier Navigation Centers. Define and low-barrier navigation centers as temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing and permit by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; Assembly Bill [AB] 101).

- Emergency Shelter Parking and Standards. Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Review and revise parking standards for emergency shelters to allow sufficient parking to accommodate all staff working in the emergency shelter, provided standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4)

- Employee (Farmworker) Housing. Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons.

- Single Room Occupancy Units. To facilitate housing for extremely low-income persons, the County will define single-room occupancy units in compliance with Government Code Section 65583(c)(1), identify at least one zone where they will be permitted, and establish specific development standards that encourage and facilitate the development these units.

- Residential Care Facilities (including group homes). Amend the Sierra County Code to permit group homes for six or fewer persons (regardless of licensing) similar to a single family use in all zones allowing single family uses and permit (not subject to a CUP) group homes for seven or more persons (regardless of licensing) in all zones allowing residential uses similar to other residential uses of the same type in the same zone, subject only to clear, transparent, and objective standards.

- Reasonable Accommodations. The County will develop a formal process for approving reasonable accommodations requests to accommodate persons with disabilities.

Objective:	The development of housing units, enhance diversity of housing needs in Sierra County and address furthering fair housing in compliance with State housing law.
Responsible Agency:	Planning Department, Planning Commission, and Board of Supervisors
Timeframe:	Complete Zoning Ordinance Update by March 2025implement thereafter.
Funding:	General Fund and State Grants (such as LEAP)

Measure 2.3: Expansion of Housing Choice Vouchers (Section 8). The County shall continue to coordinate with the Plumas County Community Development Commission (CDC) to provide Housing Choice Vouchers (Section 8) allocations for Sierra County. In partnership with the CDC, the County will implement a Housing Choice Voucher (Section 8) education program to share information about the program with rental property owners and managers and hold trainings on avoiding discriminatory practices based on income or other protected classes. The County will also review available funding opportunities annually and create incentives for participating property owners as funds become available. The County will distribute this information to property owners and managers across the county to facilitate mobility opportunities for lower-income households throughout the county.

Objective:	Assist at least 5 households with accessing the HCV program. Encourage at least 5 new property owners to participate in the program.
Responsible Agency:	Health and Human Services Department and Plumas CDC
Timeframe:	Assist the Plumas CDC with publicizing the Section 8 program at least biannually on the County's website and social media pages to facilitate access to housing mobility opportunities. The County will also seek funding annually to provide incentives for property owners to rent to Section 8 households, including households that apply to build ADUs. These efforts will be prioritized in areas close to existing services.

Measure 2.4: Increase the Supply of Workforce and Affordable Housing (especially permanent rental housing units). The County shall work with the property owners and other public agencies of to develop affordable housing including the following actions:

1. The County plans to proactively rezone several properties identified in the vacant sites' candidate list in Appendix E to R-3/MUR to reduce constraints to producing low- and very low-income housing to provide additional housing opportunities.

2. Work with the City of Loyalton to expand the supply of higher density housing where public water and sewer is available.

3. Assist with grant applications for the City of Loyalton to improve public water and sewer systems that can increase capacity for increased housing production.

4. In accordance to criteria established for vacant sites in California Government Code §§ 65583.2(c)(2)(A), (B) and (C) the County will encourage the subdivision of vacant and/or underutilized R-3 and designated MUR General Plan designated parcels that are larger than 10 acres in size or that have access to public sewer and water by providing for reduced or no costs for subdivision applications if the applications involve development of high-density residential development of at least 5 units/acre.

5. The County will evaluate the feasibility of creating a public sewer system to serve the Downieville community.

Objective: At least 6 units of affordable housing, including at least 4 moderate, 2 low-, and 1 very low-income housing units.

Responsible Agency: Planning Department, Planning Commission, Board of Supervisors and also in cooperation with the City of Loyalton, where applicable.

Timeframe: As cross-referenced to actions:

1. August 2029
2. Upon the City completing repairs to water system that results increased housing capacity – Ongoing.
3. Ongoing
4. Amend the County's Fee Schedule to reduce fees for processing subdivisions for R-3/MUR designated sites that are greater than 10 acres to accommodate for high density housing development by 2025.
5. Establish task force appointed by the Board of Supervisors to study this by December 2024, and report back to the Board of Supervisors by December 2025. Apply for grants annually and as NOFAs are released to develop sewer master plan in 2026. If sewer master plan is completed in 2027, evaluate funding to construct system starting in 2029.

Funding: General Fund Grants

Measure 2.5: Accessory Dwelling Unit (ADU) Ordinance. The County shall adopt an ADU ordinance consistent with state law. To further improve the affordability of these units, the County will amend the County's Fee Schedule to waive development/building fees, if the owner applies a deed restriction (covenant) on the property to restrict rents to low- and/or very low-income tenants. The County shall continue to develop and maintain programs, such as the ADU Plans Program, to promote and make these units more affordable to create (see Appendix F).

The County will monitor the production and affordability of ADUs as part of the annual progress report and at least twice in the planning period will evaluate if production and affordability are meeting assumptions and affecting the ability to accommodate the RHNA. If necessary, the County will take alternative actions within 6 months to complete alternative strategies, including identifying additional sites or rezoning.

Objective: Two new accessory dwelling units

Responsible Agency: Planning Department

Timeframe: Amend Fee Schedule for ADUs July 2025 and review programs, including funding opportunities to make ADU more affordable. Monitor annually, take alternate actions if needed within 6 months

Funding: General Fund, State and/or Federal Grants

Goal 3: Maintenance, Rehabilitation and Replacement of Existing Housing

The County will continue to help rehabilitation of substandard dwelling units and abatement of dangerous residential structures through code enforcement.

Policies

Policy 3.1: To the extent resources are available, the County shall continue to provide housing rehabilitation assistance to low-income homeowners throughout the unincorporated communities.

Policy 3.2: The County will continue to enforce the California Building Standards Code, the Fire Safe Codes and the Health and Safety Regulations.

Implementation Measures

Measure 3.1: Housing Rehabilitation. The County shall promote rehabilitation of existing substandard housing by distributing information on the U.S. Department of Agriculture Rural Development Single Family Housing Rehabilitation Program, which provides up to $50,000 in grants to residents of Sierra County to seek housing grants, loans and programs that support housing rehabilitation:

https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-repair-loans-grants-9

Objective:	Rehabilitation of 4 substandard housing units.
Responsible Agency:	Planning Department
Timeframe:	Create link to USDA Website on County Website by December 2024. Incorporate Energy Conservation Implementation Measure 3.1, regarding weatherization program into this housing rehabilitation measure by December 2024. Start promoting housing rehabilitation program by reaching out to 10 homeowners with critical rehabilitation needs annually January 2025.
Funding:	USDA Federal Grant Funding

Measure 3.2: Energy Conservation. The County will continue to participate in programs and policy development that encourage energy conservation. The County shall continue to offer home weatherization programs through the Plumas-Sierra Rural Electric Cooperative:

https://www.psrec.coop/services/low-income-assistance/

Examples of County participation include the following: incentives to promote alternative or higher density housing within existing communities by encouraging green building techniques; green building materials; energy cost reductions; and coordination with serving utilities to encourage energy conservation retrofits. This energy conservation program shall be coordinated with other related Implentation Measures:

2.1-Support of Low and Moderate Income and Special Needs Housing Development.,
2.4- Increase the Supply of Workforce and Affordable Housing (especially permanent rental housing units), and
3.1 Maintenance, Rehabilitation and Replacement of Existing Housing

Objective:	Providing information to the public about available weatherization programs and promoting energy conservation.
Responsible Agency:	Planning and Building Departments, Board of Supervisors.
Time Frame:	Ongoing
Funding:	Grants, General Fund

Measure 3.3: Code Compliance. The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will focus code enforcement efforts in the Sierraville/ Alleghany/Pliocene Ridge area where there is a greater need for housing improvement to help residents make critical repairs to deteriorated housing stock. The County will support local educational and home repair clinics by supplying fliers and announcements of the clinic on the County website.

Objective: Preserving the County's housing stock, including at least 5 lower income residents in the Sierraville/Alleghany/Pliocene Ridge area.

Responsible Agency: Building and Development Services, Board of Supervisors

Time Frame: Ongoing, Annually

Funding: Permit Fees, General Fund

Goal 4: Meet Special Housing Needs

The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County.

Policies

Policy 4.1: The County shall encourage a variety of housing types to meet the special housing needs of the diverse population.

Policy 4.2: The County will encourage the inclusion of units designed to accommodate wheelchair bound, blind, and other physically restricted persons in new or rehabilitated multiple-family projects of more than 4 units which are funded through Community Development Block Grants or other federal/state sources.

Policy 4.3: The County will work with FREED or another equivalent organization in seeking rehabilitation program grants for very low-income disabled persons and senior citizens to improve accessibility and safety residential buildings.

Implementation Measures

Measure 4.1: Incentives for Special Needs Housing. The County shall use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless). See Implementation Measure 2.1 regarding Zoning Code amendments.

Objective: Facilitate the development of housing for special needs groups.

Responsible Agency: Planning Department, Building Division

Timeframe: Actively pursue amendments to land use, development regulations, and practices least every other year and on an ongoing basis with emphasis to develop special needs housing.

Funding Sources: General Fund

Measure 4.2: Emergency Shelters and Transitional Housing. The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the

	County by providing incentives, such as fee reductions and modifications to development standards; annual outreach to developers, providers, and stakeholders; ongoing referrals to existing providers (such as Health and Human Services); and assistance in obtaining grants. Objective: The support, maintenance, and production of emergency and transitional facilities.
Responsible Agency:	Planning Department, Board of Supervisors, Health Services
Timeframe:	Ongoing (as needed) Revise and revise the Zoning Code by December, 2024 (see Implementation Measure 2.2). Fee reductions to address emergency type shelters by December, 2024 and annually reviewed. Reach out to affordable and emergency housing developers at least every other year to identify development opportunities.
Funding:	Grants and General Fund

Measure 4.3: Monitor Affordable Housing. The County will monitor the continued affordability of 49 affordable housing units in the County, including the Sierra Valley Senior Apartments at 100 Hill Street, Loyalton.

Objective:	Maintain the continued affordability of 49 affordable housing units and conserve the existing housing stock.
Responsible Agency:	Planning Department
Timeframe:	Review annually with Planning Commission and Board of Supervisors.
Funding:	General Fund

Measure 4.4: Implementation of American Disabilities Act: The County will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest California Buildings Standards Code requirements and further update as they become effective.

Objective:	Improve ADA accessibility.
Responsible Agency:	Planning Department
Timeframe:	Review annually
Funding:	General Fund

Goal 5: Prevent Housing Discrimination and Reduce Barriers to Fair Housing

The County will not allow discrimination to interfere with the attainment of its housing goals and objectives and will strive to remove barriers to fair housing by assuring affirmatively further fair housing for all residents consistent with local, state and federal law.

Policies

Policy 5.1: The County shall further the cause of fair housing and encourage compliance with fair housing laws.

Policy 5.2: The County will promote housing opportunities for all persons, regardless of race, color, national origin, ancestry, religion, disability, source of income, gender/gender identity, sexual orientation, marital status, and familial status.

Policy 5.3: The County will work to educate the community about fair housing, housing programs, and housing assistance available to the public.

Policy 5.4: The County will strive to reduce barriers to fair housing, such as increasing investing in infrastructure that supports additional rental housing, improving active transportation, and increasing access to telecommunications.

Policy 5.5: The County will strive to reduce and mitigate the impacts of fire and flooding particularly on vulnerable communities in the county.

Implementation Measures

Measure 5.1: Housing Discrimination. The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website and other areas in which the public gathers information. This will include updating the Sierra County Resource Guide to include this information in both English and Spanish.

Objective:	Ensure that any persons subjected to any housing discrimination shall be provided with a conduit to eliminate this discrimination.
Responsible Agency:	District Office of Fair Employment and Housing
Timeframe:	Housing Discrimination Program, including assembling fair housing information and referrals and update of the Sierra County Resource Guide to be completed by January 2025.
Funding:	Grants, General Fund

Measure 5.2: Furthering Fair Housing. The County will disseminate fair housing information in in English and Spanish at appropriate public locations and events. The County will work with other local agencies and service providers, and other stakeholders to include fair housing information in appropriate format within their facilities. Specific actions will include:

1. Refer interested persons to the California Fair Housing and Employment Council.

2. Facilitate public education and outreach by creating informational flyers on fair housing in English and Spanish that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year.

3. Collaborate with the Plumas County Community Development Commission (PCCDC) on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in high and highest resource areas and make brochures and other materials available in County offices and on the County's website.

4. Continue providing tenant-landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information.

5. Establish a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and

refer all fair housing complaints to service providers including California Rural Legal Assistance.

6. Refer to Implementation Measure 2.3 regarding expanding Section 8 Vouchers for Sierra County residents.

Objective: To promote equal housing opportunity access including information in both English and Spanish.

Responsible Agency: Department of Health and Human Services (primary), Planning

Timeframe: Establish complaint process/protocol for referring complaints to California Rural Legal Assistance and update County Website to address complaints by December 2024

Annually, monitor and update

Funding: General Fund

Measure 5.3: Reduce Barriers to Fair Housing. The County will work to reduce key barriers to fair housing identified in the Fair Housing Analysis of this Element including implementing the following actions:

a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment with the objective of securing funding for at least one project per year.

b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students.

c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommunications access or install infrastructure to increase availability and reliability of telecommunications infrastructure across the county.

d. Coordinate with the Northern Sierra Air Quality Management District to conduct outreach about available grant and incentive programs.

Objective: As cross-referenced to above referenced programs:

a) To the extent funding is available, fund one project annually.

b) Improve active transportation to residents.

c) Increase telecommunications access to at least 300 residents every year.

d) Connect with at least 20 residents during the planning period.

Responsible Agency: As cross-referenced to above referenced programs:

a) Public Works and Planning Departments and Board of Supervisors

b) Planning, Public Works, and Public Health Departments

c) Public Works and Planning Departments and Board of Supervisors

d) Planning Department

Timeframe: Annual review for each identified program.

Funding: Grants, General Fund

Measure 5.4: Hazard Mitigation to Vulnerable Communities: The County will review funding opportunities and apply at least once during the planning period in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. In order to encourage utilization of funds, as hazard mitigation program funds become available the County will conduct countywide outreach and will partner with social services organizations to ensure lower-income households are made aware of funding opportunities. Also, the General Plan Safety Element, which is being updated, shall include programs targeted to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, single-access road residents ,lower-income and other special needs households.

Objective: Provide at least two individual grants or project funding incentives during the planning period

Responsible Agency: Planning and Public Works Departments

Timeframe: Review funding opportunities on an annual basis and apply as opportunities are available, submitting at least one application during the planning period. As program funds are available, conduct countywide outreach within six months of funds becoming available, including partnership with social services organizations. Identify flexible standards options for post-disaster home reconstruction by December 2025 and implement within six months by making information available online and at the planning counter.

Complete update to the General Plan Safety Element by June, 2025.

Funding: Grants, General Fund

Measure 5.5: Reduce Hazards to Vulnerable Communities: The County will reduce and mitigate the impacts of fire and flooding on vulnerable communities in the county. The County will review funding opportunities on an annual basis and apply as funds

become available to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods. Also, the County Local Hazard Mitigation Plan shall be updated to include programs targeted to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, single-access road residents ,lower-income and other special needs households.

Objective:	Obtain funding for one target community per year during planning period. This coincides with Implementation Measure 3.1, Housing Rehabilitation.
Responsible Agency:	Planning and Public Works Departments
Timeframe:	Annually
	Local Hazard Mitigation Plan to be updated to address vulnerable populations by June, 2025.
Funding:	Grants, General Fund

Goal 6: Ensure General Plan Consistency and Citizen Participation

The policies of all elements of the General Plan must be consistent and provide opportunity for public participation. This type of consistency requires periodic annual review to maintain the Housing Element's consistency with the other elements of the General Plan and to ensure citizen involvement and review of the programs of the Housing Element.

Policies

Policy 6.1: The County will use General Plan Land Use Maps for density decisions unless these regulations conflict with state and federal Law.

Policy 6.2: The County will continue to monitor changes in state and federal law and amend its housing and zoning regulations and procedures to comply.

Implementation Measures

Measure 6.1: General Plan Annual Review. The County shall review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives and update the data in the Housing Element on a continual basis. County staff shall provide annual reports as to the effectiveness of the Housing Element to the Planning Commission, Board of Supervisors and State, and provide the opportunity for public participation in this process as required by California Government Code § 65400.

Objective: Maintain a General Plan, including the Housing Element, which contains current data and is effective in implementing housing goals.

Responsible Agency: Planning Department

Time Frame: Annually

Funding: General Fund

Quantified Objectives

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation) and preservation (of at-risk rental units).

Quantified housing objectives are provided in Table 43 below for the construction of new housing units, rehabilitation of existing units and preservation of affordable and special needs housing units, because of implementation of the above programs. These objectives, which are for the 2024-29 planning period, are based upon past development trends and the results of the County's programs discussed above.

Table 43. Summary of Quantified Objectives / Unincorporated Sierra County (2024-29)

Income Group	New Construction	Rehabilitation	Preservation/ Conservation	Total
Extremely Low	1	--	--	1
Very Low	1	--	2	1
Low	1	1	7	4
Moderate	5	2	4	11
Above Moderate	5	5	--	10
Total	**12**	**8**	**13**	**27**

During the planning period, the quantified objectives for new construction of one very low-income and one low-income unit comply with the 7th Cycle RHNA for the County. In addition 1 extremely low income unit is proposed as an objective; beyond RHNA. Additional units are additional objectives of the County.

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Appendices

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County of Sierra

Housing Element 2024-29

APPENDIX A

Public Participation Program

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Public Participation (Additional information to be completed after final planning commission and Board of Supervisors approval of document)

Public input was received through a noticed public workshop conducted on November 16, 2023, with the Planning Commission to gain public input. Subsequently, a public workshop was conducted by the Planning Commission on July 11, 2024, and a public hearing was conducted on January 16, 2025; and a public hearing was conducted with the Board of Supervisors on March 4, 2025. Notices were both emailed and sent through the U.S. Postal Service to public agencies, as referenced in this Appendix. Notices were also published in English and in Spanish in the Mountain Messenger newspaper. A questionnaire on housing needs in Sierra County was posted on the County's Website with a few responses received between November 16, 2023, and February 22, 2024. In accordance with AB 215 the first draft of the Housing Element was circulated for a minimum 30-day public comment period (between June 3, 2024, and July 5, 2024). The draft was updated to address comments received during this period.

The draft Housing Element Update was made available at Sierra County Planning and Building Department in Downieville, CA and was posted on the County's website for review and comments and public agencies were notified and requested input on the document. The County contacted stakeholders regarding the 7th Cycle Housing Element update process and additionally invited to join a public workshop held on November 16, 2023, with the Planning Commission to provide information on the ongoing Housing Element Update and solicit input on housing issues, opportunities, and potential implementation programs: The following agencies were also contacted by mail to notify and solicit comments on the draft Housing Element Update.

- Sierra County Social Services
- Sierra County Health & Human Services Department
- FREED Center for Independent Living
- Downieville Volunteer Fire Protection District
- Sierra City Volunteer Fire Protection District
- Pliocene Ridge Volunteer Fire Department
- Loyalton Fire District
- Sierra County Fire Safe Council
- Sierra County Senior Centers
- Sierra County Senior Transportation
- Plumas Sierra Rural Electric Coop
- Liberty Utilities
- Pliocene Ridge Community Services District
- Private Community Water Purveyors
- Downieville Public Utilities District
- Alleghany/Pliocene Ridge Water District
- Sierra Brooks Community Water System (Sierra Co. DPW)
- Sierra County Director of Health and Human Services
- Sierra-Plumas Joint Unified School District

- Sierra County and Eastern Sierra Valley Chambers of Commerce
- Sierra County Child Care Council
- Native American Tribes (SB-18 tribal consultation)
- Local Health Care Providers: Western Sierra Medical Clinic, Eastern Plumas Hospital District
- California Department of Housing & Community Development (HCD)
- Cal Trans
- United States Forest Service-Yuba River Ranger District
- Sierra Brooks Property Owners Association
- Sierra-Plumas Joint Unified School District
- City of Loyalton
- Sierra County Board of Supervisors
- General public outreach (newspaper, county website, post office postings, etc.)

In future outreach efforts, the County will include a request to these agencies to inform their clients and/or members of their community about updates to the Housing Element and opportunities to provide comment in order to encourage Housing Element input from lower-income and special needs households.

During the November 16, 2023, Planning Commission workshop the staff consultant team, Gary Price, Price Consulting Services, gave an overview of the General Plan Housing Element Update process as well as a summary of the County's RHNA obligation. Attached are the minutes to the meeting. As noted in the attached meeting minutes, there was no significant public comment made during the meeting.

The County distributed consultation letters to the Native American Tribes notifying them of updates being made to the Housing Element and soliciting feedback pursuant to Senate Bill 18. No requests were made by tribes requesting consultation.

Comments received and responses to public comments during this circulation are referenced in Table 1 below.

Finally, prior to adoption of the document, duly noticed public hearings were held before the Sierra County Planning Commission on January 16, 2025 and the Sierra County Board of Supervisors on March 4, 2025. Details of the public participation process, including letters, the questionnaire (and responses), notices and public agency information are referenced in the following pages of this Appendix.

The County will actively engage the community in the progress of the housing element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

Table 1 below summarizes all written public input received and responded to by the County/Staff Consultant Team:

Sierra County Housing Element Update
Public Outreach Program
Responses to Public Comments

SUMMARY LIST OF RESPONSES: Summary of Public Comments and County Responses
(refer to all written correspondence following this Table)

TABLE 1

Commenting Agency or Entity	Date	Summary of Comments	County Response
Public and Agency Comments ***Note: Tribal Agency Comments at End of this Table***			
Joeseph Marcy	May 30, 2024	See attached email for more details. In summary: 1. Noted concerns regarding consolidating the definition of second residential units into accessory dwelling units. 2. Concerns with general plan and zoning consistency 3. Questions about zoning definition recommendations and who is preparing the zoning code update.	See July 1, 2024, email response from County staff (attached). In summary the response indicates as follows: 1. County Zoning Code is required to comply with State Housing Law which preempts secondary dwelling unit regulations. 2. Clarified indicating that the County is preparing an update to the Zoning Code with an approved consultant 3. Questions responded to.
Melisa lundby, Northern Sierra Air Quality Management District (NSAQMD)	June 3, 2024	See attached email NSAQMD encourages increased density close to amenities and other populated areas to provide housing that will not add additional traffic and automobile emissions to the airshed. Due to the unique structure and size of Sierra County I believe your housing element promotes these same goals. Water and sewer connectivity remain a guiding factor in housing development in Sierra County, and your Housing element promotes new higher density housing be located adjacent to populated areas. NSAQMD would also recommend new development of higher density housing include provisions for pedestrian access.	Comments noted. No response needed
Lindsey Wells, Freed	June 28, 2024	See attached email: Requested that the Housing Element address special housing needs listing specific items.	Comments noted.

Commenting Agency or Entity	Date	Summary of Comments	County Response
			See July 1, 2024, email response from County staff (attached). In summary the response indicates as follows: A number of new policies and measures have been added to address FREED's comments.
Letter from Gary Arnold, Branch Chief District 3, California Department of Transportation	July 2, 2024	Summary of State and Federal Permit requirements for the development projects in Sierra County.	The Housing Element is a policy document that has no direct impact on State highways. Development projects are reviewed with Caltrans when they do impact State highways. No response necessary.
Letter from Gary Arnold, Branch Chief District 3, California Department of Transportation	October 29, 2024	Summary of State and Federal Permit requirements for the development projects in Sierra County.	The Housing Element is a policy document that has no direct impact on State highways. Development projects are reviewed with Caltrans when they do impact State highways. No response necessary.
Joeseph Marcy	March 4, 2025	The greatest concern I have is the current Sierra county zoning code which contradicts many aspects of this plan, associated elements, actual land use designations and previous plans. The previous plan and the plan before that stated the zoning code would be updated during that cycle, but that didn't happen. The proposed update today claims the same, but I'm very hesitant to believe this. If the zoning isn't aligned with the General Plan and associated elements, including the Housing Element, how do residents understand the impacts of an update and how they apply? However, many residents, including myself , understandably don't know what or how this impacts the processes that guide their ability and land use. Until these aspects are aligned , there will continue to be constraints preventing the residents of the county from developing their land.	Received and reviewed by the Board of Supervisors during March 4, 2025, Public Hearing. No response to comments and not changes made to document as a result of comments.
Tribal Resources and Consultations			
Native American Heritage Commission	November 28, 2023	Recommendations regarding tribe consultation (see attached letter).	Letters circulated to all tribes on the Native American Heritage Commission Certified Tribe List (see attached letter sample)

Notices and Announcements:

Posted on County Website on November 1, 2023

Housing Element

Public Announcement

Sierra County is conducting an update to the Housing Element. The Housing Element, part of the County's General Plan, is a policy document that addresses existing and future housing needs for all residents residing in unincorporated area of Sierra County and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the County is updating the document for the 2024-2029 period.

The Planning Commission will be holding a public workshop meeting on November 16, 2023, to review the current 2019-2024 Housing Element, discuss recent State laws and consider any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the County kicks off an update as required by State Law for the next five-year planning cycle. This meeting will be held at 10:00 a.m. at the Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the draft document are available for purchase or review at Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Additional information may be obtained regarding this matter and you may also request an electronic version of the document by contacting Monica Beachell, Planning Department Specialist, (530) 289-3251 or by e-mail at mbeachell@sierracounty.ca.gov.

Anuncio Público

El condado de Sierra está realizando una actualización del Elemento de Vivienda. El Elemento de Vivienda, parte del Plan General del Condado, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes que residen en áreas no incorporadas del Condado de Sierra y grupos económicos. El Estado de California exige por ley que el Elemento de Vivienda se actualice periódicamente, generalmente cada cuatro o cinco años. Para este programa, el Condado se encuentra actualizando el documento para el periodo 2024-2029.

La Comisión de Planificación llevará a cabo una reunión de taller público el 16 de noviembre de 2023 para revisar el Elemento de Vivienda actual 2019-2024, discutir las leyes estatales recientes y considerar cualquier cambio necesario para actualizar el documento para reflejar las condiciones y necesidades actuales y está buscando comentarios del público para estos cambios a medida que el condado inicia una actualización según lo exige la ley estatal para el próximo ciclo de planificación de cinco años. Esta reunión se llevará a cabo a las 10:00 a. m. en el Tribunal del Condado de Sierra, Cámara de la Junta de Supervisores, 100 Courthouse Square, Downieville, CA.

Se invita a todas las personas interesadas a presentar testimonio sobre el asunto en la reunión y/o presentar comentarios por escrito antes de la reunión. Copias del borrador del documento están disponibles para su compra o revisión en Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Se puede obtener información adicional sobre este asunto y también puede solicitar una versión electrónica del documento comunicándose con Monica Beachell, especialista del Departamento de Planificación, (530) 289-3251 o por correo electrónico a mbeachell@sierracounty.ca.gov.

Public Comments

We want to hear from you! We are currently soliciting public comments on the Housing Element update. Please use the form at the bottom of this page to submit your comments, questions, concerns, and ideas.

Comments may also be submitted via email to mbeachell@sierracounty.ca.gov

or via regular mail to Sierra County Planning Department | PO Box 530, Downieville, CA 95936

Published in The Mountain Messenger on November 2 & 9 of 2023

SIERRA COUNTY
Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
(530) 289-3251

Brandon Pangman
Director

SIERRA COUNTY PLANNING COMMISSION

NOTICE OF PUBLIC WORKSHOP

November 16, 2023

NOTICE IS HEREBY GIVEN that the Sierra County Planning Commission will conduct the following public workshop at 10:00 a.m. on Thursday, November 16, 2023 in the Board of Supervisors Chambers, Sierra County Courthouse, Downieville, CA. Interested persons are urged to attend.

> **Public Workshop on the General Plan Housing Element Update** The State of California requires all local governments to adequately plan to meet the housing needs of the community. Local governments meet this requirement by adopting housing plans, required to be updated every 5 years, as a part of the General Plan. Housing Elements that are compliant with State guidelines allow local governments to be eligible for state funding programs for transportation, infrastructure, and housing.

The purpose of a public hearing is to obtain testimony from affected and/or interested persons regarding this project. Persons interested in this matter scheduled before the Planning Commission are urged to attend or provide written comments. The Planning Commission will consider all written comments received.

POR EL PRESENTE SE NOTIFICA que la Comisión de Planificación del Condado de Sierra llevará a cabo el siguiente taller público a las 10:00 a. m. del jueves 16 de noviembre de 2023 en la Cámara de la Junta de Supervisores, Palacio de Justicia del Condado de Sierra, Downieville, CA. Se insta a las personas interesadas a asistir.

Taller público sobre la actualización del elemento de vivienda del Plan General El estado de California requiere que todos los gobiernos locales planifiquen adecuadamente para satisfacer las necesidades de vivienda de la comunidad. Los gobiernos locales cumplen con este requisito mediante la adopción de planes de vivienda, que deben actualizarse cada cinco años, como parte del Plan General. Los elementos de vivienda que cumplen con las pautas estatales permiten que los gobiernos locales sean elegibles para programas de financiamiento estatal para transporte, infraestructura y vivienda.

El propósito de una audiencia pública es obtener testimonios de personas afectadas y/o interesadas sobre este proyecto. Se insta a las personas interesadas en este asunto programado ante la Comisión de Planificación a que asistan o proporcionen comentarios por escrito. La Comisión de Planificación considerará todos los comentarios escritos recibidos.

Dated: October 31, 2023	Published: November 2, 2023	Posted: November 2, 2023

SIERRA COUNTY
PLANNING COMMISSION
REGULAR MEETING MINUTES

November 16, 2023

Chair: James Kelley		**Vice Chair**: Liz Fisher
Larry Allen	Janet Baldridge	Mike Filippini

Location: Board of Supervisors' Chambers, Downieville Courthouse | 100 Courthouse Square, Downieville, CA 95936

This meeting was open to the public for in-person viewing/participation, as well as available via video/teleconference.

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1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 10:05 a.m.

Commissioners Present: Commissioners Allen, Kelley, Filippini, and Fisher. Commissioner Baldridge was absent.

Staff Present: Planning Director Brandon Pangman, Planner III Corri Jimenez, and Department Specialist Monica Beachell

Public Present: Supervisor Lila Heuer, Sandy Loving, Joseph Marcy, Gary Price, and Alexander Watt.

2. APPROVAL OF AGENDA

Motion: Fisher/Allen. Vote: 4/0 (Baldridge absent)

3. APPROVAL OF MINUTES

October 12, 2023 Minutes approved as presented.

Motion: Allen/Fisher. Approved without changes. Vote: 4/0 (Baldridge absent)

4. CORRESPONDENCE

None.

5. PUBLIC COMMENT OPPORTUNITY

None.

6. WORKSHOPS

6.1. Housing Element Update Presentation by Gary Price, of Price Consulting Group

Director Pangman introduced Gary Price of Price Consulting Group, who is under contract with Sierra County to update the Housing Element. The following is a summary of Mr. Price's presentation:

Housing Elements are legislative documents found in every jurisdiction's General Plan. State law and the California Department of Housing & Community Development (HCD) require Housing Elements to be updated every 5 years to address affordable housing needs, site inventories, and potential for discrimination.

A successful Housing Element update involves public participation, as well as data provided from HCD and other public agencies that address household incomes, population, demographics, and available housing (both rental and purchasing supply). This data is then used to draft the new, updated Housing Element.

Mr. Price gave target dates for the multiple phases of the update:

- February 2024: Draft Housing Element 2024-2029 available for public comment.
- March-May 2024: HCD review and comment period.
- June 2024: Planning Commission Meeting to review final draft.
- July 2024: Board of Supervisors adoption of the Housing Element.
- August 2024: HCD certification of the Housing Element.

7. PUBLIC HEARINGS

None.

8. BUSINESS REQUIRING ACTION OR DISCUSSION

8.1. Discussion/direction on proposed new policies regulating seasonal fire restrictions on private property in unincorporated Sierra County, amending Sierra County Code 8.12.050

Director Pangman reminded the Planning Commission that the Fire Ordinance issued in 2022 expired, and that many residents are wanting clearer instructions on when they should not participate in seasonal burning on private property. Introducing an ordinance that addresses seasonal burning and fire restrictions would be triggered by the US Forest Service's declarations to coordinate public and private property restrictions but would allow the County to cancel these restrictions at its own discretion. This would also give residents clarity on which days are permissible burn days and what kinds of activities would be restricted, as there is no local Fire Marshall in the County.

8.2. Discussion/direction on proposed amendments to Sierra County Code 12.12, regulating travel trailers and other temporary occupancies.

8.3. Discussion/direction on proposed new policies regulating camping on private property in unincorporated Sierra County.

Director Pangman detailed that Sierra County Code 12.12 has too much information, onerous permitting procedures, and that travel trailers should be placed into a different area of the code. Travel trailers are for temporary uses, and not structures, and therefore should be in the zoning code, rather than the Building Code. Additional concerns were defining camping campgrounds, and temporary structures used for recreation camping and/or dwellings; as well as location criteria, various seasonal considerations, time limits, and permitting requirements. Mr. Pangman informed the Commissioners that staff would prepare draft regulations for discussion/direction at a future meeting.

9. PLANNING DIRECTOR'S STAFF REPORTS

None.

10. PLANNING COMMISSIONERS' REPORTS

None.

11. ADJOURNMENT

Motion to adjourn: Filippini/Allen. Vote: 4/0, approved. (Baldridge absent).

Meeting was adjourned at 11:57 a.m.

It was announced that the next regularly scheduled Planning Commission meeting was scheduled for December 14, 2023.

Respectfully submitted,

Monica Beachell
Monica Beachell
Department Specialist

Approved as Witnessed

Brandon Pangman
Commission Secretary

Email Distribution of Public Agencies

On Mon, Jun 3, 2024 at 11:25 AM Corri Jimenez <cjimenez@sierracounty.ca.gov> wrote:
Dear County Departments, Local Agencies, and Affiliated Organizations,
The Sierra County Planning Department is updating the current Sierra County Housing Element 2019-2024 (6th Cycle), which is part of the County's General Plan, a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. The State of California requires by law that the Housing Element be updated every four years.
The proposed Sierra County Housing Element 2024-2029 (7th Cycle) is available for review and comment. Our office is requesting comments on this draft plan that can help improve housing conditions in the County for the future. Feel free to check out the Sierra County Housing Element Page at Housing Element | Sierra County, CA - Official Website or review the actual report at Sierra-County-2024-2029Housing-Element-Preliminary-Public-Draft-(ca.gov).
Please submit any and all comments by Wednesday July 3, 2024 to myself or planning@sierracounty.ca.gov (see attached routing sheet). Comments can also be mailed to the Planning Department at PO Box 530, Downieville, CA 95936. You may additionally contact the Planning Department by phone at (530) 289-3251, if you have any questions.
Thank you in advance! Take care, Corri

Corri Jimenez

SIERRA COUNTY

Department of Planning and Building Inspection

Post Office Box 530
Downieville, California 95936

Tel (530) 289-3251
Fax (530) 289-2828

Early Consultation / Project Review Routing Sheet

Date: June 3, 2024

To: *Commenting Agencies*

County Departments

- ☒ County Assessor
- ☒ County Treasurer-Tax Collector
- ☒ County Counsel
- ☒ County Sheriff
- ☒ County Environmental Health Department
- ☒ County Surveyor-Engineer
- ☒ County Supervisors
- ☒ County Public Works Department
- ☒ County Fire Safe & Watershed Council
- ☒ County Fish and Game Commission
- ☒ County Historical Society
- ☒ Social Services
- ☒ Health & Human Services
- ☒ Senior Transportation
- ☒ Child Care Council
- ☒ Senior Center
- ☒ Chamber of Commerce-East & West

Federal Departments

- ☒ USFS—Forest Supervisor Office: Tahoe NF, Plumas NF, & Humboldt Toiyabe NF
- ☐ USFS Sierraville District Ranger Office
- ☐ BLM—Regional Office: _____District
- ☐ US Army Corps of Engineers
- ☐ FEMA—NFIP - Region IX

Tribal Consultation

- ☒ Washoe Tribe of Nevada & California
- ☒ T'Si-akim Maidu
- ☒ Greenville Rancheria of Maidu Indians
- ☒ United Auburn Indian Comm. /Auburn Rancheria
- ☒ Nevada City Rancheria

State Departments

- ☒ Dept. of Fish & Wildlife—Regional Office
- ☐ Dept. of Fish & Wildlife—Local Warden
- ☐ Dept. of Fish & Wildlife—Area Biologist
- ☒ State Reg. Water Quality Control Board—Lahontan Region
- ☐ State Reg. Water Quality Control Board—Central Valley Region
- ☐ California Public Utility Commission
- ☒ State Department of Forestry & Fire Protection (CalFire)
- ☐ Air Resources Board
- ☐ Department of Health Services
- ☒ Housing & Community Development
- ☒ Department of Conservation
- ☐ Energy Commission
- ☒ Department of Water Resources
- ☒ CalTrans-District Office-Planning & Project Review
- ☒ CalTrans-District 3 – Sierraville & Downieville Yards
- ☒ Native American Heritage Commission
- ☐ State Office of Planning and Research
- ☒ State Water Board-Division of Drinking Water
- ☒ DWR - Sierra Valley Watermaster
- ☐ Other: _____

Other Agencies

- ☒ Sierra-Plumas Joint Unified School District
- ☒ City of Loyalton
- ☒ Sierra Brooks Homeowners Association
- ☒ Pliocene Ridge Community Services District
- ☒ FREED Center of Independent Living
- ☒ Northern Sierra Air Quality Management
- ☒ Sierra Valley Resource Conservation
- ☐ Nevada County Resource Conservation
- ☐ Sierra Economic Development District
- ☒ Public Utility/Water/Waterworks District: SVPUD, DPUD, Alleghany Water, Calpine Water Co.
- ☒ Sierra Brooks Water District
- ☒ Fire Protection District: SCFPD#1, DFD, SCFD, Pliocene Ridge, Loyalton FD, Truckee Meadows
- ☒ Hospital or Health Care District: Eastern Plumas, WSMC
- ☒ Sierra Valley Groundwater Management
- ☒ Long Valley Groundwater Management
- ☒ Contiguous County Planning Department: Washoe (NV) Planning, Plumas Co, Nevada Co., Yuba Co.
- ☒ Liberty Utilities
- ☒ Pacific Gas & Electric Company
- ☒ Plumas Sierra Rural Electric Cooperative
- ☒ SBC/ATT-Serving Phone Communications
- ☒ Private or Public Water Company: Goodyears Bar, RR Lewis Tract Water Co., Central Town Water Co. Sierra City Waterworks, Maple Grove Mutual Water Co. Tschopp Mutual Water Co. Sierra Pines Water System, Bigalow System, Nourse Water System, Kentucky Mine Water, Calpine Water Co. Sierra Brooks Water
- ☐ California Historical Resources Information System, Northeast Information Center, Chico

Project Description

The following application has been submitted to the Sierra County Planning Department. The project is being sent to your agency for early review and comment. The purpose of this "early consultation/routing" is to identify any unforeseen issues or reasons why the project should not be "exempt" from CEQA, and/or to solicit review comments and recommended conditions of approval.

Application Number:	**1717**
Application Title:	**Sierra County Housing Element, 7th Cycle**
Property Address/Location:	Countywide
Project Description:	The proposed project is updating the Sierra County Housing Element per state requirements. The Sierra County Housing Element 2024-2029 (7th Cycle) can be found online at www.sierracounty.ca.gov/809/housing-element. *Planning staff's preliminary environmental assessment: exempt under CEQA Guidelines Section 15061(b)(3).*

Comments and Conditions

- If you have any questions regarding this project or require additional information to evaluate and prepare comments or recommended conditions for the project, please send us a list of these requests.
- Please send your comments and conditions to us no later than **July 3, 2024.** If we do not receive a response by this date, we will presume that your agency has "no comment." If you require additional time for review, please contact me at: (530) 289-3251 or cjimenez@sierracounty.ca.gov

Sincerely,

Corri Jimenez
Planner

Comments are: ☐ Attached ☐ No comment

_____
Signature, date

_____
Print Name and Title

_____
Print Agency

Native American Tribe Outreach
Letter from Native American Heritage Commission

STATE OF CALIFORNIA — Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokaya Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710

November 28, 2023

Corri Jimenez
Sierra County

Via Email to: cjimenez@sierracounty.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18, Government Code §65352.3 and §65352.4, Sierra County Housing Element, 7th Cycle Project, Sierra County

Dear Ms. Jimenez:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties.

Government Code § 65352.3 and § 65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

The NAHC also believes that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

   - A listing of any and all known cultural resources that have already been recorded or are adjacent to the APE, such as known archaeological sites;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
   - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code §6254.10.

3. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission. The request form can be found at http://nahc.ca.gov/wp-content/uploads/2015/08/Local-Government-Tribal-Consultation-List-Request-Form-Update.pdf.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we are able to assure that our consultation list remains current.

If you have any questions or need additional information, please contact me at my email address:

Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

Attachment

Native American Tribe Outreach
Letter Example sent to all tribes on the Certified List of Tribes from the Native American Heritage Commission:

SIERRA COUNTY
Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
(530) 289-3251 (800) 655-3251
FAX (530) 289-2828

Brandon W. Pangman
Director

May 28, 2024

Kyle Self, Chairperson [and via e-mail to: kself@greenvillerancheria.com]
Greenville Rancheria of Maidu Indians
P.O. Box 279
Greenville, CA 95947

Re: SB-18 Tribal Consultation for Proposed General Plan Housing Element Update

Dear Chairperson:

Sierra County is undergoing a state-mandated update to its General Plan Housing Element 2024-2029 and is seeking your comments, which is online at https://sierracounty.ca.gov/809/Housing-Element.

Sierra County has determined that the Housing Element update will not result in any new development that was not already anticipated or addressed in the previously adopted Environmental Impact Report for the 2012 General Plan and will not result in any direct or reasonably foreseeable indirect environmental impacts; and that the project is eligible for an exemption under CEQA Guidelines Section 15061(b)(3).

In accordance with Senate Bill 18 and California Government Code Sections 65352.3, 65362.4 et seq., the County invites you to consult with County leaders regarding any issues or concerns that the local Native American community may have regarding this proposed project. Information you have regarding village sites, traditional properties, or modern Native American uses within the project area ("all of Sierra County") will be welcomed.

Upon request, the County would be happy to supply you with a hard copy of the document for the cost of staff copying. Also, please be advised that a public workshop with the Planning Commission on the Housing Element Update will be conducted on June 13, 2024, at 10:00am in the Board of Supervisors Chambers at 100 Courthouse Square Downieville, CA 95936. All are invited to attend this meeting to find out more and present testimony on the subject.

We would like any comments from you on the Draft document by July 3, 2024. However, the County will accept public comments on this subject in the future, prior to adoption of the document, tentatively scheduled in August 2024. Please submit your comments in writing to

To arrange a time and meeting place for a private consultation with the County, please contact me at (530) 289-3251, or by e-mail: cjimenez@sierracounty.ca.gov.

Sincerely,

s/ Corri Jimenez
Corri Jimenez
Planner III
Sierra County Planning Department

CJ:05-

County Website Information:

Posted in October and November 2, 2023

Public Announcement - October 2023

Sierra County is conducting an update to the Housing Element. The Housing Element, part of the County's General Plan, is a policy document that addresses existing and future housing needs for all residents residing in unincorporated area of Sierra County and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to five years. For this program, the County is updating the document for the 2024-2029 period.

The Planning Commission will be holding a public workshop meeting on November 16, 2023 to review the current 2019-2024 Housing Element, discuss recent State laws and consider any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the County kicks off an update as required by State Law for the next five-year planning cycle. This meeting will be held at 10:00 a.m. at the Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA.

All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting. Copies of the draft document are available for purchase or review at Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Additional information may be obtained regarding this matter and you may also request an electronic version of the document by contacting Monica Beachell, Planning Department Specialist, (530) 289-3251 or by e-mail at mbeachell@sierracounty.ca.gov.

Anuncio Público - Octubre 2023

El condado de Sierra está realizando una actualización del Elemento de Vivienda. El Elemento de Vivienda, parte del Plan General del Condado, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes que residen en áreas no incorporadas del Condado de Sierra y grupos económicos. El Estado de California exige por ley que el Elemento de Vivienda se actualice periódicamente, generalmente cada cuatro o cinco años. Para este programa, el Condado se encuentra actualizando el documento para el periodo 2024-2029.

La Comisión de Planificación llevará a cabo una reunión de taller público el 16 de noviembre de 2023 para revisar el Elemento de Vivienda actual 2019-2024, discutir las leyes estatales recientes y considerar cualquier cambio necesario para actualizar el documento para reflejar las condiciones y necesidades actuales y está buscando comentarios del público para estos cambios a medida que el condado inicia una actualización según lo exige la ley estatal para el próximo ciclo de planificación de cinco años. Esta reunión se llevará a cabo a las 10:00 a. m. en el Tribunal del Condado de Sierra, Cámara de la Junta de Supervisores, 100 Courthouse Square, Downieville, CA.

Se invita a todas las personas interesadas a presentar testimonio sobre el asunto en la reunión y/o presentar comentarios por escrito antes de la reunión. Copias del borrador del documento están disponibles para su compra o revisión en Sierra County Courthouse, Board of Supervisors Chambers, 100 Courthouse Square, Downieville, CA. Se puede obtener información adicional

sobre este asunto y también puede solicitar una versión electrónica del documento comunicándose con Monica Beachell, especialista del Departamento de Planificación, (530) 289-3251 o por correo electrónico a mbeachell@sierracounty.ca.gov.

Public Comments

We want to hear from you! We are currently soliciting public comments on the Housing Element update. Please use the form at the bottom of this page to submit your comments, questions, concerns, and ideas.

Comments may also be submitted via email to planning@sierracounty.ca.gov

or via regular mail to Sierra County Planning Department | PO Box 530, Downieville, CA 95936

Resources

Sierra County's Current Housing Element (2019-2024)

Notice of Public Workshop - Update to Sierra County's Housing Element (2023.11.16)

Posted in May, 2024

Housing Element

Public Announcement - May 2024

Sierra County is conducting an update to the 2019-2024 Housing Element. The Housing Element, part of the County's General Plan, is a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. The State of California requires by law that the Housing Element be updated periodically, generally every four to eight years. For this program, the County is updating the document for the 2024-2029 period.

The County conducted a public workshop with the Planning Commission on November 16, 2023 on the Housing Element Update. The County prepared a public review draft of the 2024-2029 Housing Element which is now available for review and comment. We are requesting any comments that you have on the draft plan and soliciting additional comments that can help improve housing conditions in the County for the future.

Please feel welcome to review the Draft Public Review Draft of the 2024-2029 Housing Element Document by clicking on the following link:

[Housing Element Public Comment Draft]

Please submit any comments you have on the current Housing Element document by June 30, 2024 to the Planning Department at planning@sierracounty.ca.gov or by mail to Planning Department PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

Anuncio Público - Mayo 2024

El condado de Sierra está llevando a cabo una actualización del Elemento de Vivienda 2019-2024. El Elemento de Vivienda, parte del Plan General del Condado, es un documento de política que aborda las necesidades de vivienda existentes y futuras para todos los residentes y grupos económicos del Condado de Sierra. El Estado de California exige por ley que el Elemento de Vivienda se actualice periódicamente, generalmente cada cuatro a ocho años.

Para este programa, el Condado se encuentra actualizando el documento para el periodo 2024-2029.

El Condado llevó a cabo un taller público con la Comisión de Planificación el 16 de noviembre de 2023 sobre la Actualización del Elemento de Vivienda. El Condado preparó un borrador de revisión pública del Elemento de Vivienda 2024-2029 que ahora está disponible para revisión y comentarios. Solicitamos cualquier comentario que tenga sobre el borrador del plan y solicitamos comentarios adicionales que puedan ayudar a mejorar las condiciones de vivienda en el condado para el futuro.

Siéntase bienvenido a revisar el Borrador de revisión pública del Documento del Elemento de Vivienda 2024-2029 haciendo clic en el siguiente enlace:

[Borrador de comentario público sobre el elemento de vivienda]

Envíe cualquier comentario que tenga sobre el documento actual del Elemento de Vivienda antes del 30 de junio de 2024 al Departamento de Planificación a planning@sierracounty.ca.gov o por correo al Departamento de Planificación PO Box 530, Downieville, CA 95936. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 289-3251 si tiene alguna pregunta.

Public Announcement - September 23, 2024

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (September 2024) Draft Housing Element is available for review here:

- Draft 2024-2029 Housing Element HCD Draft Revised 9-19-2024

The HCD 90-day review period ends on October 7, 2024.

Comments on the revised draft Housing Element can be submitted to the Planning Department at: planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

En un esfuerzo por abordar los comentarios informales del Departamento de Vivienda y Desarrollo Comunitario de California (HCD), el condado ha revisado la versión de agosto de 2024 del Borrador del Elemento de Vivienda. El Borrador del Elemento de Vivienda revisado está disponible para su revisión en el sitio web del condado en:

Draft 2024-2029 Housing Element_HCD Draft Revised 9-19-2024

El período de revisión de 90 días del HCD finaliza el 7 de octubre de 2024.

Los comentarios sobre el borrador revisado del Elemento de Vivienda se pueden enviar al Departamento de Planificación a planning@sierracounty.ca.gov o por correo postal al Departamento de Planificación PO Box 530, Downieville, CA 95936. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 289-3251 si tiene alguna pregunta.

Public Announcement - October 25, 2024

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (October 2024) Draft Housing Element is available for review here:

- Draft 2024-2029 Housing Element_HCD_Draft_Revised 10-25-2024

Comments on the revised draft Housing Element can be submitted to the Planning Department at: planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

Public Announcement - November 7, 2024

In an effort to address informal comments from California Department of Housing and Community Development (HCD), the County has further revised the latest version of the Draft Housing Element. The revised (November 7, 2024) Draft Housing Element is available for review here:

- SierraCountyHE2024-2029 - HCD Draft_revised 11-7-24

Changes made to the document in response to HCD's comments are shown in yellow highlights.

Please submit comments on the revised draft Housing Element by November 14, 2024, to the Planning Department at: planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions.

Posted on: November 1, 2023

Public Announcement - November 27, 2024

On November 20, 2024, the County received word from the California Department of Housing and Community Development (HCD) that after extensive review, it determined that the Draft 2024-29 Housing Element, met State housing law. The updated draft document can be reviewed at the following link:

- SierraCountyHE2024-2025 - HCD Draft revised 11-14-24 (with transmittal)

The next steps are for the County to proceed with adopting the document, first by way of review and recommendation by the Planning Commission, and then formal adoption by the Board of Supervisors. The Planning Commission is scheduled to review the draft during a duly-noticed public hearing on Thursday, December 12, 2024, in the Downieville Board of Supervisor Chambers, Sierra County Courthouse, 100 Courthouse Square, Downieville, CA. Interested persons are urged to attend (please see public hearing notice at -2024-12-12 Public Hearing Notice).

Please submit comments on the revised draft Housing Element by December 5, 2024, to the Planning Department at planning@sierracounty.ca.gov or by mail to: Planning Department, PO Box 530, Downieville, CA 95936. You may also contact the Planning Department by phone at (530) 289-3251 if you have any questions. Both oral and written comments will be accepted during the public hearing on December 12, 2024.

Anuncio Público - 27 de noviembre de 2024

El 20 de noviembre de 2024, el Condado recibió la noticia del Departamento de Vivienda y Desarrollo Comunitario de California (HCD) de que, después de una revisión exhaustiva, determinó que el Borrador del Elemento de Vivienda 2024-29 cumplía con la ley estatal de vivienda. El borrador actualizado del documento puede ser revisado en el siguiente enlace:

- SierraCountyHE2024-2025 - Borrador de HCD revisado 11-14-24 (con transmisión)

Los próximos pasos son que el Condado proceda a adoptar el documento, primero mediante revisión y recomendación por parte de la Comisión de Planificación, y luego la adopción formal por parte de la Junta de Supervisores. La Comisión de Planificación está programada para revisar el borrador durante una audiencia pública debidamente notificada el jueves 12 de diciembre de 2024 en la Junta de Cámaras de Supervisores de Downieville, Palacio de Justicia del Condado de Sierra, 100 Courthouse Square, Downieville,

CA. Se insta a las personas interesadas a asistir (consulte el aviso de audiencia pública en - 2024-12-12 Aviso de Audiencia Pública).

Envíe sus comentarios sobre el borrador revisado del Elemento de Vivienda antes del 5 de diciembre de 2024 al Departamento de Planificación en planning@sierracounty.ca.gov o por correo a: Departamento de Planificación, PO Box 530, Downieville, CA 95936. También puede comunicarse con el Departamento de Planificación por teléfono al (530) 289-3251 si tiene alguna pregunta. Se aceptarán comentarios orales y escritos durante la audiencia pública del 12 de diciembre de 2024.

Website Questionnaire:

Housing Element Update – Questionnaire

Questionnaire Results: The County received four responses to the online housing questionnaire. Although not statistically significant, some of the responses provided excellent insight into some of the challenges the County faces to address housing needs. The following are the responses. The consensus seemed to be that there is a lack of infrastructure and available land to provide sufficient workforce housing which is highly needed. A number of implementation measures have been created in this Element to address these comments, including the development of a sewer system in Downieville.

Do you agree that the County should facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities?	2-Strongly Agree 2-Agree
If you represent an organization or have a special interest in housing, please specify below.	I'm interested in creating a new affordable housing subdivision in the highway 89 corridor close to Stampede Reservoir using donated US Federal land. This subdivision would be for first time primary home owners only and would come with deed restrictions and appreciation caps. The idea is to create a public / private partnership to create affordable land that working class people can afford.
Do you agree that the County should facilitate the development of infrastructure in appropriate locations to better serve	1-Strongly Agree 3-Agree

housing and job creation opportunities?	
Do you agree that the County should develop strategies and actions to increase home ownership opportunities through economic development, including preservation and creation of employment opportunities?	1-Strongly Agree 3-Agree
Do you agree that the County should pursue state and federal funding to assist in developing housing affordable to low and moderate-income households?	2-Strongly Agree 2-Agree
Do you agree that the County should review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs?	2-Strongly Agree 2-Agree
The following are potential constraints that may impact maintenance, development, and improvement of housing within the County. Please mark each option below that you believe is a potential housing constraint in Sierra County.	Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Lack of affordable for-sale housing, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally), Lack of land for development Lack of land for development, Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Permit and development impact fees, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally), Lack of land for development

	Lack of infrastructure (e.g. water, sewer, drainage, streets) to support development, Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Permit and development impact fees, Lack of a First-Time Homebuyers' Assistance program, Lack of affordable for-sale housing, Lack of affordable rental housing to serve Senior Citizens, Lack of affordable rental housing to serve the developmentally disabled, Lack of affordable rental housing to serve the physically disabled, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally)
The following are potential solutions to address housing constraints in Sierra County. Please make each option that you believe is a potential solution to address housing constraints in Sierra County.	Expanding the inventory of residential land for development, Exploring funding sources for infrastructure (e.g. water, sewer, drainage, streets) to support development, Amending zoning development regulations as an incentive for the development of housing for all income levels, Provide incentives for the building of affordable rental housing to serve the homeless, Provide incentives for the building of affordable rental housing to serve the local workforce (residents employed locally), Promote mixed-use (combined residential and commercial) development Lack of land for development, Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage), Permit and development impact fees, Lack of affordable rental housing to serve the homeless, Lack of affordable rental housing to serve the local workforce (residents employed locally), Lack of land for development
Are there additional solutions to housing constraints that were not listed? Please share your solutions below.	1) Review areas county with commercial districts and opportunities for expansion. Pike and surrounding land use areas hoped to be considered. 2) Consider SB-9 type development incentives for residential properties to allow current residents/owners to develop and subsidize residential lots that are typically restricted. 3) Provide opportunity for Alternative Residential Dwelling Concepts 4) Provide incentives for properties currently non conforming /illegal and avenue to bring into compliance Alternative housing models (tiny homes, homes on wheels and or trailors) - suggest county department review and consider expanding opportunities for district 1 and new opportunities for Pike to allow for

	existing and future residents to have equal opportunities as residents of sierra county Nevada somehow was able to create affordable housing communities in the Las Vegas area using free donated US Government Land. Sierra County has an abundance of Federal Land that could be used for new affordable communities.
Please share your ideas, comments, and concerns on the Housing Element Update to Sierra County's General Plan below.	The current STR ordinance needs significant review/revisions & additional considerations to prevent further population decline and associated housing impacts in Sierra County : + limits the growth and potential of the county's housing goals + restricts current property owners land use significantly + adds to an increasingly limited rental market (current STR options are extremely limited and increasingly costly) + restricts property owners from having the ability to subsidize increasing property costs + excludes many properties outside of currently allowed areas /land uses + negatively impacts local business and associated workforces (Restaurants/cafes, Real estate, construction, house cleaning services, maintenance , retail stores, etc) a) Revise Short Term Rental Ordinance to allow for properties currently prevented from STR operations (Rural Residential) b) Revise Short Term Rental Ordinance to allow for STR to induce alternative structures (secondary/accessory structures ,Caretaker units, individual bedrooms, etc) c) Revise Short Term Rental Ordinance to allow for more than 1 STR per parcel d) Revise Short Term Rental Ordinance to allow for accessory structure, caretaker unit, secondary unit, yurts, tent cabins, outbuildings, tiny homes ,etc. Concerned that the public is not given notice of opportunities and changes to the general plan and housing element. Encourage county to explore and implement a wider range of methods to reach a great percentage of Sierra county residents . Current process of publication is not recognized or understoood by a vast majority of the county . Social media , mailing flyers and new outreach measures should be implemented.

The Sierras are desperate for new affordable housing communities that cannot be touched by investors or second homeowners. The cost of living is totally out of control due to a lack of inventory close to major economic centers. I'm very interested in becoming a part of the solution and would like to create some new affordable communities in Sierra County. I can raise the capital to do it provided that the land is free and work towards creating a community with the least amount of cost and a cap on ROI for investors of 20%. If this is an idea that the county would like to explore further, please get in touch for a meeting.

Public Comments Received and Responded to:
EMAIL:

From: Brandon Pangman
To: Monica Beachell; Cori Jimenez
Subject: FW: Draft Housing Element Update Comments & Questions
Date: Thursday, May 30, 2024 3:18:06 PM

From: Joseph Marcy <josephtmarcy@gmail.com>
Sent: Thursday, May 30, 2024 10:15 AM
To: Brandon Pangman <bpangman@sierracounty.ca.gov>
Cc: Lee Adams <ladams@sierracounty.ca.gov>
Subject: Draft Housing Element Update Comments & Questions

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Brandon,

I have carefully reviewed the recently posted draft Housing Element and would like to share my comments and questions:

Comments:

1) Upon reviewing page 267 and other sections referencing "Second Dwelling Units," I noted the proposed plan to consolidate the definition of a "second dwelling unit" and an "accessory dwelling unit" into one. My understanding is that this consolidation could potentially reduce the housing options available to county residents, which seems contrary to the intention of the housing element. For example, under the current zoning code, residential parcels meeting code requirements can legally build:

A) One "second dwelling unit," subject to independent septic, utility, and all modern-day code requirements (including solar, fire suppression, etc.). Note that the current code has greater size limitations and less restrictive use limits (e.g., short-term rentals are allowed).

B) One "caretaker/granny unit," subject to current code regarding size, use, and proximity to the main residential unit.

C) One "accessory dwelling unit," following state regulations including detachment with size and use restrictions (no short-term rentals, limited total square footage, etc.).

D) One "Junior dwelling unit," following state regulations such as being attached, size-restricted, and use-restricted as well.

Consolidating these into two housing options for residential landowners, as proposed, feels limiting to the potential housing alternatives needed in the county, rather than expanding or opening up more opportunities. Personally, I had planned to build all four unit types on my property in the future, and these changes would significantly alter this plan.

2) I observed several pages in the draft housing element indicating the legal parcel land use as both "general plan" designation and a "planning designation" different from the general plan. If there are overarching reforms and definitive changes to the housing element referencing the legal land use of residents, I believe that zoning and general plan land use designations should align. Without this alignment, the data and representation of information in this housing element document cannot be accurately portrayed. For instance, I've been informed that Sierra Brooks is nearly entirely designated "rural residential," with specific limitations that currently and will continue to affect the land use of specific parcels. However, this Housing Element update suggests that the land use for the Sierra Brooks community is actually zoned as R1. My understanding is that all zoning for the county aligns with general plan land use designations, which does not indicate R1 for Sierra Brooks (or Alleghany, Sierra City, Downieville, etc.).

Questions:

1. Could you please clarify who is responsible for proposing the recommended zoning amendments and proposed revised definitions presented in the draft Housing plan? Is this coming from the consultant or the planning department? Some of the language around camping, trailers, and incidental use seems to precede a zoning code update that I believe is intended to address and be presented to residents in the future but hasn't been presented as far as I know. Additionally, it's unclear how any of these items relate to the Housing Element update; they seem more like a zoning code update. If I'm misunderstanding this, I apologize and appreciate clarity.
2. What is the rationale for consolidating second dwelling units/granny units and ADUs into the same definition?
3. How do resident landowners of this county understand the current land use designations for county parcels? It's unclear if the general plan designations are the current legal uses or if the planning department has an alternative land use designation that can be referenced. Without the ability to clearly cross-reference the land use designations, it is extremely challenging to analyze or anticipate changes that could impact residents and how they are affected by the housing element update. Do you anticipate that zoning code updates and land use map updates will be finalized before the housing or general plan is completed?

Thank you for your work on this update. As you know, it's extremely important, and I appreciate all the hard work that goes into this document. I hope to participate in future conversations, and please feel free to provide updates as much as possible. I'm very interested and invested in this.

Thank you.

Joseph Marcy
11 Miwok Court Pike CA 95960
518-956-3726

Sierra Books

	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
#REF!	016-130-027	1.02	RR-1/2	R-1	1	1		Above Moderate Income
2	016-130-028	1.15	RR-1/2	R-1	1	1		Above Moderate Income
3	016-130-030	1.27	RR-1/2	R-1	1	1		Above Moderate Income
4	016-130-034	1.01	RR-1/2	R-1	1	1		Above Moderate Income
5	016-130-035	1.12	RR-1/2	R-1	1	1		Above Moderate Income
6	016-130-036	1.01	RR-1/2	R-1	1	1		Above Moderate Income
7	016-140-062	1.04	RR-1/2	R-1	1	1		Above Moderate Income
8	016-140-063	1.04	RR-1/2	R-1	1	1		Above Moderate Income
9	016-140-064	1.04	RR-1/2	R-1	1	1		Above Moderate Income
10	016-140-066	1.09	RR-1/2	R-1	1	1		Above Moderate Income
11	016-140-067	1.03	RR-1/2	R-1	1	1		Above Moderate Income
12	016-140-068	1.20	RR-1/2	R-1	1	1		Above Moderate Income
13	016-140-071	2.01	RR-1/2	R-1	2	1		Above Moderate Income
14	016-140-073	1.99	RR-1/2	R-1	1	1		Above Moderate Income
15	016-150-055	1.01	RR-1/2	R-1	1	1		Above Moderate Income
16	016-150-056	1.03	RR-1/2	R-1	1	1		Above Moderate Income
17	016-150-057	1.00	RR-1/2	R-1	1	1		Above Moderate Income
18	016-150-060	1.07	RR-1/2	R-1	1	1		Above Moderate Income
19	016-150-061	1.09	RR-1/2	R-1	1	1		Above Moderate Income
20	016-150-062	2.09	RR-1/2	R-1	2	1		Above Moderate Income
21	016-150-063	2.08	RR-1/2	R-1	2	1		Above Moderate Income
22	016-150-064	2.09	RR-1/2	R-1	2	1		Above Moderate Income
23	016-160-003	2.98	RR-1/2	R-1	2	1		Above Moderate Income
24	016-160-004	3.05	RR-1/2	R-1	3	1		Above Moderate Income
25	016-160-006	8.21	RR-1/2	R-1	8	2		Above Moderate Income
26	016-160-014	1.09	RR-1/2	R-1	1	1		Above Moderate Income
27	016-170-006	1.18	RR-1/2	R-1	1	1		Above Moderate Income
28	016-170-008	1.13	RR-1/2	R-1	1	1		Above Moderate Income
29	016-170-037	1.21	RR-1/2	R-1	1	1		Above Moderate Income
30	016-180-037	1.18	RR-1/2	R-1	1	1		Above Moderate Income
31	016-180-038	1.21	RR-1/2	R-1	1	1		Above Moderate Income
32	016-180-042	1.21	RR-1/2	R-1	1	1		Above Moderate Income
33	016-180-043	1.03	RR-1/2	R-1	1	1		Above Moderate Income
34	016-180-048	2.25	RR-1/2	R-1	2	1		Above Moderate Income
35	016-180-050	2.23	RR-1/2	R-1	2	1		Above Moderate Income
36	016-180-053	1.22	RR-1/2	R-1	1	1		Above Moderate Income
37	016-180-056	1.22	RR-1/2	R-1	1	1		Above Moderate Income
38	016-190-002	2.22	RR-1/2	R-1	2	1		Above Moderate Income
39	016-190-003	2.22	RR-1/2	R-1	2	1		Above Moderate Income
40	016-190-004	2.26	RR-1/2	R-1	2	1		Above Moderate Income
	Total	65.61			59	41		Above Moderate Income

§ 65852.5.

3. Specific Lane Use Requirements and Standards

Omit § 15.10.030, Secondary dwelling units and guest houses. The definitions section of the recommended changes indicate that secondary dwelling units established prior to adoption of this ordinance may be considered legal. Secondary units established after adoption of this ordinance shall be considered accessory dwelling units that shall comply with applicable standards of this ordinance.

Draft Email Response:
From Brandon Pangman, Planning Director
July 2, 2024

Dear Mr. Marcy,

Thank you for your review and comments on the Draft 2024-29 Housing Element during the initial 30-day public review/comment period. Responses to your May 30, 2024, email are as follows:

1. *Accessory Dwelling Units*-In accordance with California Government Code Section 65852.150 the State has preempted the County from having separate regulations from ADU requirements. Please refer to the State's Guidelines at

   https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/ADUHandbookUpdate.pdf

   We don't see that the new State regulations, which require the County to amend its Zoning Code to replace the secondary dwelling unit regulations with the ADU regulations, significantly reduces housing development opportunities. In fact, the new State mandated regulations are much less restrictive to allowing these types of units in the County. For example, off-street parking and minimum parcel sizes that are regulated under the current code are omitted from the State's ADU regulations. In addition, since the County's secondary dwelling unit regulations are no longer in compliance with State Code, the County can no longer enforce them. So the purpose of the zoning code amendments will be to bring the County's Code into compliance with State Statutes.

2. *Mapping*-You are correct that the County's Zoning Map does not fully align with the General Plan, and that it is difficult to review the General Plan and Zoning Maps online. We are working on correcting this long-standing situation. The countywide Zoning Maps were adopted in 1973, but were not amended following the 1996 adoption of the General Plan land use maps. Many properties have been rezoned since then to bring them into consistency with the GP maps, but not all. A comprehensive, countywide Zoning Map that is fully consistent with the General Plan is already part of the scope of work for the county's Planning consultant, Mintier-Harnish, and will be completed after the policy (text) General Plan and Zoning Code updates are completed. Those new maps will be in digital form and, once adopted by the Board of Supervisors, will be published online for easier public review. In the meantime—as has been the case for many years—if you would like zoning information for specific parcels or regions, please contact the Planning Department. The General Plan and all associated land use maps are already published online through the county's website—but, again, they are not readily available as stand-alone maps or GIS layers (yet).

   The relationship between the General Plan land use designations and the corresponding zoning districts are explained in the General Plan land use element, as well as the draft Housing Element. For example, as shown in Appendix E, Residential Capacity Analysis, of the Draft Housing Element, for Sierra Brooks, the General Plan identifies this community as

RR-1/2X-1X (Rural Residential, ½ Acre+, with no further lot splits possible). The County approved a Planned Development for this area determining that the lots created were consistent with the General Plan back in 1970, and the corresponding zoning is RR-1 which is consistent with the current General Plan land use designation while also precluding further parcel splits (generally) since most parcels are already ½ acre in size. The relationship between the General Plan and Zoning is further explained on Pages 39 and 40 of the Draft Housing Element which references General Plan Land Use Designation RR as being consistent with either R-1 or RR-1 Zoning, both of which allow development of single family housing on individual lots; and the principal differences being the minimum allowable parcel size and the allowance of non-household animals in Rural Residential. Again, the County is currently in the process of updating the General Plan and Zoning Code and related maps so there will no longer be confusion with this.

3. *Questions concerning Zoning Code Amendment Recommendations*-Appendix I of the Draft Housing Element includes a summary of recommended amendments to the Zoning Code. This summary is comprehensive and includes things that might not seem to directly relate to housing production. However, to respond to the author's experience with addressing concerns from HCD review in their required review and approval of the Housing Element, these recommendations are made to avoid criticism that will come from HCD during their review. Please note that these are recommendations that the County should consider in their update to the Zoning Code; most of which are mandated by more recent housing statutes.

4. *Question regarding definition of ADU*- addressed in No. 1 above.

5. *Question regarding confusions with General Plan and Zoning land uses* -addressed in No. 2 above.

The next steps in this Housing Element Update review will be to send the document to HCD to review and coordinate their mandated review and approval over the next three months. Once the County obtains HCD preliminary approval, the document will be ready for approval by the Planning Commission and then adoption by the Board of Supervisors. All of this review will be conducted transparently and be open to further public review and comment. After HCD review, the document will no doubt undergo further revisions. Once the HCD revised document is ready to go, we will be notifying the public to allow further public comment. We welcome your further comments and questions when that second draft edition is ready for review.

Please contact me should you have any further comment.

-Brandon

From: Melissa Klundby
To: Corri Jimenez
Subject: Re: Sierra County Housing Element (7th Cycle)--Early Routing to commenting agencies
Date: Tuesday, June 4, 2024 3:10:02 PM
Attachments: image001.png

Thank you for forwarding the Sierra County Housing Element to NSAQMD. NSAQMD encourages increased density close to amenities and other populated areas to provide housing that will not add additional traffic and automobile emissions to the airshed. Due to the unique structure and size of Sierra County I believe your housing element promotes these same goals. Water and sewer connectivity remain a guiding factor in housing development in Sierra County, and your Housing element promotes new higher density housing be located adjacent to populated areas. NSAQMD would also recommend new development of higher density housing include provisions for pedestrian access.

Thank you.

Email from Lindsey Wells, Disability Community Advocate
FREED - Aging & Disability Resource Connection

Sent: Friday, June 28, 2024 9:21 AM
To: Planning <planning@sierracounty.ca.gov>
Subject: Public Comments from FREED

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hello,

My name is Lindsey Wells. I am the Disability Community Advocate for FREED Center for Independent Living. We would like to submit some public comments for your consideration for the Sierra County Housing Element (7th Cycle).

Comments/Questions

Is affordable and accessible housing near a bus stop?
Will there be more ADA units available in the next few years for those that need these special design features?
There would need to be adequate and accessible parking options.
Ground level housing or access to a working elevator.
Accessible features for people with hearing/sight impairments for those in the home that may need these features.

For seniors living in facilities- Facilities that are for people that are low income and meet income requirements.
Space and accessibility to get in and out of the house or apartment.

Thank you for your time and consideration to this matter.

Kindest Regards,
Lindsey
—
Lindsey Wells
Disability Community Advocate
FREED
Aging & Disability Resource Connection

Response

From Brandon Pangman, Planning Director

July 2, 2024

Dear Ms. Wells,

Thank you for your review and comments on the Draft 2024-29 Housing Element during the initial 30-day public review/comment period.

The County relies on partnerships with other agencies to support the production of new housing and looks forward to working with FREED specifically in the development and retrofit of ADA units. The County does recognize the need to improve programs to address future ADA accessibility, particularly for its growing need from an aging population and disability perspective.

Many of the questions noted in your email seem to reflect housing characteristics you might find with larger counties that commonly have transportation services (buses) and larger multiple family developments involving multiple stories that have elevators. However, Sierra County is a tiny, rural jurisdiction with an unincorporated population of only 2,447 and minimal development and services—so we are not sure some of your concerns apply generally. For example, your question concerning bus stops near affordable housing: there are no bus stops since Sierra County does not have fixed-route public transit services. These rural community characteristics are explained throughout the document.

Given the County's declining population and limited resources to support these services there are constraints to the County being able to develop new ADA units. However, we do see FREED as a partner in potentially creating more ADA accessible units. To address these needs, we are proposing a number of new collaborative policies and implementation measures within the draft Housing Element to partially address your concerns and to respond to FREED's interests, including the following:

> Policy 4.3 regarding Special Needs Housing Added: The County will work with FREED or another equivalent organization in seeking rehabilitation program grants for very low-income disabled persons and senior citizens to improve accessibility and safety residential buildings.
>
> Measure 4.3: Implementation of American Disabilities Act: The County will continue to incorporate ADA accessibility accommodation provisions through the adoption of the latest California Building Standards Code (CBSC) requirements. Furthermore, the County will adopt the most recent CBSC updates as they become effective.

The next steps in this Housing Element Update review will be to send the document (as amended) to the California Department of Housing and Community Development (HCD) to review and coordinate their mandated review and approval over the next three months. Once the County obtains HCD preliminary approval, the document will be ready for approval by the Planning Commission and then adoption by the Board of Supervisors. All of this review will be conducted transparently and be open to further public review and comment. After HCD review, the document will no doubt undergo further revisions. Once the HCD revised document is ready to go, we will be notifying the public to allow further public comment. We welcome your further comments and questions when that second draft edition is ready for review.

Please contact me should you have any further comment.

Brandon

July 2, 2024 Letter from Gary Arnold, Branch Chief
District 3, California Department of Transportation

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov

July 2, 2024

GTS# 03-SIE-2024-00029

Ms. Corri Jimenez, Planner III
Sierra County Planning Department
P.O. Box 530
101 Courthouse Square
Downieville, CA 95936

1717 Sierra County Housing Element, 7th Cycle

Dear Ms. Jimenez:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The Sierra County Planning Department is updating the current Sierra County Housing Element 2019-2024 (6th Cycle), which is part of the County's General Plan, a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. As mandated by state law, the Housing Element is required to be updated for the 7th State Cycle Housing Element Regional Housing Needs Allocation (RHNA) between June 30, 2024, and June 30, 2029. Based on the early consultation packet provided, Caltrans has the following requests and recommendations:

Hydraulics

No net increase in discharge to the State's highway facilities is permitted as a result of developments under the proposal. No discharge of runoff to the State's highway facilities that does not meet RWQCB water quality standards is permitted. At the project level, please explain where onsite water will be discharged to. Please provide drainage sheets and hydraulic calculations and include us in any future proposed residential development.

Right of Way

Any development that abuts Caltrans State Route will require plans sets delineating our right of way (ROW) along with measurements and bearings. applicant can obtain ROW Record and Monument Maps from the District 3 ROW Front Map Counter by contacting: d3rwmaprequest@dot.ca.gov

Encroachment Permit

Any project along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,

GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

October 29, 2024 Letter from Gary Arnold, Branch Chief
District 3, California Department of Transportation

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8401
www.dot.ca.gov

October 29, 2024

GTS# 03-SIE-2024-00030

Ms. Corri Jimenez, Planner III
Sierra County Planning Department
P.O. Box 530
101 Courthouse Square
Downieville, CA 95936

1717 Sierra County Housing Element, 7th Cycle

Dear Ms. Jimenez:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The Sierra County Planning Department is updating the current Sierra County Housing Element 2019-2024 (6th Cycle), which is part of the County's General Plan, a policy document that addresses existing and future housing needs for all Sierra County residents and economic groups. As mandated by state law, the Housing Element is required to be updated for the 7th State Cycle Housing Element Regional Housing Needs Allocation (RHNA) between June 30, 2024, and June 30, 2029. Based on the resubmittal information provided, Caltrans has the following requests and recommendations:

Highway Operations

Caltrans looks forward to reviewing any future proposed developments to determine if any mitigations are needed for roadway improvements.

Hydraulics

In areas that are near Caltrans facilities, please provide existing and proposed drainage calculations for how runoff is and will be handled.

Right of Way

Any development that abuts Caltrans State Route will require plans sets delineating our right of way (ROW) along with measurements and bearings. applicant can obtain ROW Record and Monument Maps from the District 3 ROW Front Map Counter by contacting: d3rwmaprequest@dot.ca.gov

Encroachment Permit

Any project or work, including access modification and drainage work, that takes place along or within the State's ROW requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to Encroachment Permits Offices as indicated below:

Hikmat Bsaibess
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901
D3encpermit@dot.ca.gov

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,

GARY ARNOLD, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

E-Mail from Joseph Marcy:

From: Joseph Marcy <josephtmarcy@gmail.com>
Sent: Tuesday, March 4, 2025 7:49 AM
To: Clerk-Recorder <Clerk-Recorder@sierracounty.ca.gov>
Subject: Housing element public hearing 3/4/25 public comment

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi

I appreciate the opportunity to provide public comment on the Sierra County Housing element update .

The greatest concern I have is the current Sierra county zoning code which contradicts many aspects of this plan, associated elements, actual land use designations and previous plans. The previous plan and the plan before that stated the zoning code would be updated during that cycle, but that didn't happen. The proposed update today claims the same, but I'm very hesitant to believe this.

If the zoning isn't aligned with the General Plan and associated elements, including the Housing Element, how do residents understand the impacts of an update and how they apply? However, many residents, including myself , understandably don't know what or how this impacts the processes that guide their ability and land use.

Until these aspects are aligned , there will continue to be constraints preventing the residents of the county from developing their land.

Thank you

Joseph Marcy
11 Miwok Court Pike CA 95960
518-956-3726

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

November 20, 2024

Brandon Pangman, Planning Director
Planning Department
County of Sierra
101 Courthouse Square
Downieville, CA 95936

Dear Brandon Pangman:

RE: County of Sierra's 7th Cycle (2024-2029) Draft Housing Element Update

Thank you for submitting the County of Sierra's (County) revised draft housing element received for review on November 15, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft housing element meets the statutory requirements described in HCD's October 4, 2025 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the County's 7th cycle housing element was due June 30, 2024. As of today, the County has not completed the housing element process for the 7th cycle. The County's 6th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the hard work and dedication of the County of Sierra, in preparation of the County's housing element and looks forward to receiving the County's adopted housing element. If you have any questions or need additional technical assistance, please contact Jed Hackett, of our staff, at jed.hackett@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

Public Hearing Adoption Noticing:

SIERRA COUNTY
Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
(530) 289-3251

Brandon W. Pangman
Director

SIERRA COUNTY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
THURSDAY DECEMBER 12, 2024

NOTICE IS HEREBY GIVEN that the Sierra County Planning Commission will conduct the following public hearings begin at 10:00 a.m. on Thursday, December 12, 2024 in the Downieville Board of Supervisor Chambers, Sierra County Courthouse, 100 Courthouse Square, Downieville, CA. Interested persons are urged to attend.

- **2024-2029 Sierra County Housing Element (7th Cycle) Update**: General Plan Amendment: a 5-year update to the County's General Plan Housing Element; a policy document describing existing housing conditions, a review of resources available to facilitate new housing construction, an evaluation of fair housing, and a strategy that addresses goals, policies and programs for the County's housing needs as required by State law (Cal. Government Code Section 65580 (et.seq.) mandating that all local governments must adequately plan to meet the existing and proposed housing needs of all economic segments of the community. Upon its adoption, the 2024-2029 Housing Element will become part of the Sierra County General Plan. The Planning Commission will conduct a public hearing and receive comments, and adopt a resolution making recommendations to the Sierra County Board of Supervisors for final consideration and adoption of the Housing Element at a subsequent public hearing which is expected to be held on January 7, 2024. In accordance with the California Environment Quality Act (CEQA) this action to approve the Housing Element has tentatively been determined to be exempt from environmental in accordance with CEQA Guidelines "common sense" exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).

Persons interested in these matters scheduled before the Planning Commission are urged to attend or provide written comments. The Planning Commission will consider all written comments received prior to the posted hearing date. Members of the public may provide public comment during the hearing and may submit written comments on these matters by U.S. Mail or email at: Planning@sierracounty.ca.gov.

The public may also observe and provide public comments during the hearing by using the Microsoft Teams options below: https://tinyurl.com/PC121224.

If you challenge the proposed action for which this notice is given in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or raised within written correspondence delivered to the agency conducting the hearing, at, or prior to, the public hearing.

Dated: November 25, 2024
Published: November 29, 2024
Posted: November 29, 2024

SIERRA COUNTY

Board of Supervisors
P.O. Drawer D
Downieville, California 95936
Telephone (530) 289-3295
Fax (530) 289-2830

SIERRA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARINGS
TUESDAY, MARCH 4, 2025

NOTICE IS HEREBY GIVEN that on **Tuesday, March 4, 2025,** in the Board of Supervisors' Chambers, Sierra County Courthouse, Downieville, CA, the Sierra County Board of Supervisors will conduct the following public hearings:

10:00 a.m. - Sierra County Housing Element (7th Cycle) Update: Consideration of County-initiated General Plan Amendment as required by State Law (Cal. Government Code Sections 65580-65589.8) and recommended by the Sierra County Planning Commission. The proposed Housing Element Update does not include any changes to land use designations, zoning, building heights and intensities, or residential densities. Preliminary Environmental Assessment: Exempt under CEQA Guidelines "common sense" exemption, Cal. Code of Regulations, Title 14, Section 15061(b)(3).

11:00 a.m. Revocation of Special Use Permit #965: Consideration of revocation of a Special Use Permit (SUP) No. 965 for a bed and breakfast inn located at 804 Fibreboard Road, Sierraville (APN 014-090-021), due to unpermitted structural alterations to the main building and other unpermitted work on the property, as recommended by the Sierra County Planning Commission, pursuant to Sierra County Code Section 20.05.200. Preliminary Environmental Assessment: Statutorily Exempt from CEQA, Public Resources Code Section 21080(b)(5).
Members of the public may provide public comment during the hearing and may submit written comments on this matter by U.S. Mail or email at clerk-recorder@sierracounty.ca.gov. The Board of Supervisors will consider all written comments received prior to the posted hearing date.

This meeting will be open to in-person attendance and available to the public via teleconference.

The public may observe and provide public comments during the hearing by using the Teams options below:

By Phone: 1-323-892-2486
Access Code: 937 555 848#
By PC: https://tinyurl.com/03042025BOS
Posted: February 13, 2025
Published: February 20, 2025

County of Sierra

Housing Element 2024-29

APPENDIX B

Residential Market Background Report

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Background: This report summarizes information on ownership, rental housing and residential zoned vacant land in Sierra County becoming a snapshot of actual housing market conditions for this assessment that can help understand housing challenges now and into the future. Based on 2021 Census Bureau estimates, over 80% of the County's occupied houses (757) were ownership and the remaining 187 units were rentals. Consequently, the market for rental units is much more challenging, which is reflective of an extremely low rental vacancy rate of 0.41%, which points to the need for more long-term rental housing in Sierra County. The vacant land market was assessed to consider the cost of developing new housing in the County.

Ownership Housing: In 2023, Sierra County experienced approximately 48 house sales (of public record), all single-family units (see Table 2 for the inventory). According to Realtor.com, on March 10, 2024, there were only 38 houses for sale in the County. As of this same date, Zillow reported that the median sales price was $327,727. Most of those sales fell into the category of above moderate, however 13 units (27%) were affordable to low-, very low- and extremely low-income families and 5 units (10%) were available to moderate-income families (see Table 45 below).

Rental Housing: In reviewing sources for advertising rental units on the market, there were only 5 housing units available for rent from December 1, 2023, and February 18, 2024. These all consisted of single-family units available located either in Sierra Brooks or Calpine and were either 2- or 3-bedroom units ranging in price from $800/month to $1,300/month. Sources were the Mountain Messenger Newspaper and Realtor.com. There are no known housing rental management agencies in Sierra County and there are no other local information sources known for researching the housing rental market in Sierra County.

Rental Market Data

Mountain Messenger

1. *December 14, and 28, 2023 and February 6, 2024*
   319 Coates Avenue, Calpine-2 bR-1 Bath $1,350/month

Web: Trovit Site: https://homes.trovit.com/listing/house-for-rent-in-calpine-california-ref-202022.u1a1W1M1qYF18

2. *February 18, 2024*
   2 Br-1 Ba, Calpine, $800/month

Vacant Lots: According to current residential land listings, the cost of vacant land in Sierra County on average is about $14,747.00/acre (Zillow, January 31, 2024, based on listing prices for 1,500 acres of land for sale). As shown on Table 46, eleven lots sold in 2023 ranging in cost from between $10,000 to $250,000. Potentially, a smaller lot can be purchased and built on, such as with a manufactured house, at levels affordable to lower income families. A more complete analysis is presented in Chapter 3.

Table 44. Houses Sold by Income Category (2023)			
Annual Household Income Category [1]		**Maximum Cost of House [2]**	**Number of Homes Sold**
Extremely Low:	$0-$30,000	$0-$77,800	1 (2%)
Very Low:	$31,000-$45,000	$77,801- $139,200	1 (2%)
Low:	$45,001-$72,000	$139,201-$242,800	8 (17%)
Moderate:	$72,001-$90,000	$242,801-$314,400	5 (10%)
Above Moderate:	+$90,001	+$314,401	33 (69%)
Total			**48 (100%)**

Source(s): First American Title Company, February 13, 2024.

1. *HCD's 2023 State Income Limits Table (4-person household).*
2. *Sierra County's 2024 Median Home Price is $329,010 with 20% down ($59,222); actual house cost is $269,788 for a 30-year mortgage (Zillow, February 7, 2024). Assume 30% of income is spent on housing for mortgage payment (principal and interest only). Interest rate is 6%.*

Table 45. Home Sales in Sierra County (2023)

Site Address	Site Address City	Parcel Number	Use Code	Sales Price	Sale Date	Lot Area Acres
21 Pinto Trl	Sierra Brooks	016-140-057	Single-Family Residential	$270,000	3/13/2023	0.51
318 Coates Ave	Calpine	012-111-010	Single-Family Residential	$390,000	10/9/2023	0.12
984 W Sierra Brooks Dr	Sierra Brooks	016-210-009	Single-Family Residential	$272,000	4/12/2023	0.66
250 Amodei Ranch Rd	Sierraville	013-110-145	Single-Family Residential	$1,300,000	7/6/2023	5.45
105 Aspen Ct	Calpine	012-190-031	Single-Family Residential	$985,000	11/21/2023	4.66
54834 Highway 49	Antelope Valley	016-030-018	Single-Family Residential	$925,000	6/26/2023	20.5
948 W Sierra Brooks Dr	Sierra Brooks	016-200-006	Single-Family Residential	$399,000	8/7/2023	0.55
46581 State Highway 49	Sattley	012-140-043	Single-Family Residential	$335,000	8/2/2023	11.22
125 Calpine Ave	Calpine	012-124-002	Single-Family Residential	$200,000	5/9/2023	0.14
328 Wrangler Dr	Sierra Brooks	016-140-058	Single-Family Residential	$363,000	7/3/2023	0.5
140 Ponta Ranch Rd	Downieville	003-060-029	Single-Family Residential	$385,000	12/8/2023	2.58
934 W Sierra Brooks Dr	Sierra Brooks	016-180-027	Single-Family Residential	$80,500	5/31/2023	0.51
543 Longhorn Dr	Sierra Brooks	016-130-015	Single-Family Residential	$310,000	5/22/2023	0.5
113 Mountain View Rd	Calpine	012-163-006	Single-Family Residential	$275,000	2/14/2023	0.24
500 Buckhorn Dr	Verdi	023-080-022	Single-Family Residential	$244,500	1/29/2024	36.81

Table 45. Home Sales in Sierra County (2023)

Site Address	Site Address City	Parcel Number	Use Code	Sales Price	Sale Date	Lot Area Acres
341 Rainbow Cir	Sierra City	008-220-011	Single-Family Residential	$253,000	5/30/2023	0.33
725 S Lincoln St	Sierraville	015-010-008	Single-Family Residential	$430,000	11/14/2023	3.5
330 Sierra Ln	Verdi	023-100-012	Single-Family Residential	$316,500	6/2/2023	0.26
970 Dearwater Dr	Verdi	023-140-011	Single-Family Residential	$1,038,500	6/29/2023	1.04
211 Wild Plum Ridge	Sierra City	008-181-005	Single-Family Residential	$75,000	8/25/2023	0.3
111 Salmon Creek Rd	Sierra City	008-110-021	Single-Family Residential	$585,000	5/4/2023	2.97
526 Longhorn Dr	Sierra Brooks	016-190-009	Single-Family Residential	$275,000	3/7/2023	0.62
206 W Willow St	Sierraville	015-120-003	Single-Family Residential	$815,000	11/29/2023	1.66
11 Miwok Ct	North San Juan	006-140-009	Single-Family Residential	$419,000	8/2/2023	5
15775 Foothill Way	Camptonville	004-030-007	Single-Family Residential	$345,000	1/22/2024	14.53
716 Roundup Dr	Sierra Brooks	016-200-017	Single-Family Residential	$345,000	10/12/2023	0.53
99 Catfish Ln	Calpine	012-180-048	Single-Family Residential	$799,000	10/10/2023	30.24
428 Old Truckee Rd	Sierraville	013-110-111	Single-Family Residential	$997,000	9/5/2023	9.16
111 Alaska Peak Rd	North San Juan	006-120-003	Single-Family Residential	$425,000	7/31/2023	4.13
15 Squirrel Hollow	Sierra City	008-162-006	Single-Family Residential	$260,000	9/19/2023	0.26
57143 State Highway 49	Antelope Valley	016-010-013	Agricultural / Rural (General)	$865,000	10/11/2023	159.05
321 Main St	Sierra City	009-031-009	Single-Family Residential	$350,000	5/23/2023	0.26
608 Church St	Loyalton	017-082-003	Single-Family Residential	$179,000	3/21/2023	0.14
525 Main St	Downieville	003-040-004	Single-Family Residential	$310,000	7/25/2023	0.37
206 Main St	Sierra City	009-180-004	Single-Family Residential	$338,000	8/25/2023	0.04
12901 Highway 89	Sierraville	018-050-035	Vacant Land (General)	$485,000	3/16/2023	31.48
121 Main St	Sattley	013-080-017	Single-Family Residential	$287,000	1/4/2023	1.18
126 S Lincoln St	Sierraville	015-072-002	Commercial (General)	$1,200,000	11/7/2023	3.5
16 Bailey Ranch Rd	Downieville	003-074-010	Single-Family Residential	$237,000	10/20/2023	0.4
203 Wild Plum Ridge Road	Sierra City	008-181-001	Single-Family Residential	$325,000	11/7/2023	0.34

Table 45. Home Sales in Sierra County (2023)

Site Address	Site Address City	Parcel Number	Use Code	Sales Price	Sale Date	Lot Area Acres
980 W Sierra Brooks Dr	Sierra Brooks	016-210-003	Single-Family Residential	$430,000	6/26/2023	0.54
20 Sage Rd	Loyalton Pines	016-230-024	Single-Family Residential	$489,000	6/1/2023	10.4
770 Beaver Creek Cir	Verdi	023-140-008	Single-Family Residential	$750,000	8/2/2023	1.07
884 Pine Cone Road	Verdi	023-130-029	Single-Family Residential	$659,500	1/18/2023	2.13
107 Coates Ave	Calpine	012-103-002	Single-Family Residential	$230,000	4/19/2023	0.2
404 W Willow St	Sierraville	013-110-104	Single-Family Residential	$1,300,000	5/30/2023	4.17
501 Main St	Downieville	003-071-003	Single-Family Residential	$535,000	9/20/2023	0.19

Table 46. Vacant Land Sales in Sierra County, 2023

Vacant Lots	Site Address City	Parcel Number	Sales Price	Sale Date	Lot Area Acres
140 Trosi Canyon Rd	Sierraville	018-130-015	$250,000	8/8/2023	20.02
163 Smithneck Rd	Sierra Brooks	016-150-056	$33,500	10/23/2023	1.01
23 Belli St	Loyalton Pines	016-220-015	$45,000	10/18/2023	2.7
--	Goodyears Bar	002-110-014	$85,000	1/19/2023	20
--	Sierraville	018-060-015	$47,500	10/4/2023	1.57
--	Sierraville	019-080-028	$171,000	7/7/2023	20
--	Alleghany	004-190-007	$55,475	9/20/2023	20.51
--	Sierra City	009-200-007	$100,000	3/7/2023	0.15
--	Verdi	023-130-027	$10,000	4/13/2023	1.13
973 W Sierra Brooks Dr	Sierra Brooks	016-210-018	$75,000	5/17/2023	0.56
349 Wrangler Dr	Sierra Brooks	016-150-027	$50,000	7/21/2023	0.51

Source(s): First American Title Company, February 13, 2024

County of Sierra

Housing Element 2024-29

APPENDIX C

6th Cycle Housing Element Achievements

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During the 2019-2024, 6th Cycle RHNA the County implemented several programs to plan for, accommodate and facilitate the construction, rehabilitation, and preservation of affordable housing.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the matrix below (**Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements),** the County worked diligently to promote housing for special-needs groups in a variety of ways, though program implementation continues to be a challenge for the County due to limited resources and limited demand for services. Some of these accomplishments are:

- The County initiated a comprehensive Zoning Code update that is scheduled to be completed in December 2024. The update will address necessary changes to the zoning code that will facilitate the development of affordable housing that will support community members with special housing needs.
- The County facilitated the rehabilitation of 50 units of senior housing in the Sierra Valley Senior Apartments with a CDBG grant of $890,000.
- The County has coordinated with the owner of a former mobile home park to encourage the redevelopment of the site with 50 units of manufactured housing, which could be affordable to lower income households and possibly extremely low-income households.
- Amended the Zoning Code to permit emergency shelters and transitional housing by-right in any zone allowing residential uses and continued to work with the Health and Human Services department on homeless services, including outreach and community meetings.

The accomplishments from the past Housing Element planning period are provided in the following table:

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
Goal 1: Accommodate the County's Housing Allocation. The County shall plan to accommodate at least 6 dwelling units between 2019 and 2023 to meet its share of the State's housing needs for this region. **Accomplishments:** The County has improved efficiencies in facilitating residential development applications with new forms and checklists. All RHNA allocations met for the 6th Housing Cycle. County should establish new Not Net Loss program in 7th Cycle RHNA to address California Government Code § 65863.		
1.1	**Permit Review:** The County shall periodically review its permit procedures to increase efficiency	**Accomplishments:** Ongoing review of policies and procedures, with periodic (4-6 times/year)

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
	by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. his review will be conducted as part of the County's ongoing permit streamlining program.	update of forms, templates, submittal and review checklists, submittal procedures, costs, operations efficiencies, inter-departmental coordination, etc. **Results:** Completed (On-going). **Status:** Continue program through the 6th RHNA Cycle. (No changes)
1.2	**Improvement of Community Water and Sewage Facilities:** In an effort of any local community to improve their environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the County will provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants. Assistance will be provided by the County to developers to create and maintain joint or shared sewage disposal systems for new subdivisions. Assistance will be provided by the County to the communities of Alleghany, Downieville, Sierra City, Calpine, and Verdi to identify the potential inadequacies of their systems, provide solutions and identification of and assistance with obtaining grants.	**Accomplishments:** Voter-approved fee increase completed; $3.2 million grant secured for Sierra Brooks community water system improvements; Phase 1 completed 2015; Phase 2 - design and bidding completed, construction completed in 2020. **Results:** Completed significant water improvements. **Status:** Continue program with focus on developing a public sewer system for Downieville. New program created to evaluate sewer feasibility in Downieville (see new Implementation Measure 2.4).
1.3	**Water and Sewer Priority:** Pursuant to California Government Code § 65589.7 the County will immediately deliver its adopted Housing Element to water and sewer providers describing the content of the Housing Element, including the County's housing needs and share of the Regional Housing Need related to water and sewer service to developments which include affordable to lower income households.	**Accomplishments:** 6th Cycle HE delivered to water and sewer providers with communication about RHNA and goals. **Results: Completed.** **Status:** Continue program for 7th RHNA Cycle

Goal 2: Provide Affordable Housing. The County shall strive for the production of housing that will be affordable to serve the needs of lower-income households in the county.

Policy 2.1: The County shall provide opportunities for the development of a variety of affordable housing types.

Policy 2.2: The County shall allow for the transfer of development rights to allow for clustered family/farmworker housing complexes.

Policy 2.3: The County will continue to allow manufactured housing on parcels zoned for single family residences, allow permits for State-licensed mobile home parks, and will not adopt unreasonable restrictions regarding their size or architectural features which would prevent manufactured housing from being placed in these areas.

Policy 2.4: The County will continue to allow second units in conjunction with single-family residences.

Policy 2.5: The County shall allow housing developments with at least 20 percent affordable housing by right on lower income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

Accomplishments: The County met the 6th RHNA Cycle housing production objectives. The County experienced the development of 8 very low-, income, 10 low-income, 6 moderate- and 8 above moderate-income units (to January 1, 2024). The County is in the process of updating the Zoning Code which should address the above policies (see

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
Appendix I). Based on the needs analysis of the 7th Cycle Housing Element, the County needs to enhance measures to increase the supply of more permanent rental housing.		
2.1	**County Support of Low- and Moderate-Income Housing Development:** The County will encourage, support, and assist agencies and developers to apply for funds from available State and Federal programs to provide housing for extremely low-, very low-, low- and moderate-income households, including special needs households such as seniors. The County will provide support services such as: • Helping identify sites where low- and moderate- income housing will not conflict with existing zoning regulations. • Applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • Supporting funding applications by housing providers; and • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups. The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low- and moderate-income households. Information brochures shall be printed and made available at County offices, libraries, and other public agencies, and shall be posted on the County website.	**Accomplishments:** County facilitated construction of new residential units that achieved 6th Cycle RHNA. County has identified new sites for all income categories in the 7th Cycle RHNA Housing Element. County developed new program to promote development of ADUs. **Results:** Housing development continues at all housing income levels despite declining population levels. There is a lack of non-profit developers that are willing to develop lower income housing in rural counties such as Sierra County. The County also has very limited resources to allocate for preparing grant funding for project that lack developer interests. **Status:** Retain this program with modifications that reflect County resource limitation and lack of developer interests.
2.2	**Density Bonus:** The County will amend the Zoning Ordinance to include a Density Bonus consistent with state law.	**Accomplishments:** County is conducting comprehensive zoning code update to include density bonus provisions along with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** This program, along other programs regarding amending the zoning code consolidated into a separate measure (refer to new Implementation Measure 2.2, and Appendix I.)
2.3	**Expansion of Housing Choice Vouchers (Section 8):** The County shall continue to coordinate with the Nevada County Housing	**Accomplishments:** The County continues to monitor this program that is administered by the

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
	Development Corporation to provide Housing Choice Vouchers (Section 8) allocations for Sierra County.	Plumas County Community Development Corporation. **Results:** Only 9 vouchers issued to Sierra County residents (most going to residents of the Sierra Valley Senior Apartments. This allocation is approximately 1.4 percent of the total issued by this agency. However, since the County has very limited rental housing units it is a challenge to expand this program for Sierra County. **Status:** Retain this program and seek ways to improve the production of more rental housing in the County.
2.4	**Replacement of High-Density Housing:** The County shall work with the property owner of the former Loyalton area mobile home park to encourage the development of affordable housing on the site. The County shall also consider potential zoning changes to allow higher density development.	**Accomplishments:** Grant-funded $890,000 rehabilitation of all 50 units for the Sierra Valley Senior Apartments permitted in 2018 and was recently completed. The Loyalton mobile home park was abandoned but new owners have applied to the County for development approval to construct approximately 50 manufactured housing units to replace those units lost. **Results:** County is working with new owners of the Loyalton mobile home park to replace units with new manufactured units, some of which are intended to serve lower income households. **Status:** Amend program to Increase the Supply of Workforce and Affordable High-Density Housing (especially permanent rental housing units by: a. To the extent the County has resources, rezone several properties identified in the vacant sites' candidate list in Appendix E to R-3/MUR to reduce constraints to producing low and very low-income housing to meet future RHNAs. b. Work with the City of Loyalton to expand the supply of higher density housing where public water and sewer is available. c. To the extent the County has resources, support the City of Loyalton to improve public water and sewer systems that can increase capacity for increased housing production. d. In accordance to criteria established for vacant sites in California Government Code §§ 65583.2(c)(2)(A), (B) and (C) the County will encourage the subdivision of vacant and/or underutilized R-3 (Residential Multiple Family zoned and designated MUR (Multiple Unit Residential) General Plan designated parcels that are larger than

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
		10 acres in size or that have access to public sewer and water by providing for reduced or no costs for subdivision applications if the applications involve development of high-density residential development of at least 5 units/acre (see Appendix E for more information). e. To the extent resources are available, the County shall rezone several properties identified in the vacant site candidate list that meet site capacity standards of California Government Code §§ 65583.2(c)(2)(A), (B) and (C) in Appendix E to R-3/MUR to reduce constraints to producing low- and very low-income housing to meet future RHNAs. f. To the extent resources are available, the County will evaluate the feasibility of creating a public sewer system to serve the Downieville community.
2.5	**Accessory Dwelling Unit (ADU) Ordinance:** The County shall adopt an ordinance allowing accessory dwelling units (ADUs) (i.e., second units) consistent with State law. The County shall develop and distribute promotional materials to encourage the development of ADUs. (New Program)	**Accomplishments:** County is conducting comprehensive zoning code update to include ADU provisions along with many other housing law compliance components. To encourage the development of ADUs, the County partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. **Results:** Complete this task by December 2024 **Status:** This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).
Goal 3: Maintenance, Rehabilitation and Replacement of Existing Housing. The County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement. **Policy 3.1:** The County shall continue to provide housing rehabilitation assistance to low-income homeowners throughout the unincorporated communities. **Policy 3.2:** The County will continue to enforce the California Building Standards Code, Fire Safe Codes, and the Health and Safety Regulations. **Accomplishments:** Program maintained.		
3.1	**Housing Rehabilitation:** The County shall apply for State and Federal assistance through the Community Development Block Grant (CDBG) program for technical assistance to conduct a survey to assess resident housing conditions and explore a program to finance the rehabilitation of substandard homes in the county. The County shall support the efforts of other agencies in pursuit	**Accomplishments:** Completed. Grant-funded $890,000 rehabilitation of all 50 units for the Sierra Valley Senior Apartments permitted in 2018 and was recently completed. **Results:** Due to lack of resources and understanding the expensive administrative requirements for a CDBG funding housing

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
	of this same effort. If funded, the County will continue its existing housing rehabilitation program. The County will continue to retain Plumas County Community Development Commission or create a new commission to seek housing grants, loans, and programs.	rehabilitation program, the County can't properly implement this program. However, there are alternative programs offered by other agencies to provide the same type of program. Since most of the housing in the County consists of single-family houses, a program that caters to this type of development should be more successful (see Results below). **Status:** Revise this measure to select the United States Department of Agriculture Rural Development Single Family Housing Rehabilitation Program to provide housing rehabilitation which is offered at no cost to the County (refer to New Implementation Measure 3.1).
3.2	**Energy Conservation:** The County will continue to participate in programs and policy development that encourage energy conservation. The County shall support other agencies that offer home weatherization programs and other technological advancements related to resource use and production by providing information to the public and referrals on the programs and seek program funds. Examples of County participation include incentives to promote alternative or higher density housing within existing communities by encouraging green building techniques, green building materials, energy cost reductions, and coordination with serving utilities to encourage energy conservation retrofits. The County will continue to implement weatherization programs, adoption and implementation of the Green Building Code, continued promotion of solar and wind energy solutions, and continued use of proper wood heating, all of which are in compliance with State law.	**Accomplishments:** In coordination with neighboring jurisdictions, Sierra County has provided information flyers and word-of-mouth encouragement for people to attend energy conservation workshops. One meeting held in Downieville with people interested in learning about the County's new Energy Action Plan and various programs and resources provided by local utilities. **Results:** Focus limited County resources on local weatherization programs. **Status:** Revise measure to coordinate weatherization program through the Plumas-Sierra Rural Electric Cooperative which is administered to Sierra County residents through the Plumas County Community Development Commission. (refer revised Implementation Measure 3.2).
3.3	**Code Compliance:** The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will support local educational and home repair clinics by supplying fliers and announcement of the clinic on the County website.	**Accomplishments:** The County continually provides information and education to homeowners and permit applicants about Code requirements, Code updates, and workshop opportunities in neighboring jurisdictions. **Results:** Ongoing; this program continues to be successful. **Status:** Retain program.
Goal 4: Meet Special Housing Needs. The County shall encourage the construction of sufficient housing units necessary to meet the needs of households with special housing requirements. The County shall also work towards eliminating barriers to the disabled throughout the County. **Policy 4.1:** The County shall encourage a variety of housing types to meet the special housing needs of the diverse population.		

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

Impl. Measure	Programs	Accomplishments / Results / Status
Policy 4.2: The County will encourage the inclusion of units designed to accommodate wheelchair bound, blind and other physically restricted persons in new or rehabilitated multifamily projects of more than 4 units which are funded through Community Development Block Grants or other federal/state sources. **Accomplishments:** The County continues to implement Housing Programs that meet special housing needs to the extent resources are available. Limited resources force the County to rely on much of this implantation on partner agencies, such as the Plumas County Community Development Commission. Having just completed rehabilitation of the Sierra Valley Senior Apartment complex, the only assisted housing project in the County, was an important accomplishment for preserving 49 lower income housing units. Finding cost effective programs to address housing needs is a major objective, such as using the USDA Rural Housing Rehabilitation Program, available to homeowners, as opposed to seeking CDBG funding to pay for an expensive County administered rehabilitation program is just one example.		
4.1	**Incentives for Special Needs Housing:** The County shall use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote housing that meets the needs of special groups (e.g., seniors, persons with disabilities, persons with developmental disabilities, farmworkers, large households, extremely low-income and the homeless).	**Accomplishments:** County is conducting a comprehensive zoning code update to include incentives for special housing needs with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** This program, along with other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).
4.2	**Senior Housing:** The County shall encourage private developers, nonprofit groups and other interested parties to construct housing projects that serve seniors. As part of this effort, the County shall meet with governmental agencies, nonprofit groups and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Sierra County are provided. Senior housing projects that include onsite support services shall be given special consideration by the County.	**Accomplishments:** Completed. Grant-funded $890,000 rehabilitation of all 50 units for the Sierra Valley Senior Apartments permitted in 2018 and was recently completed. **Results:** This task is redundant to other measures, such as update of the Zoning Code, Implementation Measure 2.2, and 4.1. **Status:** Omit this measure.
4.3	**Farm Labor Housing:** The County shall update the Zoning Ordinance to state that farm labor housing that serves six or fewer persons shall be treated as a single-family unit and shall be permitted by right in all districts that permit single family units by right, in accordance with California Health and Safety Code § 17021.5. The County shall also update the Zoning Ordinance to state that farm labor housing that provides up to 36 beds or 12 units shall be permitted by right in all zones that allow agricultural uses, in accordance with California Health and Safety Code Section 17021.6.	**Accomplishments:** County is conducting a comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** Omit this measure. This program, along with other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).
4.4	**Zoning for Residential Care Facilities:** In conformance with the Lanterman Act and Health and Safety Code Section 1566.3, the County shall	**Accomplishments:** County is conducting a comprehensive zoning code update to include

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
	amend the Zoning Ordinance to explicitly allow licensed residential care facilities serving six or fewer persons as a use by right in all zones that allow single family residential use. The County shall clearly identify districts in which facilities serving more than six persons, including but not limited to group homes, may be located subject to a conditional use permit.	addressing farm labor housing with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** Omit this measure. This program, along with other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).
4.5	**Removal of Housing Constraints for Persons with Disabilities:** The County shall establish a reasonable accommodation policy or procedure separate from a variance or CUP for providing exception in zoning and land use for housing for persons with disabilities.	**Accomplishments:** County is conducting a comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** Omit this measure. This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).
4.6	**Emergency Shelters and Transitional Housing:** The County shall continue to support non-profit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the County, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers (such as Health and Human Services), and providing assistance in obtaining grants.	**Accomplishments:** Emergency shelters and transitional housing provisions were adopted into the Zoning Code in 2023, allowing these "by right" in any zone allowing residential uses. Planning Department working with Health & Human Services on homeless services and solutions, including outreach and community meetings. **Results:** This program continues to be a challenge for the County due to limited resources and limited demand for services. During the 2023 point-in-time county survey conducted by the NorCal Continuum of Care, 12 homeless individuals were counted in Sierra County. Two of these individuals were considered chronically homeless. The County will continue to participate in these programs understanding that it is dependent on partner agencies to address this need. **Status:** Retain this program.
4.7	**Zoning Code Amendments for Emergency and Transitional Housing:** The County shall amend the Zoning Code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness, as follows: • Allow Low Barrier Navigation Center developments by right in mixed-use zones and	**Accomplishments:** County is conducting a comprehensive zoning code update to include addressing State and Federal housing law compliance components. **Results:** Complete this task by December 2024 **Status:** Retain measure as Implementation Program 2.2 (also refer to Appendix I).

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
	nonresidential zones permitting multifamily uses. • Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.	
Goal 5: Prevent Housing Discrimination: The County will not allow discrimination to interfere with the attainment of its housing goals and objectives. **Policy 5.1:** The County shall further the cause of fair housing and encourage compliance with fair housing laws. **Policy 5.2:** The County will only support housing programs that are in compliance with the State Rumford Fair Housing Act and the Unruh Civil Rights Act which prohibit arbitrary discrimination in housing. **Accomplishments:** Although the County has not received a housing discrimination complaint through this 6th Housing Cycle to date, that does not mean housing discrimination does not occur within the County. The County needs to set up a more formalized program to address housing discrimination, such as working with California Rural Legal Assistance to help set this program up.		
5.1	**Housing Discrimination:** The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. The County will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website, and other areas in which the public gathers information.	**Accomplishments:** County has not received any complaints of housing discrimination during this 6th Housing Cycle to date; but advice and resources are available through Health & Human Resources, the Planning Department, and the District Office of Fair Employment and Housing should the need arise. **Result:** No complaints received, but the County needs to remain vigilant to resolving housing discrimination complaints. **Status:** Retain measure.
5.2	**Amend Definition of "Family":** The County will amend its definition of "family" as contained in Chapter 15 of the Sierra County Code (Zoning) to remove language that constrains the definition of family to occur by being related or related by blood.	**Accomplishments:** County is conducting comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** Omit this measure. This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).
5.3	**Further Fair Housing:** The County will disseminate fair housing information in appropriate public locations and events. The County will work with other local agencies and service providers to include fair housing information in appropriate	**Accomplishments:** The County continues to disseminate fair housing information and working with partner agencies, such as the Plumas County Community Development Commission to assure maintenance of this program.

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

Impl. Measure	Programs	Accomplishments / Results / Status
	format within their facilities. Specific actions will include: • Refer interested persons to the California Fair Housing and Employment Council. • Facilitate public education and outreach by creating informational flyers on fair housing that will be available to public counters, libraries, and on the County's website. Board of Supervisor meetings will include a fair housing presentation at least once per year. • Utilize Community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.	**Result:** No complaints received, but the County needs to remain vigilant to resolving housing discrimination complaints. **Status:** Revise measure to include: Collaboration with the Plumas County Community Development Commission (PCCDC) on an annual basis to explore pathways to increase the number of property owners that accept Housing Choice Vouchers in High and Highest resource areas and make brochures and other materials available in County offices and on the County's website. Continue to provide tenant - landlord dispute resolution information and literature on housing discrimination and fair housing resources at the County offices, on the County's website, community centers, libraries, and other areas in which the community gathers information. Establishing a protocol and maintain processes of referring housing discrimination complaints to the appropriate state and federal agencies and refer all fair housing complaints to service providers including California Rural Legal Assistance. And, setting up protocol for referring complaints to California Rural Legal Assistance.

Goal 6:

Goals, Policies, Accomplishments, and Implementation Measures are not provided in this 6th Cycle Housing Element. Move down to Goal 7.

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements

Impl. Measure	Programs	Accomplishments / Results / Status

Goal 7: Ensure General Plan Consistency and Citizen Participation: The policies of all elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic annual review, in order to maintain the Housing Element's consistency with the other elements of the General Plan, and to ensure citizen involvement and review of the programs of the Housing Element.

Policy 7.1: The County will use General Plan Land Use Maps for density decisions until a new implementing Zoning Ordinance is adopted.

Accomplishments: The County continues to reach out to the public to review the Housing Element and other parts of the General Plan. It provides an opportunity to comment on the Annual Housing Element Progress Reports by having them reviewed by the Board of Supervisors. The County Planning Commission conducted a public workshop on November 16, 2023, to review the 6th Cycle RHNA Housing Element in preparation for drafting the 7th Cycle RHNA Housing Element.

Description of Achievements from Previous 2019-2024 Housing Element Summary of Achievements		
Impl. Measure	**Programs**	**Accomplishments / Results / Status**
7.1	**General Plan Annual Review:** The County shall review the General Plan and Housing Element on an annual basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. County staff shall provide annual reports as to the effectiveness of the Housing Element to the Planning Commission, the Board of Supervisors, and the State, as required by California Government Code § 65400.	**Accomplishments:** The County annually reports to the State on the progress made in implementing this program. County is conducting a comprehensive zoning code update to include addressing farm labor housing with many other housing law compliance components. **Results:** Complete this task by December 2024 **Status:** Retain this as Implementation Measure 6.1 in the 7th Cycle RHNA Housing Element. This program, along other programs regarding amending the zoning code consolidated into a separate measure that references all needed changes (refer to new Implementation Measure 2.2, and Appendix I).

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County of Sierra

Housing Element 2024-29

APPENDIX D

Fee Schedule 2024

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Master Schedule of Fees Index

Fees are posted on Sierra County's Website at: https://www.sierracounty.ca.gov/

2023-024 Revision to Resolution 2018-024 – Master Fee Schedule Assessor Schedule A, Health and Human Services/Behavioral Health Schedule F, Planning Schedule J, Sheriff Schedule M

2022-010 Revision to Resolution 2018-024 – Master Fee Schedule Health and Human Services/Behavioral Health Schedule F, Probation Schedule I

2020-029 Revision to Resolution 2018-024 – Master Fee Schedule Health and Human Services/Behavioral Health Schedule F

2019-034 Revision to Resolution 2018-024 – Master Fee Schedule Health and Human Services/Behavioral Health Schedule F

2018-066 Revision to Resolution 2018-024 – Master Fee Schedule Public Works & Transportation Schedule L

2018-024 Master Fee Schedule

All schedules updated.

SCHEDULE OF SIERRA COUNTY
FEES AND CHARGES
BUILDING DEPARTMENT
SCHEDULE C
AS OF MAY 2024

SERVICE CHARGES AND FEES

Fees for Building Department services and programs shall be charged for all work performed by the County Building Department based on the following schedule of fees or based upon the actual amount of time spent on requested services.

1. BASE PERMIT APPLICATIONS-ALL TYPES OF CONSTRUCTION

a) Building valuation used for computing fees shall be the "very good quality" category of value as described on the construction values attached hereto as "Exhibit B" dated March 2005 at $154.00/s.f. for residential construction; $55.00/s.f. for attached garage construction; $64.00/s.f. for detached garage construction; $27.00/s.f. for deck construction; and $15.00/s.f. for a carport.

b) Building valuation for all other types of construction shall be based upon the "Building Standards Quarterly Publication" used with the applicable regional modifier and construction type.

c) Building fee shall be as shown on Table 1-A of the Uniform Building Code.

d) Plan check fee shall be 70% of the computed building fee as computed by the Building Department or in the event an applicant wishes to proceed with plan check immediately, and prior to the total fee calculation, a deposit in the amount determined by the Building Official appropriate to the project, may be made to allow the plan check process to commence. The deposit shall be credited to the computed building permit fee when issued.

e) Mechanical fee shall be $50.00 per application

f) Plumbing fee shall be $50.00 per application

g) Electrical fee shall be $50.00 per application

h) Energy conservation fee shall be $100.00 per application

i) Grading fee shall be a minimum of $40.00 plus cubic yardage fee as used in the Uniform Building Code.

j) Situs address fee shall be $25.00 for new residences only or where it has been determined that an address has not previously been assigned.

k) Planning Department site review (pre-permit issuance requirement) shall be $50.00 on all permit applications, including occupancy changes, well or septic systems, but does not include any application for a remodel or minor structural modification for which the exterior footprint of the structure does not change.

l) Well construction fee shall be $50.00 including irrigation well, monitoring well, domestic well, geothermal well, or other extraction facility and if electrical or other installations accompany the proposed well, additional fees will apply (this is in addition to County Health Department fees). Repairs involving expansion or replacement shall not require a fee.

m) Septic tank fee shall be $100.00 and shall include new systems, system replacements, emergency repairs requiring expansion or replacement (this is in addition to County Health Department fees). Repairs not involving expansion or replacement shall not require fees.

n) Building sewer fee shall be $50.00

o) Issuance fee shall be $50.00 for all permits.

p) Solid Waste disposal fee shall be as determined by Board Resolution

q) $1.25/s.f. fee shall be paid for properties located within the Sierra County Fire Protection District #1 (Ordinance# 1011).

r) AB 1379 (Certified Specialist Program) fee of $4.00 shall be charged on all building permits.

s) BSC (Building Standards Commission) fee is assessed at the rate of four dollars ($4) per one hundred thousand dollars ($100,000) in valuation (subject to SB1473).

t) SMIP (Strong Motion Instrument Program) fee amount = Valuation Amount x 0.00013 (minimum fee $0.50) or as required by the State of California Department of Conservation.

2. ADDITIONS/REMODELS/DEMOLITIONS/DAMAGE ABATEMENT

a) Additions and remodels shall use "base permit application" fees but in the case of electrical, plumbing, mechanical, and energy conservation fees, the amount shall be proportional between the existing square footage compared against the new square footage but in no case shall the fee be less than $20.00 per topic area.

b) Demolitions and damage abatements-residential shall be $150.00 and commercial shall be $250.00 plus any costs for site review, plan checking (if applicable), issuance and SMIP (State Seismic Impact fee). Solid waste fees shall be paid by the cubic yard per Board Resolution based upon an approved estimate and in advance of disposition. The total fee shall be reconciled between landowner and the County at the completion of the project.

c) Asbestos Certification – Shall be $25.00.

3. MOBILE HOME / MANUFACTURED HOME / MODULAR HOME

Building permit fee shall be as specified for "base permit requirements" (including foundation) but the building valuation and building fee shall be based on a reduction of 50%, with a minimum fee of $500.00. Plan check shall be computed at 50%.

4. MISCELLANEOUS SERVICES

a) Re-inspection fee shall be $65.00/hour (each issued permit allows for one re-inspection without charges).

b) Expired Building Permits:

1) Building permits that were issued under the 1997 Uniform Building Code (UBC) (adopted and effective in 1998) and where the project for which the permit was issued has been partially or fully completed without evidence of completion of all required inspections, may be inspected and brought current at a cost of $65.00/hour.

2) Building permits that were issued prior to the 1997 UBC (prior to the effective date of the code) and where the project for which the permit was issued has been partially or fully completed without evidence of completion of all required inspections, may be inspected and brought current at a cost of

3) $65.00/hour. The property owner may be required to bring aspects of the project into conformance with the current adopted and effective version of the UBC as may be required by the Building Official.

4) Building permits that were issued under the current version of the UBC and the construction has not commenced or for which substantial progress as determined by the Building Official, has not occurred, and in either case have not been subject of a call for and receipt of a building inspection within the past 180 days, shall be expired and a fee in the amount of 50% of the building permit fee (not including plan check fee portion) shall be required to renew the expired permit.

5) Building permits that were issued under any prior version of the UBC and the construction has not commenced or for which substantial progress as determined by the Building Official has not occurred, shall be expired and a new application for building permit, containing plans and meeting current UBC requirements, shall be required.

c) Plan amendment or permit addition, once plans are checked and approved, or new plan submittals, shall require a new plan check fee. Plan check for amendments initiated to construction in progress shall be billed at the hourly rate within this fee schedule.

d) Temporary Certificate of Occupancy shall be $50.00.

e) Temporary power installations shall be $100.00.

f) Mobile home certification (HCD) shall be $25.00.

g) Organized camp inspections shall be billed hourly.

h) Remote inspections shall be billed at the hourly rate plus transportation costs.

i) Special inspections billed using the hourly rate, or the rate required to pay an independent contractor, as determined by the Building Official.

SCHEDULE OF SIERRA COUNTY FEES AND CHARGES PLANNING DEPARTMENT SCHEDULE J	
SERVICE CHARGES AND FEES	
Cottage Food Operation Permit	$37.50
Short-Term Rental Initial Permit Standard	$200.00 Base Fee – Planning Fee $65.00 Building Inspection Fee $45.50 Environmental Health Fee $35.00 Road Department Fee **Total: $345.50**
Short-Term Rental Alternate Parking Plan Review (if applicable)	$50 Evaluation Fee – Road Department Fee
Short-Term Rental Renewal Fee of Initial Permit	$100.00 Base Fee – Planning Fee $37.50 Building Inspection Fee $45.50 Environmental Health Fee **Total: $183.00**
Short-Term Rental Additional or Special Inspection [1]	$65.00/hour ($37.50 minimum)
Short-Term Rental Complaint Investigative Fee	$65.00/hour ($37.50 minimum)
Pre-Application Consultation Fee	$65.00/hour ($37.50 minimum)
Private Road Name Assignment	$37.50
OTHER SERVICE CHARGES AND FEES	
Fees for Planning Department services and programs, including without limitation the filing and processing of applications for use permits, zone variances, zone changes, subdivision maps, lot line adjustments and other entitlements for the development and use of real property, and for the development and processing of environmental documentation pertaining to any such application shall be charged to the applicant as follows:	
1. Fees shall be charged for all work performed by the County based on the actual amount of time spent on each application, plus recovery of actual associated costs including but not limited to postage, publication expenses, and vendor bills. Applications processing shall only occur after a deposit is made to the Department based on the estimate of costs made by the Department to properly process an application. Deposits are based on the estimate of average costs for the processing of similar applications. The actual costs of processing each individual application will be appropriately tracked by the Planning Department and costs for all work and expenses incurred by the County, including without limitation, time spent by Planning Department staff, the Planning Director, Environmental Health personnel, the County Engineer/Surveyor, any required independent consultants, County Counsel (and/or other special-assigned attorneys), and for preparation of environmental documentation, public hearing notices and other project related costs.	

SCHEDULE OF SIERRA COUNTY
FEES AND CHARGES
PLANNING DEPARTMENT
SCHEDULE J

SERVICE CHARGES AND FEES

2. All applications received by the Planning Department shall be accompanied by a non-refundable application review fee of $100.00 which shall cover the costs for the Department to review a submitted application for completeness, allow the Department to determine the appropriate deposit for further application processing, and shall afford the Department the ability to convey any issues or concerns and a project processing timetable to the applicant in writing.

3. The Planning Department as part of its written response as outlined above, shall provide a "request for deposit" which shall be the estimated reasonable cost of processing an application, administering a program, or providing requested service. A deposit shall be required for all Planning Department applications, including, but not limited to, the following type of activity:

- Amendment of Use Permits
- Certificate of Compliance/Conditional Certificate of Compliance
- Development Agreements
- Environmental Documentation/Review
- Extension of Use Permits (Minor and Major) Variances
- Final Map Subdivisions
- General Plan Amendments
- Land Conservation Contracts/Farmland Security Zone Contracts
- Lot Line/Boundary Line Adjustments
- Major Conditional Use Permits
- Mine Reclamation Plans & Financial Assurance Review
- Minor Special Use Permits
- Parcel Map Subdivisions
- Parcel Map Waivers
- Parcel Mergers
- Site Plan Review
- Specific Plan Amendments
- TPZ Zone Amendments
- Zone Amendments/Zone Changes
- Zone Variances

4. The Planning Department shall not commence further processing of any application nor incur any further expenses unless and until the requested deposit has been provided. No application shall be deemed as complete until the applicant provides the deposit in the amount requested by the Planning Department. The applicant shall be advised that they will be responsible for all costs incurred in excess of the deposit.

5. For extraordinary projects needs that exceed the initial deposits, the Planning Department shall account for costs of processing individual applications and /or

service requests, based on the hourly rate, including overhead, in the amount of $65.00/hour. Cost accounting for staff time shall be based on the time spent in quarter hour increments.

6. In the event that it is determined that the costs charged against any project or service request exceeds the amount of the deposit then remaining, the Planning Department shall promptly notify the applicant in writing of the amount that will be necessary to continue and/or complete the processing or for the providing the service. The processing of the application or request for service shall be suspended if the applicant fails to make such additional deposit of funds with the Planning Department within 10 days of the date of the written notice by the Planning Department.

7. Prior to recordation of a project (or in the case of a project that does not require recordation, following the satisfaction of all other relevant Conditions of Approval), the Planning Department shall account for all costs incurred by the County to date in order to ensure that all fees and costs have and will be paid by the funds deposited with the County. If there are insufficient funds remaining on deposit to cover all expenses the applicant shall be immediately notified that an additional deposit is required prior to finalizing the project. Failure to make the final deposit of funds within 10 days of the date of the written notice shall result in the suspension of the processing of the project or provision of recordation or any requested service or associated permit, license, entitlement, or use until the deposit is provided. If the amount needed to be collected is part of an application for any permit, the County may impose the final payment and reconciliation of fees be a condition of any permit sought by an applicant or landowner.

2024/2025 CAPITAL IMPROVEMENT PLAN
SIERRA COUNTY FIRE PROTECTION DISTRICT #1

Pursuant to Section 66006 of Government Code, the District is required to annually make available to the public specific information related to the prior year's activity for development impact fees within 180 days after the last day of each fiscal year.

Sierra County Fire Protection District #1 collects development impact fees within Fire District boundaries which includes the nincorporated communities of Sierraville, Sattley, Calpine, Sierra Brooks, Loyalton Pines, Long Valley and Verdi and neighboring ranches, farms, and recreation atractions. Development Impact Fees were first approved by the Sierra County Fire District Board of Commissioners and the Sierra County Board of Supervisors in 2011.

The content of this report will outline the spending plan for those fees collected up to and including fiscal year ending 6/30/2024 as well as 5 year projections.

An annual inventory of fee collection and projects funded since the imposition of the District's Impact Fee is available upon request.

FIRE IMPACT FEE SCHEDULE

An updated Fire Impact Fee Nexus Study was completed by Hansford Economic Consulting and approved by the Sierra County Fire Protection District Board of Commissioners and the Sierra County Board of Supervisors in 2020. The complete Study is available online at www.sierracountyfireprotectiondistrict1.org or by calling (530)604-4013.

The purpose of the Fire Impact Fees is to finance public facilities and equipment as described. A detailed list of applicable structure and use projects are outlined in Appendix A of the 2020 Impact Fee Study, and available at www.sierracountyfireprotectiondistrict1.org or by calling (530)604-4013.

PLANNED FACILITIES, APPARATUS, VEHICLE & EQUIPMENT

ADA Building Compliance/Bathroom Remodel-Station 82 Sierraville	$	50,000
Upstairs Completion/ADA Compliance/Exterior Access-Station 84 Calpine	$	170,000
New 3 Bay Station & Maintenance Facility-Sattley	$	1,045,170
Command Vehicle - *Purchased 6/2021*	$	4,023
Replacement Water Tenders (2)	$	650,000
Rescue 4WD Vehicle UTV Truck Style/Stokes EMS Equipment	$	45,000
Type II Engine - *Purchased 9/2021*	$	5,000
Well/Water Storage Tank, Filippini Rd - *Completed 1/2024*	$	40,080
Dog Valley Fire Lane - *Completed 8/2020*	$	5,000
Deerwater Field Heli Dip Tank	$	19,520
CIP & Impact Fee Analysis Update - Ongoing	$	33,207
	$	2,067,000

Current Fee	Proposed Fee
$2.05	$2.06

**Fees are adjusted annually according to the Engineering News Record San Francisco Construction Cost Index March to March for a July 1 implementation not to exceed 3%.*
March 2023-March 2024 CCI - 0.63%

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County of Sierra

Housing Element 2024-29

APPENDIX E

Residential Capacity Analysis

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This Appendix consists of an analysis of housing capacity that demonstrates that Sierra County has sufficient capacity to meet the 7th Cycle RHNA as noted in Table 48 below. Housing capacity is the number of housing units that can be built by housing income levels assigned by the California Department of Housing and Community Development (HCD). Based on this assignment the County needs to show residential capacity by other means than identifying vacant land for potential development of lower income housing units or through other alternative methods.

The first part of this analysis discusses housing capacity on sites that don't meet the strict interpretation of housing capacity on vacant sites that don't have infrastructure capacity or meeting size limitation required by State housing law. This section evaluates how the County can comply with RHNA for very low- and low-income housing units. The second part provides the results of a vacant land inventory conducted between February and March 2024 that evaluates potential housing development within community core areas. Due to the strict methodology the State places on determining housing capacity for vacant lots under a default density of 10 units per acre on parcels of at least 0.5 acres and no greater than 10 acres, and that a public sewer system is required to serve these lots (County has no public sewer system), all units identified in the vacant land inventory were allocated to moderate and above moderate income housing units.

Table 47. HCD Mandated Sierra County 7th Cycle Current Regional Housing Needs Allocation (2024-29)

Income Group	RHNA	Demonstrated Capacity
Very Low	1	3 (a)
Low	1	+6 (b)
Moderate	0	+431 (c)
Above Moderate	0	+56 (d)
Total	**2**	**+496**

(a) Total of 3 units: 1 ADU, and 2 non-vacant underutilized.

(b) Total of 6 units: 2 ADUs, 2 non-vacant underutilized, and 2 large vacant parcels.

(c) Total of 431 units (see Appendix E, Table 2, Vacant Land Inventory).

(d) At least 56 units; does not include areas outside of community core areas (see Appendix E, Table 2, Vacant Land Inventory).

Very Low-Income Housing Unit Capacity Analysis

Accessory Dwelling Units (ADUs) – As noted in Table 48 above, the County can produce three very low-income housing units through production of three accessory dwelling units. The County has permitted three new ADUs since 2015 and is projecting at least one more unit to be produced for a very low-income household in this 7th Housing Cycle. Based on average production costs of these units (approximately $135,000 for standalone manufactured units) and the ability to rent these units as low around $800/month falls within the income criteria for a very low-income household

(see Tables 37 and 38 in Chapter 3). Junior ADUs, which consist of no more than the use of 500 s.f. within an existing single-family house, can be constructed for less than $50,000. These can rent for less than $700/month. These additional units count towards the RHNA. One unit is allocated to very low income and two units allocated to low-income housing units to meet RHNA.

To encourage the development of ADUs, the County has partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. The goal of this program is to streamline efforts to achieve affordable and workforce housing development, improving access to a less expensive and more streamlined permitting process and to improve the achievability of construction for housing in Sierra, Nevada, and Placer Counties, and the Cities of Truckee, Grass Valley, and Nevada City. This shared program offers the first seven applicants for a permit to receive the plans free of charge. After that the plans cost $1,200 per use. Please refer to Appendix F for more detailed information regarding this program.

Non–Vacant Underutilized Property: The County can add at least 2 additional low-income housing units through the potential development of APN 009-170-009. This parcel consists of a 5.58-acre parcel in Sierra City of which a 1.74-acre portion is considered non-vacant underused and designated for R-3/MUR Zoning. California Government Code § 65583.2(b) allows non-vacant sites to be used in the inventory if the site is clearly underutilized (to allow up to 50% of the RHNA). In this case this parcel has commercial development along the road (within commercial zoning) and a 1.74-acre portion is being used for a Recreational Vehicle Park and camping facility (see Figure 7). The site already has a septic system and community water to serve future development. Unit production on this site would result in an additional 8 dwellings, of which 1 unit could be allocated as part of the County's required very low-income and 2 low-income dwelling units. It is noted that a separate sewage package plant could be designed for this property to allow more housing density. Based on an analysis conducted by PACE Engineering for the site (see Attachment 1).

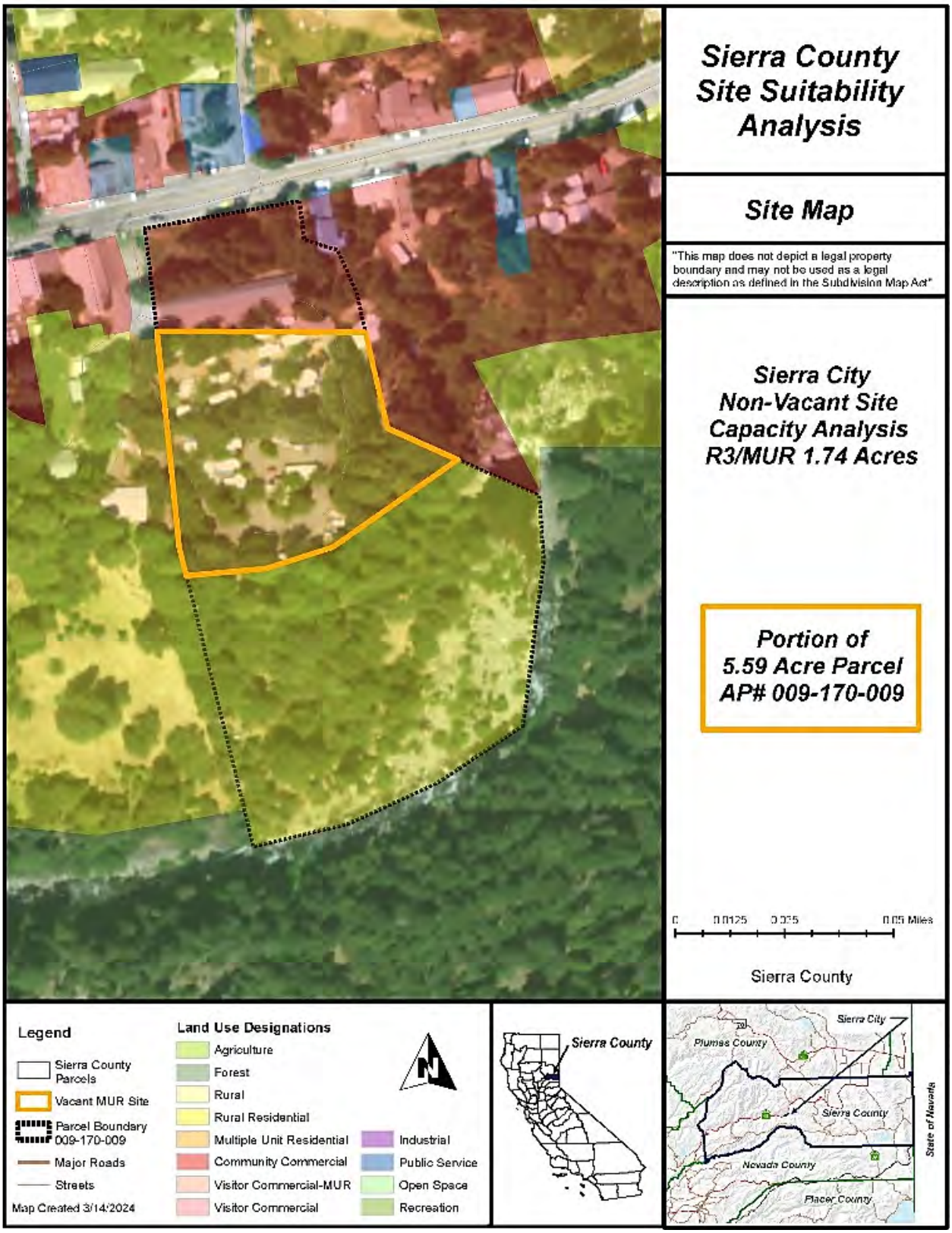


Figure 7. Non-Vacant Underutilized Property (APN 009-170-009)

Low-Income Housing Unit Capacity Analysis

As noted above, three ADUs are expected to be produced that could apply to the County's Low Income RHNA. In addition, two Low Income units are allocated from Non-Vacant Underutilized Property, APN 009-170-009 and two units allocated from pending development of a manufactured housing project in the County on a Large Vacant Parcel in the County next to Loyalton. This site (APN 016-040-080) consists of 10.97 acres, the Loyalton Trailer Park that was abandoned and is now vacant (see Figure 8). The County, with the City of Loyalton, is applying to develop a 52-unit manufactured housing project, of which 47 units would be in the unincorporated county and the remaining 5 in the City of Loyalton. Referred to as the Forest Edge Manufactured Housing Community, the applicant has indicated that many of these units would consist of workforce and lower income units.

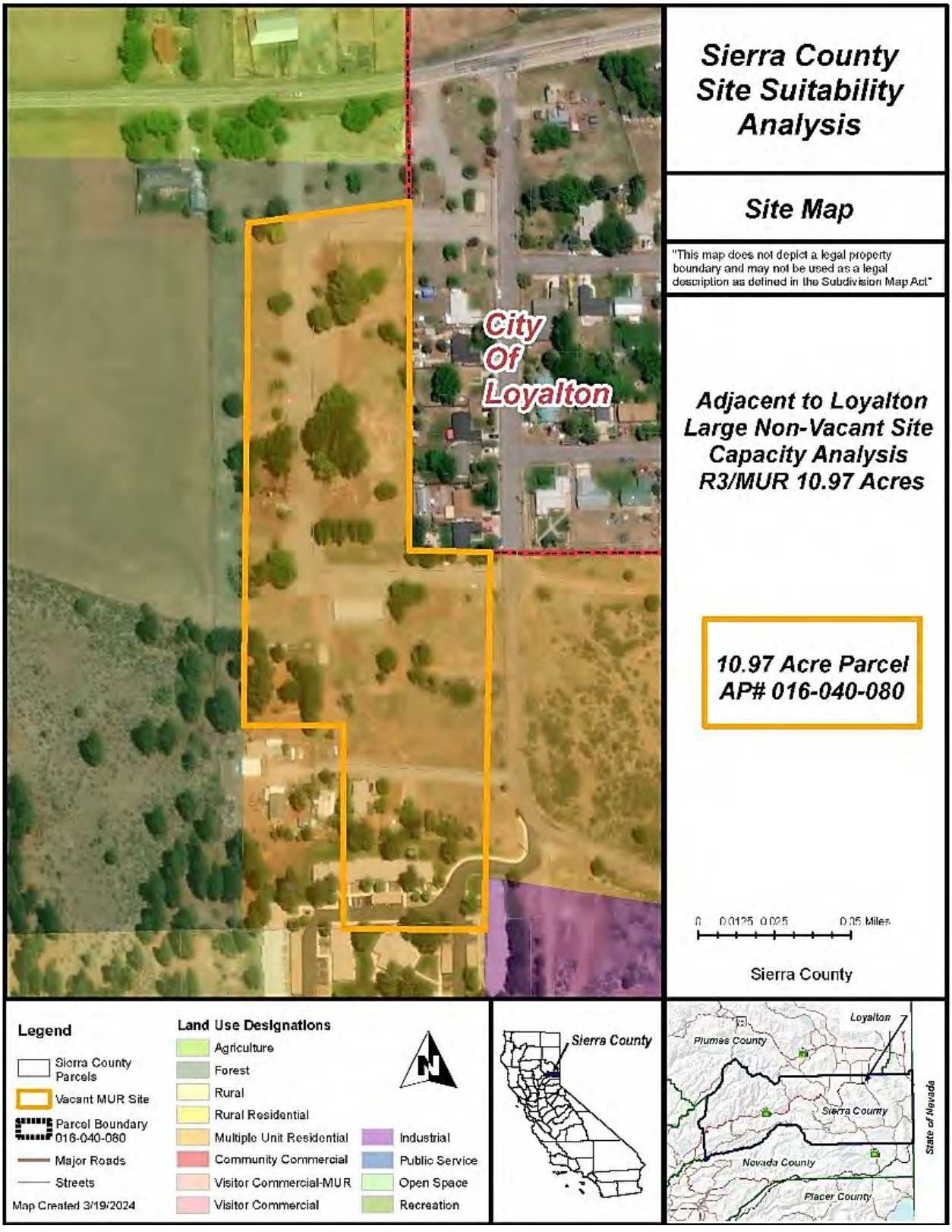


Figure 8. Large Vacant Parcel (APN 016-040-080)

Manufactured Homes on Vacant Parcels

The most popular method of producing lower income housing is installing a manufactured house on a vacant lot within a planned subdivision, such as Sierra Brooks. This analysis demonstrates installing a manufactured house on a vacant lot in the Sierra Brooks community can be done at a cost level affordable to a low-income household. Selecting a one-half acre vacant parcel at 556 Longhorn Drive, Sierra Brooks (an available vacant lot on the open market as of March 5, 2024) was evaluated for this cost analysis. This lot has a pre-existing septic system and public water is available to the site. The total cost to produce this housing unit is $203,421 (refer to Attachment 3). This cost falls within the category of Low-Income of affordability of between $139,201-$242,800 (HCD/HUD income category for Sierra County, 2003). As shown in Figure 9 below, there are many vacant lots available to build on in Sierra Brooks.

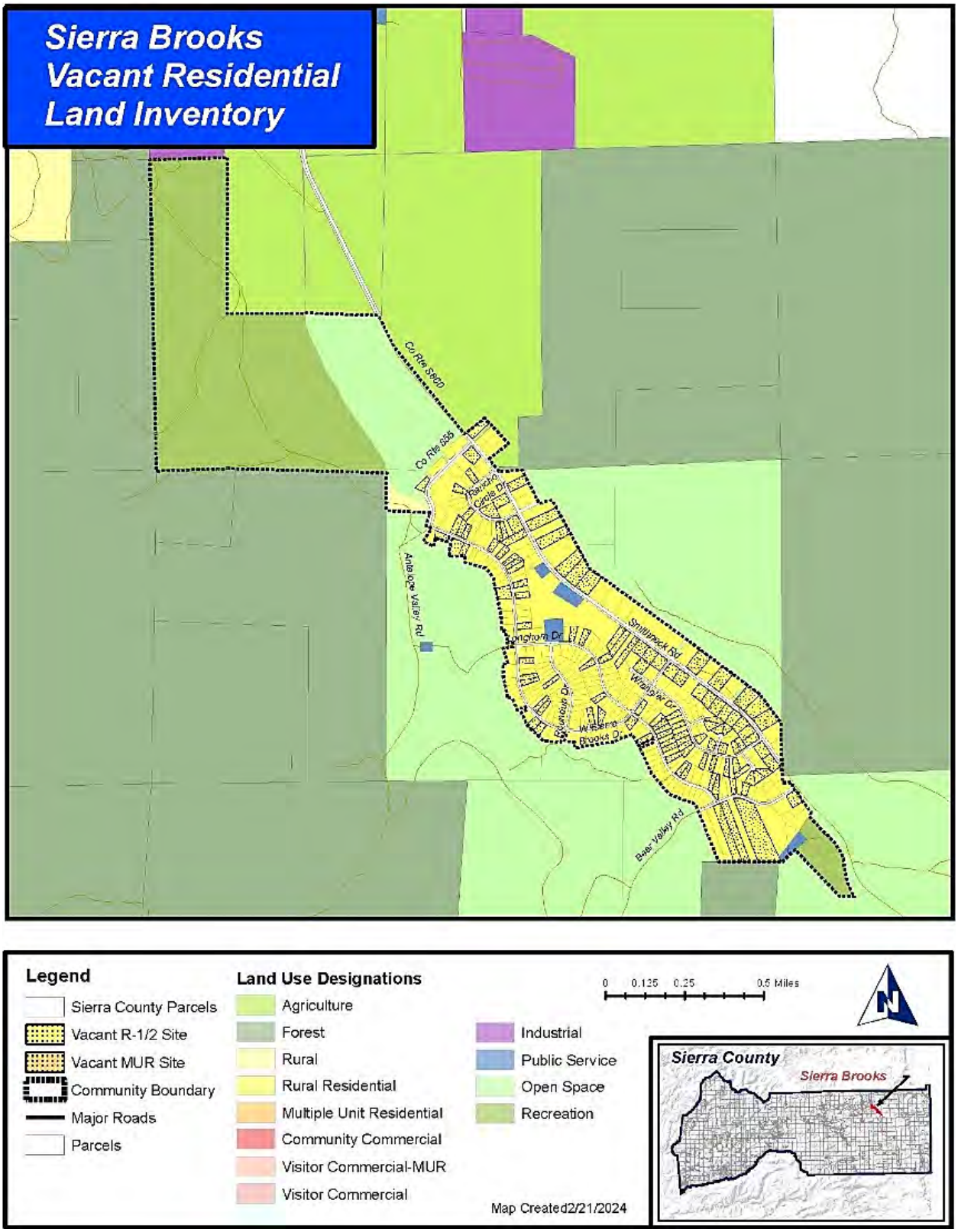


Figure 9. Vacant Parcels in Sierra Brooks

Vacant Land Inventory

An inventory of vacant land was conducted between February and March 24, 2024, to understand housing production capacity in Sierra County. All the community core areas that had vacant land available for 0.5 acres or less zoning was considered in this inventory to focus primarily on what would be available for development for residential development for moderate-, low- and very low-income groups. Since about 75% of the County's population resides in these areas, the inventory focused on Alleghany, Calpine, Downieville, Goodyear's Bar, Sierra Brooks, Sierra City, Sierraville, and the Loyalton area. Table 49 shows the results of the vacant land inventory. Attachment 4 is devoted to maps of these areas that show vacant parcels and tables of the parcel by community core areas.

Table 48. Vacant Land Designated for Housing in Unincorporated Sierra County

Location	RR-1/2			R-3/MUR			All Zones
	Vacant Acres	Maximum New Units	Realistic Capacity	Vacant acres	Maximum New Units	Realistic Capacity	Income Category at Realistic Capacity
Alleghany Calpine	2.02	6	6	0	0	6	6 Moderate
	3.75	17	17	0	0	0	17 Moderate
Goodyears Bar	1.41	3	3	0	0	0	3 Moderate
Loyalton Area	41.69	41	10	24.51	293	244	10 Above Moderate 244 Moderate
Sierra Brooks	108.64	135	117	0	0	0	41 Above Moderate 76 Moderate
Sierra City	37.02	54	46	1.74	20	17	17 Moderate

Table 48. Vacant Land Designated for Housing in Unincorporated Sierra County							
Location	RR-1/2			R-3/MUR			All Zones
	Vacant Acres	Maximum New Units	Realistic Capacity	Vacant acres	Maximum New Units	Realistic Capacity	Income Category at Realistic Capacity
Sierraville	172.39	326	265	5	60	50	5 Above Moderate 302 Moderate
Total	**366.02**	**582**	**464**	**26.25**	**373**	**311**	**56 Above Moderate** **431 Moderate**

Methodology: *Only vacant land is shown here for all lots exceeding 0.16 acres and not greater than 10 acres for all RR-1/2 Zoned parcels that can potentially accommodate moderate- and above moderate-income housing. Appendix E provides a full listing of each parcel. For R-3/MUR parcels, where high density residential development (maximum 12 units per acre) is allowed by right. No parcels were to meet capacity requirements for low- and very low-income housing in accordance with Government Code Section 65583.2. All R-3/MUR sites were considered for moderate income housing based on a separate analysis referenced in Appendix E. Sites of less than one acre in the RR-1/2 Zone were considered moderate-income for moderate income housing and sites of greater than one acre were considered for above-moderate income housing. Based on the character of development in the County, parcels of less than one acre were expected to develop at one unit per parcel for both maximum and realistic development density even though maximum density in the zoning code would allow for two units per acre. For parcels exceeding one-acre, maximum density was expected to develop at one unit per acre maximum and only one unit per parcel realistic capacity. For properties that have plans in process for development, densities were number of units were considered on a case-by-case basis as further described in Appendix E. Note that development capacity does not account for potential accessory dwelling units. The communities of Bassetts, Indian Valley, Forrest City, Pike, Sattley, and Verdi were not included here either because there were either no lots that were easily developable, or their zoning exceeds 0.5-acre size. For example, Verdi, which has over 800 acres of vacant residentially zoned parcels, that have zoning of RR-1.5 (minimum lot size of 1.5 acres), would result in the production on above moderate-income houses. Since the County already exceeds the RHNA number of above-moderate income sites, there was no need to assess these additional properties for potential development capacity within this zoning category. None of the sites referenced here are owned by a government agency. Finally, the range of housing affordability based is based on a construction cost analysis.*

Source(s): Sierra County Assessor's Office (2020); Sierra County General Plan 2012; and Sierra County Zoning Code.

Attachment 1

Email from Grant Maxwell on March 13, 2024

Subject: Septic Plant at 100 Carrier Circle in Sierra City; APN 009-170-009-0

Good morning, Gary

We investigated the Seirra County LAMP and the first thing to note is that there is a minimum lot s based on if there is public water available per section 1. H.

1. H. PARCEL/ LOT SIZE REQUIREMENTS (OWTS Policy 9.1.2) (OWTS Policy 9.1.9) (OWTS Policy 9.1.10)

There are no areas in Sierra County where nitrate has been identified as a chronic issue. The core community areas with smaller parcel sizes served by individual onsite wastewater treatment systems in Sierra County have populations of only 100-300 people, so these would not be identified as high density OWTS areas.

New lots:

The Sierra County General Plan allows the creation of new parcels as small as ½ acre in the Rural Residential land use designation within existing, designated "community core areas" in locations that have suitable soils, access to public water systems, and are sufficiently setback from water resources and lack other environmental constraints. However, most Rural-designated lands that permit further subdivisions, but without feasible access to a community water system, require a minimum density of one (1) dwelling unit per two (2) acres—with 5 to 10-acre minimum parcel size being more common. Any proposal for a large development with smaller acreage parcels served by OWTS would receive greater scrutiny by SCEHD of pathogen transport and cumulative nitrogen and hydraulic mounding impacts.

As you know, we don't have much to go on at this stage to size a system; however, we are design system in Burney right now that looks like it may be of a similar size. Assuming this is true, the pr for the components is as follows:

- Septic Tank: $24,000
- Dosing Chamber: $4,000
- GSF Media: ~$300 per module @ ~300-total, $90,000
- Pump and Equipment: Unknown. Approximate $15,000
- Trenching and Miscellaneous Utilities: Unknown. Approximate $30,000

This is a rough total of $160K. It could go higher or lower depending on how flows and the lay of land works out.

Hope that helps as an order of magnitude cost.

Thanks

Grant Maxwell, P.E.
SENIOR ENGINEER
PACE Engineering, Inc.
www.PaceEngineering.us
5155 Venture Parkway, Redding, CA 96002

Attachment 2

Forest Edge Project Description

Forest Edge Manufactured Housing Community | Application Narrative

Summary of Key Project Data:

Name: Forest Edge Homes

Location: 205 Hill Street, Loyalton, CA 96118

APN: 016-040-080-0, 017-120-001-0 & 017-120-006-0

Total acreage: 12.09

Single Family Residential Unit count: 52

Amenities: Approximately 1,000 – 1,500 square feet onsite management office with parking for current and future residents. Approximately 6,000 – 6,500 square feet of Common Area space with gazebos, seating areas and trailhead to Tahoe National Forest.

Construction type: Clayton Manufactured Homes and other selected Manufacturers.

Roofing type: 60-pound snow load as required by Sierra County

Set Type: Concrete foundations or conventional footings with required skirting for frost/freeze protection (not sure what we want to say here – probably want to allow either traditional manufactured home sets with the frost/freeze protection OR home sets on permanent foundations.

Parking: Individual 1 - 2-car driveways for off-street resident parking and on-street visitor spaces.

Project Description:

The property was in tax default from June 30, 2009, through August 3, 2020, at which point title was transferred to Route 49 Partners, LLC (Route 49) via a quitclaim deed awarded through a judicial auction facilitated by Sierra County. Immediately following the judicial sale, Route 49 made commitments to provide remedies for longstanding liabilities listed below; all of which are completed and paid in full as of the date of this memo.

- All current year real estate taxes paid in full
- Operations and Maintenance planning for recurring weed abatement & waste
- Environmental testing, disposal, and abatement of site debris from demolition of the prior mobile home park including asbestos containing materials ($159,000)

A Market Study was prepared by Economic & Planning Systems, Inc. (EPS) out of Sacramento, CA, dated August 2021 which outlines favorable supply-demand characteristic for the formation of new affordable housing units designed to provide solutions for the area's "missing middle". Driven primarily by the robust expansion and employment growth of Reno and Truckee in recent years, Loyalton's close proximity coupled with limited current housing inventory of less than 450 units, provides an attractive opportunity to capture the significant share of the households currently be squeezed out of affordable situations in Reno and Truckee (Reno & Truckee are

experiencing sub-3% vacancy rates as of the date of this report). With major metropolitan housing costs and interest rates on the rise, EPS notes the affordable housing crisis is anticipated to persist. The study concludes with guidance suggesting a newly built single family manufactured housing product, positioned to achieve local affordability goals, would offer a high-quality community and aesthetic for both the local service sector and those looking to relocate from higher cost of living, more dense urban areas.

A conceptual site plan has been submitted at this time for review. The proposed layout features 52 sites and market-rate, single family affordable manufactured housing to be placed by the Applicant on each home site. The proposed residential unit count is a 1:1 replacement of the prior historic residential uses on the site. Approximately 21,000+ square feet of land area are reserved for common area amenities and an office for permanent onsite management.

The 52 homes represent an overall gross density of 4.3 units per acre. As identified in the exhibits to the conceptual site plan, the size of a typical space will range from 6,000 – 10,000+ square feet, providing ample area for usable private yards.

The circulation system will consist of a reconstructed private road which includes resurfacing a portion of the existing paved areas that served the previous mobile home park but has been reorganized into a more efficient and consistent private street system with a typical width of 32'. The design also incorporates paved private driveways for off-street, covered resident parking (1 – 2-car) as well as sufficient width for on-street parking for visitors. The conceptual site plan proposes minimum building setbacks which will govern the placement of each manufactured home within each space, as follows:

- Front yards: 15′ minimum
- Side yards: 5 – 15′ variable with the intent of one side yard having enough width to accommodate single or double loaded parking
- Rear yards: 20′ minimum

The site concept features approximately one-half acre of open space, common area improvements and access to neighboring trailheads. The primary access point along Hill Street directs guests and residents to the project's onsite management office which will house hands-on management staff available onsite during posted business hours.

The property is in Sierra County's CR (Commercial Residential) Zone and the City of Loyalton's R-2 (Residential) Zone. This site plan concept adheres to current development standards, per the direction of the Sierra County Planning Department.

As shown in the attached exhibits, Forest Edge Homes features multiple access points along the southern border of the property on Hill Street with primary access to an office off Hill Street near Highway 49. Entry monumentation will be located at the primary and secondary gated access points. A *Welcome to Loyalton* community sign currently exists on the private property and will be maintained and incorporated into the project plan.

Route 49 Partners intends to not only construct the manufactured housing pads, or spaces, but also to acquire and install the units, private driveways, and front yard landscaping. The manufactured homes will all be new units with a mix of two, three and/or four-bedroom homes ranging from approximately 1,000 – 1,700 square feet. These homes will be delivered to the Sierra County housing market with the primary goal of promoting home ownership; however, rental and seller-financed housing will be options as well. Under the home ownership setting, residents would own their homes subject to monthly rents payable to the landowner.

As proposed in the Development Application package, Forest Edge Homes will be governed by recorded Covenants, Conditions and Restrictions (CC&Rs) as a mechanism for maintaining the integrity of both the individual homes and the community as a whole. All residents of Forest Edge Homes will be required to execute and abide by the rules and regulations set forth in the CC&Rs with an emphasis placed on protecting, preserving, and enhancing a high-quality living environment. The CC&Rs are non-negotiable from the residents' perspective and will be uniformly applied to all residents in accordance with the Fair Housing Act.As a manufactured housing community, the development and the housing units will be subject to the regulatory oversight of the State of California's Housing and Community Development Department (HCD).

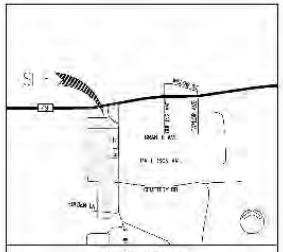
Route 49 Partners obtained an HCD Dealer's License for the purpose of acquiring newly built, factory-direct manufactured homes to install and potentially resell. Route 49 Partners will utilize the HCD license as a means of providing cost effective, high-quality homes from nationally recognized manufacturers with an affordability component that is nearly impossible to provide in a conventional setting today. By acquiring a large volume of homes at wholesale prices, Route 49 Partners has the ability to pass through low-cost entry points for both homeowners and renters. Route 49 Partners are currently a Dealer for Clayton Homes and has successfully acquired and installed numerous homes at a sister project in Vinton, California.

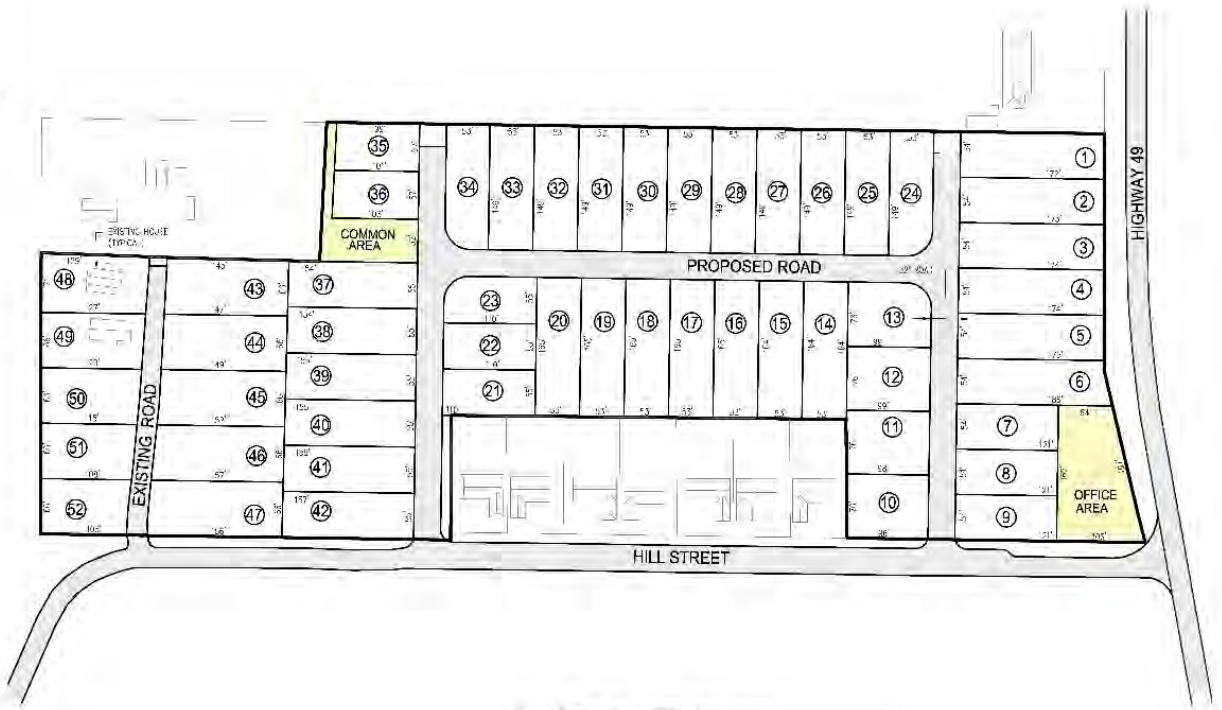
The Development Application submittals also include a letter delivered to Mr. Tim Beals, Executive Officer of the Sierra County Local Agency Formation Commission, dated August 2, 2021, from Mayor Sarah Jackson of the City of Loyalton addressing the concern of Loyalton's ability to provide water and sewer services to the project. The City of Loyalton has provided guidance that an Outside Service Area Agreement is unnecessary given the project itself has been continuously served by Loyalton since prior to January 1, 2001, and the project remains a current customer of Loyalton as of the date of this memo (May 2022). Loyalton confirmed the water and sewer boundaries have not changed and while the level of service has changed since the former Loyalton Mobile Estates was in operation, water and sewer services have continued to be provided, and are currently provided, by the City of Loyalton.

This proposed development will replace the historic use of the property as a manufactured housing development, but unlike the prior Loyalton Mobile Estates, this project has been designed to complement the community and adjacent land uses by providing high quality housing with on-site management and enforcement mechanisms to insure long-term safe and decent housing consistent with the surrounding neighborhood. While the proposed residential use is the same as the historic use, the redevelopment proposed herein will be far superior housing when compared to the unfortunate story of the prior Loyalton Mobile Estates.

The proposed project is also a new residential option not seen in the City of Loyalton. Loyalton is an appealing alternative for service workers, families, and retirees to live, work and play in a setting that caters to lower-cost, semi-rural characteristics unavailable in the neighboring high cost of living urban areas. Providing a variety of housing choices, both rental and ownership options, creates a setting which solves an array of housing needs across varying demographics.

CONCEPTUAL SITE PLAN
FOR
FOREST EDGE





SITE PLAN

NOTES

PROJECT INFORMATION

PROPERTY ADDRESS

OWNER/APPLICANT

PLANNING/ENGINEERING
MILLENNIUM PLANNING & ENGINEERING
471 SUTTON WAY, SUITE 210

SURVEYING
205 HILL STREET

ASSESSOR'S PARCEL NUMBERS

ZONING/GENERAL PLAN
ZONING:

LOT AREA

ELECTRICAL

WATER

SEWAGE DISPOSAL

FIRE PROTECTION

SPACE DIMENSIONS

SPACE NUMBER	APPROXIMATE SQUARE FOOTAGE	SPACE NUMBER	APPROXIMATE SQUARE FOOTAGE
1-8	9,259-9,859	32-35	9,7.0
9-9	[illegible]	31-12	8,7.0-8,859
10-13	[illegible]	12-13	8,7.0-10,520
14-20	[illegible]	13-23	8,7.0-9,488
21-23	[illegible]	[illegible]	9,859
24-34	[illegible]	[illegible]	9,7.0

NOTES
ROAD DIET: OF 32' TO ACCOMMODATE ON-STREET PARKING.

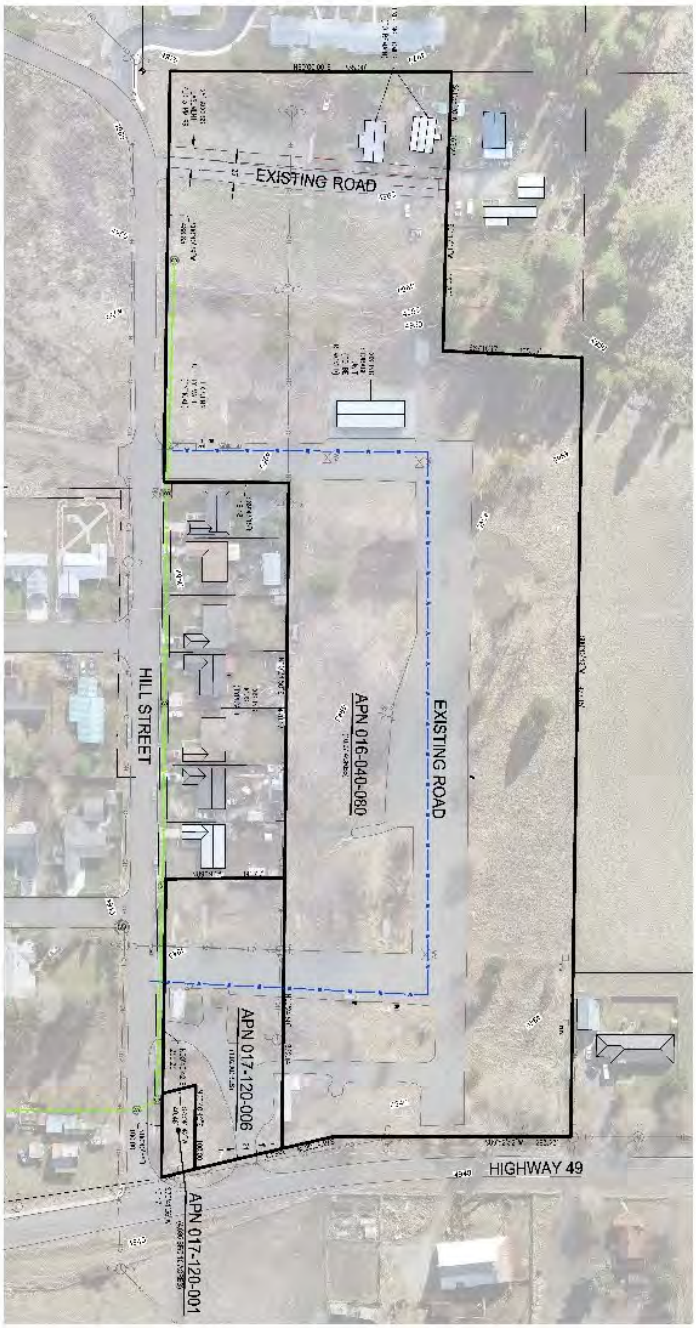
MILLENNIUM

FOREST EDGE
205 HILL STREET
CONCEPTUAL SITE PLAN
CALIFORNIA
SIERRA COUNTY

NO.	DESCRIPTION	JAK

DESIGNED: MPA
DRAWN: DSC
PROJ. NO: 20-1105
DWG: SE DWG 2020
DATE: APRIL 2021

SHEET NUMBER
C1.0



LEGEND

SITE PLAN

NOTES

C2.0

FOREST EDGE
205 HILL STREET
EXISTING CONDITIONS

SIERRA COUNTY CALIFORNIA

Attachment 3
Manufactured House on Vacant Parcel Cost Analysis
556 Longhorn Drive, Sierra Brooks, CA

Table 1. Housing Cost Analysis for New Construction	
Housing Cost Component	**Manufactured Home Separate Lot 1,040 s.f.**
A. Land Cost per Unit (see estimate below)	$38,000
B. Unit Construction Cost	$157,634
C. Lot or Pad Cost:	
1. Building Permit Fee	$2,224
2. Development Impact Fees: Sierra County Fire District	$2,142
3. Septic System Cost	--
4. Water Connection Fees	$3,400
Total Unit Cost	**$203,400**

Source(s)/Assumption(s):

A. Land Costs: The 0.32-acre site is shown to be available on MLS on February 12, 2024 as a vacant lot with a septic system designed for a 3-bedroom house for $38,000 (see attached).

B. Unit Construction Costs: Lower costs of creating a new home in Sierra County include placement of a manufactured home on vacant land that have services, such as water and power close by (author discussion with several local builders and with Sheri Murray, Statewide Homes, Manufacture Homes Company, Grass Valley, CA). For a manufactured, single-family house, assumes using the most popular Skyline Elmore Bay, 1,040 s.f., double wide, house (3 bedrooms/2baths), with all site improvements, on a vacant lot.

C. Pad or Lot Costs: These costs include building and encroachment permit fees, water connection fees, development impact fees, septic system installation costs.

1. Building Permit and Related Fees: Building permit fees are established by the County when the fee schedule is updated. The Board of Supervisors updated the County's Master Fee Schedule in 2018 by adopting Resolution No. 2018-024. Fees for each dwelling unit were developed using this schedule. Fees for stick-built structures are based on 2015 building code valuations which are not reflective current of actual construction costs. Permit fees for manufactured dwellings are greatly reduced to address affordable housing needs. Fees were estimated from applying the fees schedule to the building according to the schedule and review of other similar building permits issued.

2. Development Impact Fees: The County, nor school districts assess development impact fees. However, the Sierra County Fire District does assess a fee if the project is located within the District's boundaries. The project is located in the Fire District Service Area and is subject to the fee (currently $2.06/sq-ft).

3. Septic System: The lot was sold with a septic system installed on it and ready for hook up.

4. Water: The project site is located in the Sierra County Service Area 5, Zone 5A, which provides public water to this area, via the Sierra Brooks Water System. This system includes three wells/pump stations located at the north end of via the Sierra Brooks Subdivision and has good capacity to serve new development in the area. Water connection fees of $3,200 are established by the County's fee schedule. An additional $200 was added to the connection inspection.

Recent Lot Sales:

Based on a list of property sales from First American Title Company, 13 vacant residentially zoned lots sold in Sierra County in 2023. Three of these properties were in Sierra Brooks, of which one was about one acre sold for about $33,000 and the other two were about 0.50 acres and sold between $50,000 and $75,000.

Lots Available for Sale:

According to Realtor.com, there are several vacant lots for sale that are considered affordable. Two lots of between 0.50 acres and one acre are available in the Sierra Brooks community ranging in price from $38,000 to $54,000. The one shown for $38,000 is used for home affordability analysis, at 556 Longhorn Drive, includes an existing septic system designed for a 3-bedroom house.

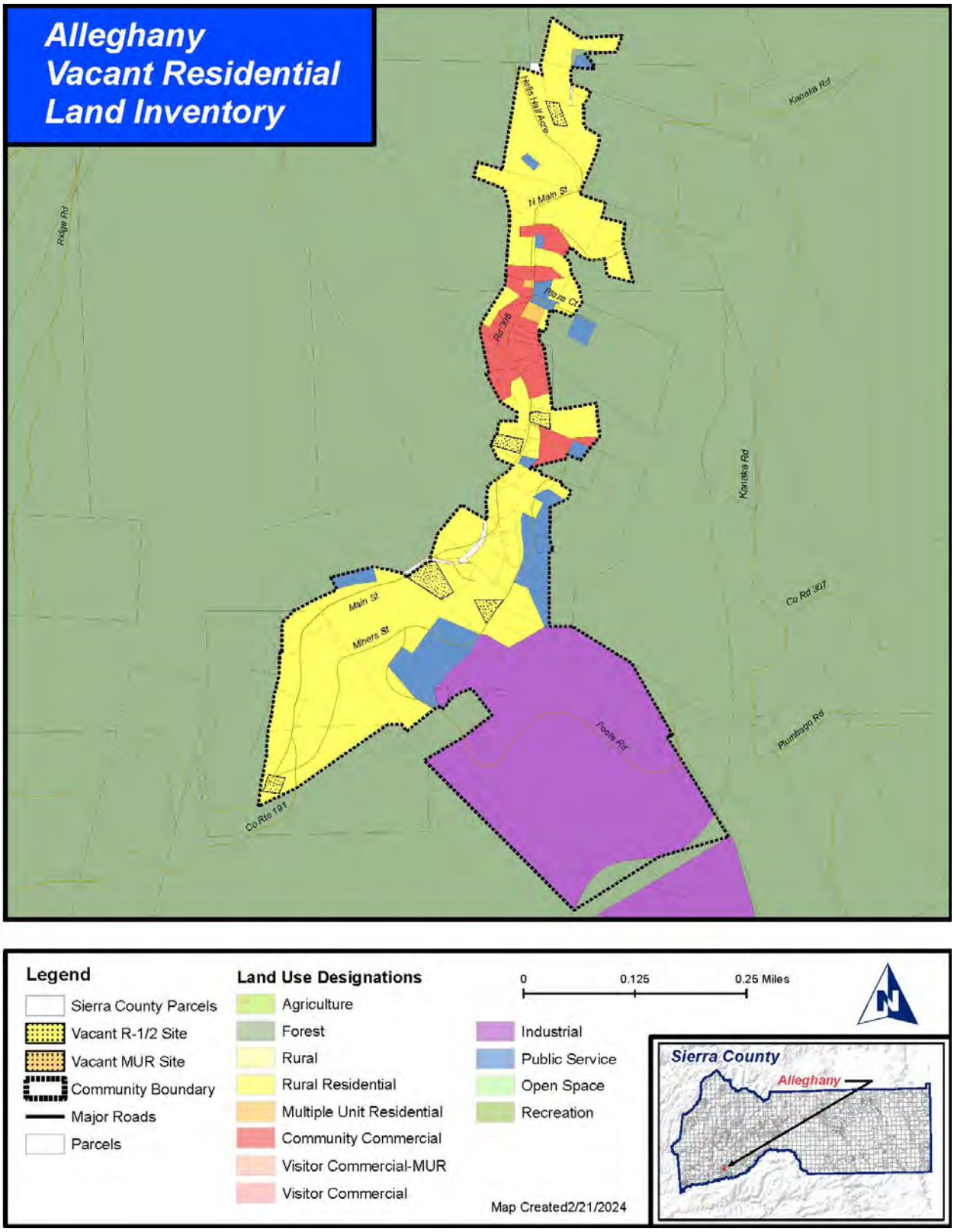
https://www.realtor.com/realestateandhomes-detail/556-Longhorn-Dr-110_Loyalton_CA_96118_M99357-56557?from=srp-list-card

Nice 0.5-acre lot ready to build backing up to Smith Creek. Septic installed in 2007, standard system sized and approved for a 3-bedroom home, finaled permit information on file. Community water connection and power to be installed at the expense of the buyer. This is a fire wise community with a clubhouse, fire station, campgrounds for family and friends, just 40 minutes to Truckee or Reno.

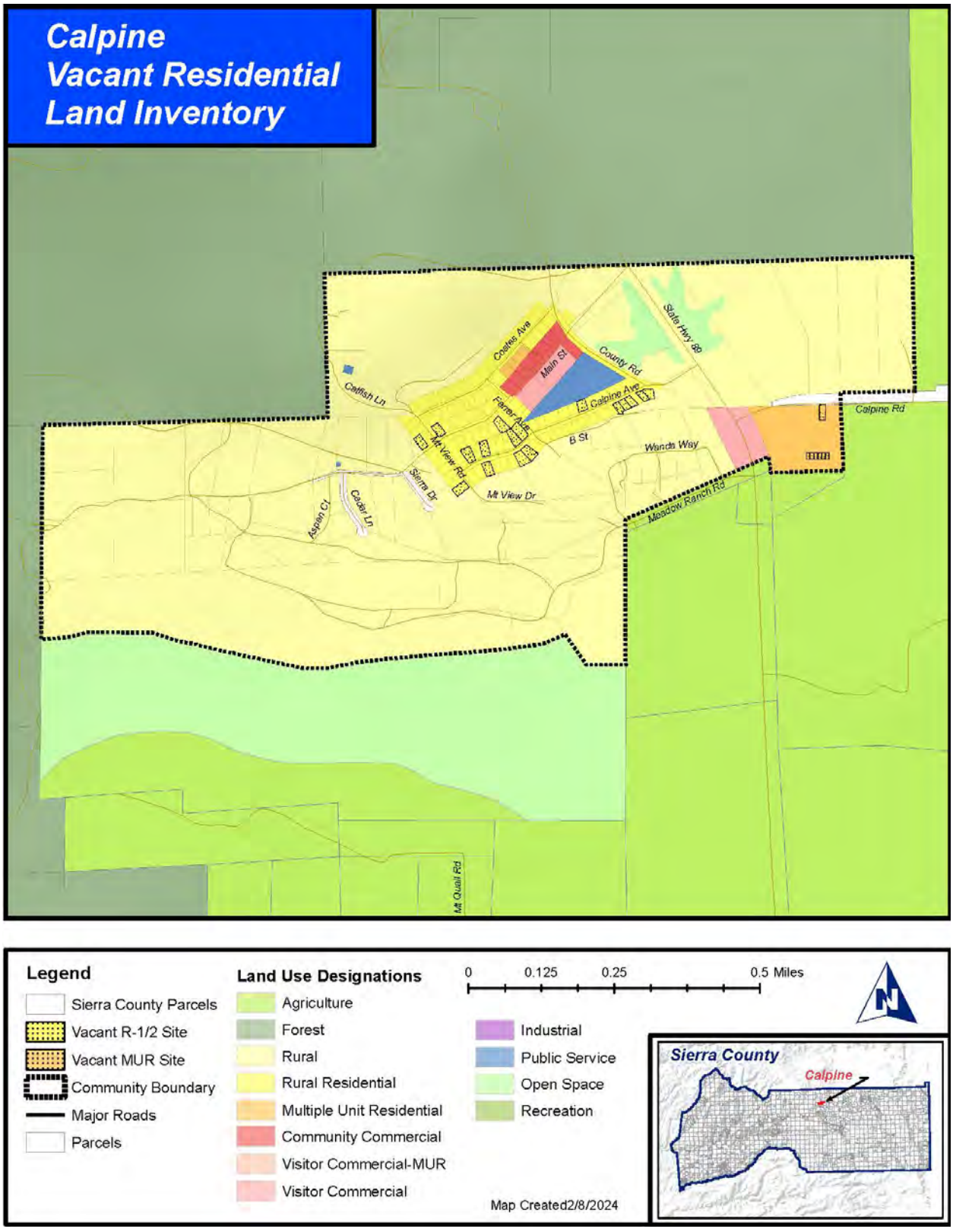
Attachment 4
Vacant Land Inventory

Alleghany

	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
1	004-230-006	0.25	RR-1/2	R-1	1	1		Moderate Income
2	004-250-018	0.21	RR-1/2	R-1	1	1		Moderate Income
3	004-250-030	0.32	RR-1/2	R-1	1	1		Moderate Income
4	004-260-020	0.73	RR-1/2	R-1	1	1		Moderate Income
5	004-260-023	0.28	RR-1/2	R-1	1	1		Moderate Income
6	006-080-027	0.24	RR-1/2	R-1	1	1		Moderate Income
	Total	2.02			6	6		Moderate Income

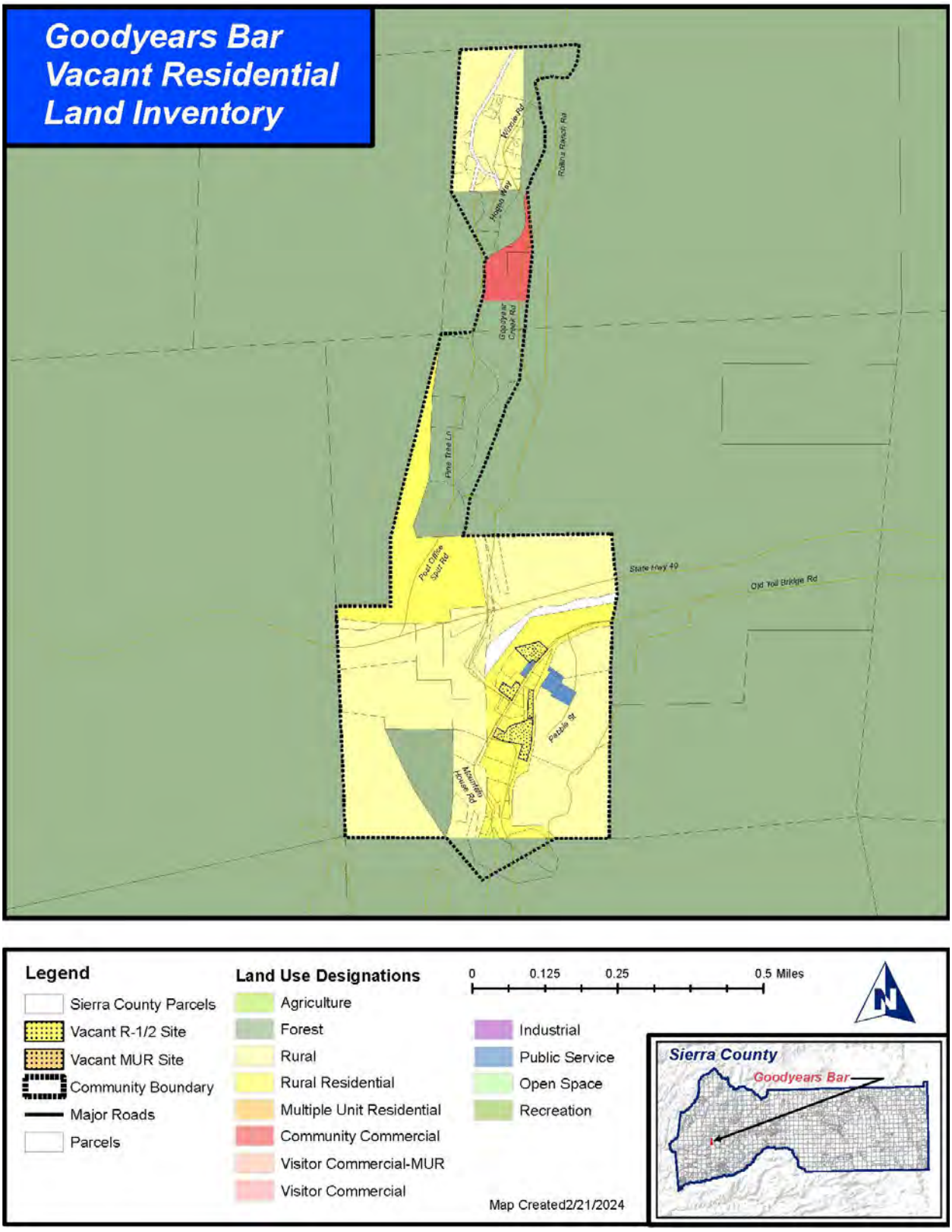

Alleghany
Vacant Residential
Land Inventory
Ridge Rd
Wells Hall Acres
N Main St
Kanaka Rd
Plaza Ct
Rd 308
Kanaka Rd
Co Rd 307
Main St
Miners St
Foote Rd
Plumbago Rd
Co Rte 191
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0
0.125
0.25 Miles
N
Sierra County
Alleghany
Map Created2/21/2024

	Calpine							
	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
1	012-123-015	0.19	RR-1/2	R-1	1	1		Moderate Income
2	012-124-004	0.16	RR-1/2	R-1	1	1		Moderate Income
3	012-124-006	0.16	RR-1/2	R-1	1	1		Moderate Income
4	012-124-007	0.14	RR-1/2	R-1	1	1		Moderate Income
5	012-124-009	0.15	RR-1/2	R-1	1	1		Moderate Income
6	012-124-022	0.15	RR-1/2	R-1	1	1		Moderate Income
7	012-161-002	0.27	RR-1/2	R-1	1	1		Moderate Income
8	012-161-003	0.28	RR-1/2	R-1	1	1		Moderate Income
9	012-161-008	0.23	RR-1/2	R-1	1	1		Moderate Income
10	012-162-001	0.31	RR-1/2	R-1	1	1		Moderate Income
11	012-162-002	0.26	RR-1/2	R-1	1	1		Moderate Income
12	012-162-011	0.27	RR-1/2	R-1	1	1		Moderate Income
13	012-162-016	0.25	RR-1/2	R-1	1	1		Moderate Income
14	012-162-018	0.28	RR-1/2	R-1	1	1		Moderate Income
15	012-163-003	0.25	RR-1/2	R-1	1	1		Moderate Income
16	012-164-002	0.20	RR-1/2	R-1	1	1		Moderate Income
17	012-165-006	0.21	RR-1/2	R-1	1	1		Moderate Income
	Total	3.75			17	17		Moderate Income

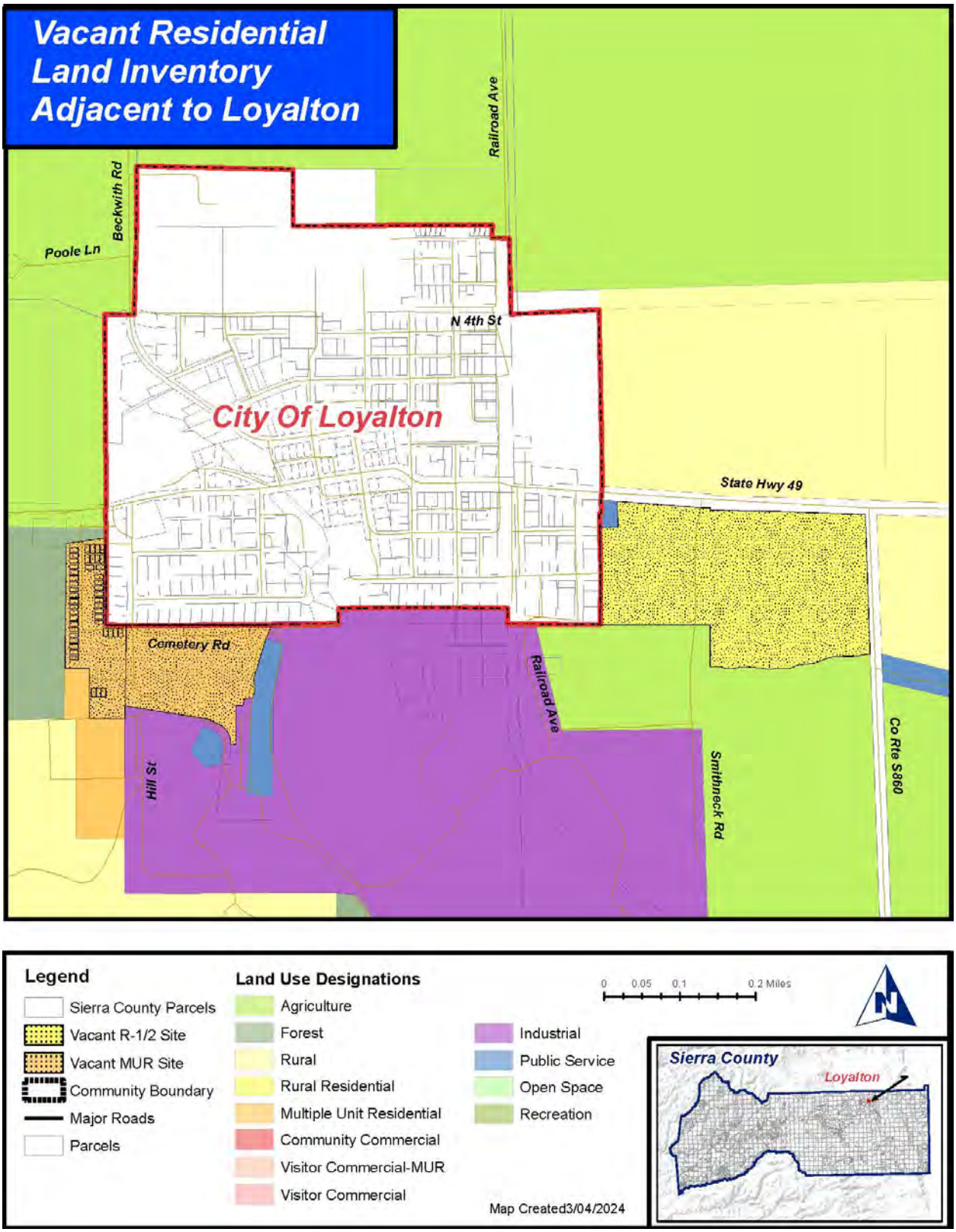

Calpine
Vacant Residential
Land Inventory
Coates Ave
Main St
County Rd
State Hwy 89
Catfish Ln
Farrer Ave
Calpine Ave
Calpine Rd
B St
Wanda Way
Mt View Rd
Sierra Dr
Mt View Dr
Meadow Ranch Rd
Aspen Ct
Cedar Ln
Mt Quail Rd
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0
0.125
0.25
0.5 Miles
N
Sierra County
Calpine
Map Created2/8/2024

	Downieville							
	APN	**Acres**	**GP**	**Zoning**	**Max # Units**	**Realistic Capacity**	**Notes**	**Income Level Assumption**
1	003-050-033	1.78	RR-1/2	R-1	1	1		Above Moderate Income
2	003-130-025	2.05	RR-1/2	R-1	2	1		Above Moderate Income
3	003-130-029	1.27	RR-1/2	R-1	1	1		Above Moderate Income
	Total	5.11			4	3		Above Moderate Income
1	002-160-064	0.60	RR-1/2	R-1	1	1		Moderate Income
2	002-190-004	0.58	RR-1/2	R-1	1	1		Moderate Income
3	003-031-007	0.18	RR-1/2	R-1	1	1		Moderate Income
4	003-040-012	0.40	RR-1/2	R-1	1	1		Moderate Income
5	003-050-041	0.31	RR-1/2	R-1	1	1		Moderate Income
6	003-074-007	0.99	RR-1/2	R-1	1	1		Moderate Income
7	003-081-004	0.25	RR-1/2	R-1	1	1		Moderate Income
8	003-110-008	0.16	RR-1/2	R-1	1	1		Moderate Income
9	003-121-001	0.56	RR-1/2	R-1	1	1		Moderate Income
10	003-130-024	0.94	RR-1/2	R-1	1	1		Moderate Income
	Total	4.99			10	10		Moderate Income

	Goodyears Bar							
	APN	**Acres**	**GP**	**Zoning**	**Max # Units**	**Realistic Capacity**	**Notes**	**Income Level Assumption**
1	004-130-012	1.48	RR-1/2	R-1	1	1		Above Moderate Income
	Total	1.48			1	1		Above Moderate Income
1	004-120-004	0.74	RR-1/2	R-1	1	1		Moderate Income
2	004-120-015	0.39	RR-1/2	R-1	1	1		Moderate Income
3	004-130-007	0.28	RR-1/2	R-1	1	1		Moderate Income
	Total	1.41			3	3		Moderate Income


Goodyears Bar
Vacant Residential
Land Inventory
Kinnear Rd
Rollins Ranch Rd
Hogtau Way
Gigg-Dyer Creek Rd
Pine Tree Ln
Post Office Spur Rd
State Hwy 49
Old Toll Bridge Rd
Pebble St
Mountain House Rd
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0
0.125
0.25
0.5 Miles
Map Created2/21/2024
Sierra County
Goodyears Bar

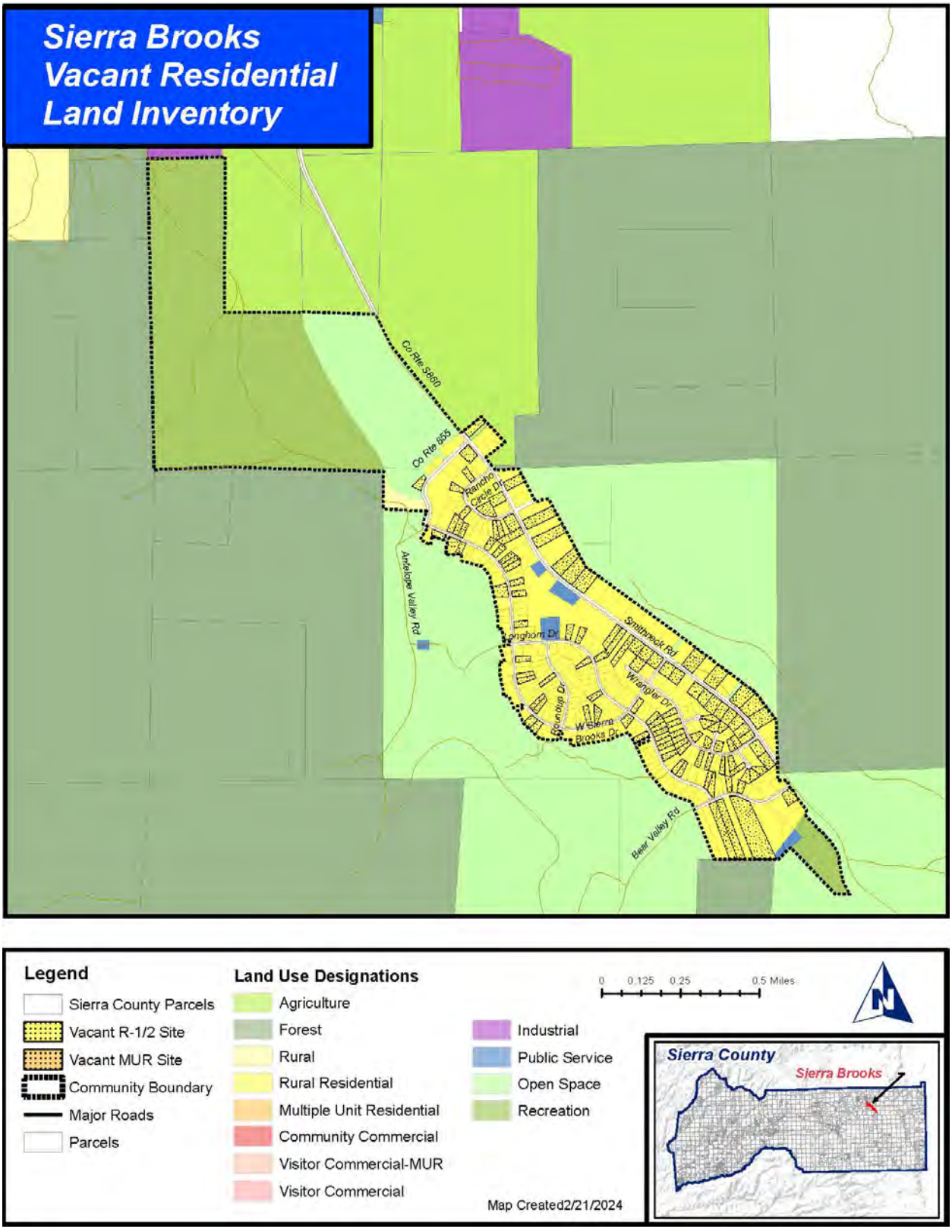
	Adjacent to Loyalton							
	APN	**Acres**	**GP**	**Zoning**	**Max # Units**	**Realistic Capacity**	**Notes**	**Income Level Assumption**
1	016-090-058	41.69	RR-1/2	R-1	41	10		Above Moderate Income
	Total	41.69			41	10		Above Moderate Income
1	016-040-099	13.54	MUR	R-3	162	135		Moderate Income
2	016-040-080	10.97	MUR	R-3	131	109	Although this property exceeds default density	Moderate Income
							provisions of more than 10 acres, the County is	
	Total						processing a development application for a 47 unit	Moderate Income
		24.51			293	244	manufactured housing project that will result in	
							some potentially lower income housing units.	


Vacant Residential Land Inventory Adjacent to Loyalton
Railroad Ave
Beckwith Rd
Poole Ln
N 4th St
City Of Loyalton
State Hwy 49
Cemetery Rd
Railroad Ave
Hill St
Smithneck Rd
Co Rte S860
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0 0.05 0.1 0.2 Miles
N
Sierra County
Loyalton
Map Created3/04/2024

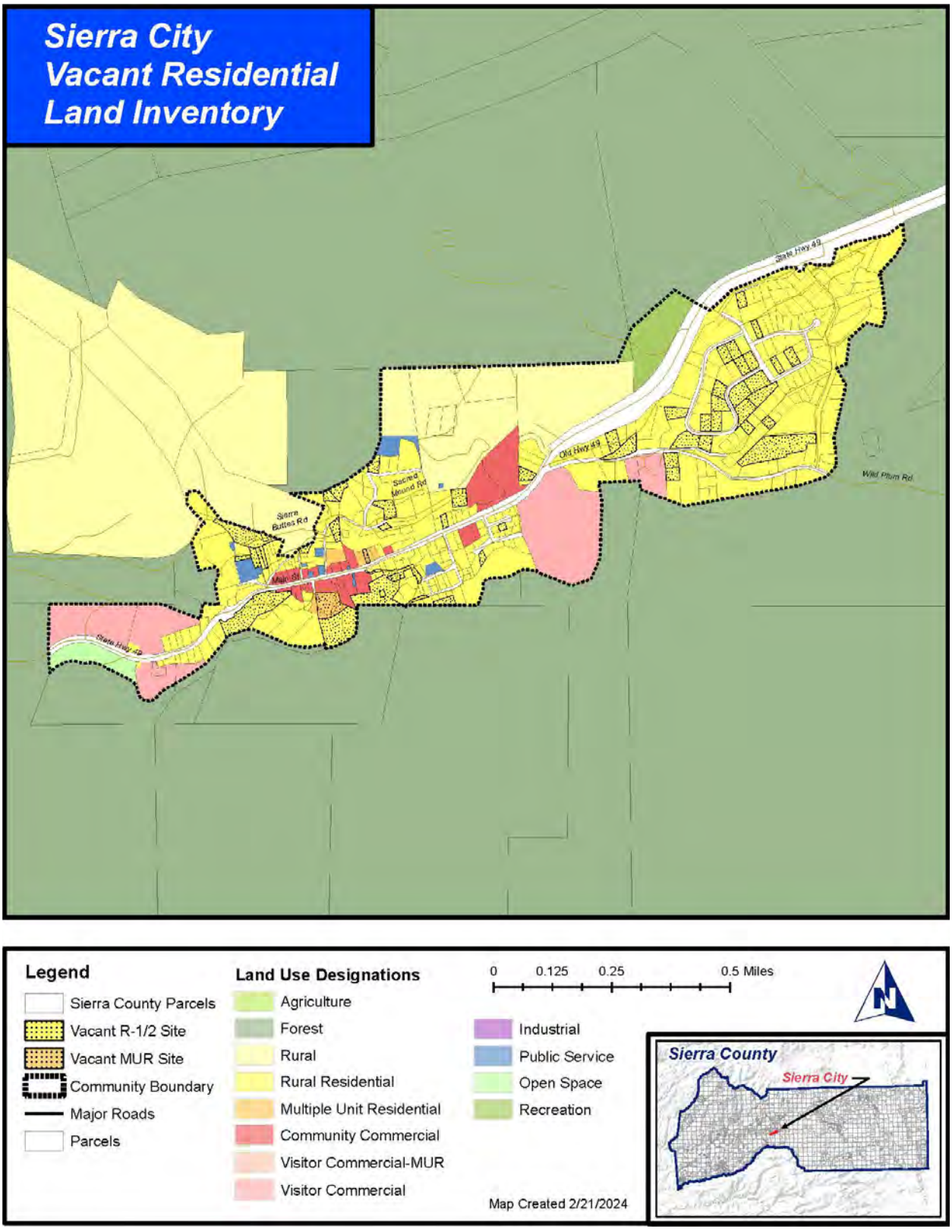
		Sierra Books						
	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
#REF!	016-130-027	1.02	RR-1/2	R-1	1	1		Above Moderate Income
2	016-130-028	1.15	RR-1/2	R-1	1	1		Above Moderate Income
3	016-130-030	1.27	RR-1/2	R-1	1	1		Above Moderate Income
4	016-130-034	1.01	RR-1/2	R-1	1	1		Above Moderate Income
5	016-130-035	1.12	RR-1/2	R-1	1	1		Above Moderate Income
6	016-130-036	1.01	RR-1/2	R-1	1	1		Above Moderate Income
7	016-140-062	1.04	RR-1/2	R-1	1	1		Above Moderate Income
8	016-140-063	1.04	RR-1/2	R-1	1	1		Above Moderate Income
9	016-140-064	1.04	RR-1/2	R-1	1	1		Above Moderate Income
10	016-140-066	1.09	RR-1/2	R-1	1	1		Above Moderate Income
11	016-140-067	1.03	RR-1/2	R-1	1	1		Above Moderate Income
12	016-140-068	1.20	RR-1/2	R-1	1	1		Above Moderate Income
13	016-140-071	2.01	RR-1/2	R-1	2	1		Above Moderate Income
14	016-140-073	1.99	RR-1/2	R-1	1	1		Above Moderate Income
15	016-150-055	1.01	RR-1/2	R-1	1	1		Above Moderate Income
16	016-150-056	1.03	RR-1/2	R-1	1	1		Above Moderate Income
17	016-150-057	1.00	RR-1/2	R-1	1	1		Above Moderate Income
18	016-150-060	1.07	RR-1/2	R-1	1	1		Above Moderate Income
19	016-150-061	1.09	RR-1/2	R-1	1	1		Above Moderate Income
20	016-150-062	2.09	RR-1/2	R-1	2	1		Above Moderate Income
21	016-150-063	2.08	RR-1/2	R-1	2	1		Above Moderate Income
22	016-150-064	2.09	RR-1/2	R-1	2	1		Above Moderate Income
23	016-160-003	2.98	RR-1/2	R-1	2	1		Above Moderate Income
24	016-160-004	3.05	RR-1/2	R-1	3	1		Above Moderate Income
25	016-160-006	8.21	RR-1/2	R-1	8	2		Above Moderate Income
26	016-160-014	1.09	RR-1/2	R-1	1	1		Above Moderate Income
27	016-170-006	1.18	RR-1/2	R-1	1	1		Above Moderate Income
28	016-170-008	1.13	RR-1/2	R-1	1	1		Above Moderate Income
29	016-170-037	1.21	RR-1/2	R-1	1	1		Above Moderate Income
30	016-180-037	1.18	RR-1/2	R-1	1	1		Above Moderate Income
31	016-180-038	1.21	RR-1/2	R-1	1	1		Above Moderate Income
32	016-180-042	1.21	RR-1/2	R-1	1	1		Above Moderate Income
33	016-180-043	1.03	RR-1/2	R-1	1	1		Above Moderate Income
34	016-180-048	2.25	RR-1/2	R-1	2	1		Above Moderate Income
35	016-180-050	2.23	RR-1/2	R-1	2	1		Above Moderate Income
36	016-180-053	1.22	RR-1/2	R-1	1	1		Above Moderate Income
37	016-180-056	1.22	RR-1/2	R-1	1	1		Above Moderate Income
38	016-190-002	2.22	RR-1/2	R-1	2	1		Above Moderate Income
39	016-190-003	2.22	RR-1/2	R-1	2	1		Above Moderate Income
40	016-190-004	2.26	RR-1/2	R-1	2	1		Above Moderate Income
	Total	65.61			59	41		Above Moderate Income

		Sierra Books						
	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
#REF!	016-130-007	0.53	RR-1/2	R-1	1	1		Moderate Income
2	016-130-014	0.51	RR-1/2	R-1	1	1		Moderate Income
3	016-130-019	0.56	RR-1/2	R-1	1	1		Moderate Income
4	016-140-003	0.62	RR-1/2	R-1	1	1		Moderate Income
5	016-140-007	0.64	RR-1/2	R-1	1	1		Moderate Income
6	016-140-019	0.56	RR-1/2	R-1	1	1		Moderate Income
7	016-140-023	0.58	RR-1/2	R-1	1	1		Moderate Income
8	016-140-024	0.55	RR-1/2	R-1	1	1		Moderate Income
9	016-140-025	0.56	RR-1/2	R-1	1	1		Moderate Income
10	016-140-026	0.51	RR-1/2	R-1	1	1		Moderate Income
11	016-140-027	0.51	RR-1/2	R-1	1	1		Moderate Income
12	016-140-028	0.50	RR-1/2	R-1	1	1		Moderate Income
13	016-140-029	0.53	RR-1/2	R-1	1	1		Moderate Income
14	016-140-031	0.56	RR-1/2	R-1	1	1		Moderate Income
15	016-140-034	0.53	RR-1/2	R-1	1	1		Moderate Income
16	016-140-039	0.52	RR-1/2	R-1	1	1		Moderate Income
17	016-140-041	0.51	RR-1/2	R-1	1	1		Moderate Income
18	016-140-043	0.52	RR-1/2	R-1	1	1		Moderate Income
19	016-140-044	0.52	RR-1/2	R-1	1	1		Moderate Income
20	016-140-045	0.53	RR-1/2	R-1	1	1		Moderate Income
21	016-140-046	0.53	RR-1/2	R-1	1	1		Moderate Income
22	016-140-060	0.64	RR-1/2	R-1	1	1		Moderate Income
23	016-140-061	0.51	RR-1/2	R-1	1	1		Moderate Income
24	016-150-008	0.50	RR-1/2	R-1	1	1		Moderate Income
25	016-150-014	0.53	RR-1/2	R-1	1	1		Moderate Income
26	016-150-015	0.74	RR-1/2	R-1	1	1		Moderate Income
27	016-150-019	0.54	RR-1/2	R-1	1	1		Moderate Income
28	016-150-021	0.52	RR-1/2	R-1	1	1		Moderate Income
29	016-150-025	0.55	RR-1/2	R-1	1	1		Moderate Income
30	016-150-027	0.54	RR-1/2	R-1	1	1		Moderate Income
31	016-150-030	0.55	RR-1/2	R-1	1	1		Moderate Income
32	016-150-032	0.56	RR-1/2	R-1	1	1		Moderate Income
33	016-150-034	0.56	RR-1/2	R-1	1	1		Moderate Income
34	016-150-036	0.61	RR-1/2	R-1	1	1		Moderate Income
35	016-150-037	0.54	RR-1/2	R-1	1	1		Moderate Income
36	016-150-039	0.50	RR-1/2	R-1	1	1		Moderate Income
37	016-150-041	0.51	RR-1/2	R-1	1	1		Moderate Income
38	016-150-043	0.54	RR-1/2	R-1	1	1		Moderate Income
39	016-150-044	0.45	RR-1/2	R-1	1	1		Moderate Income

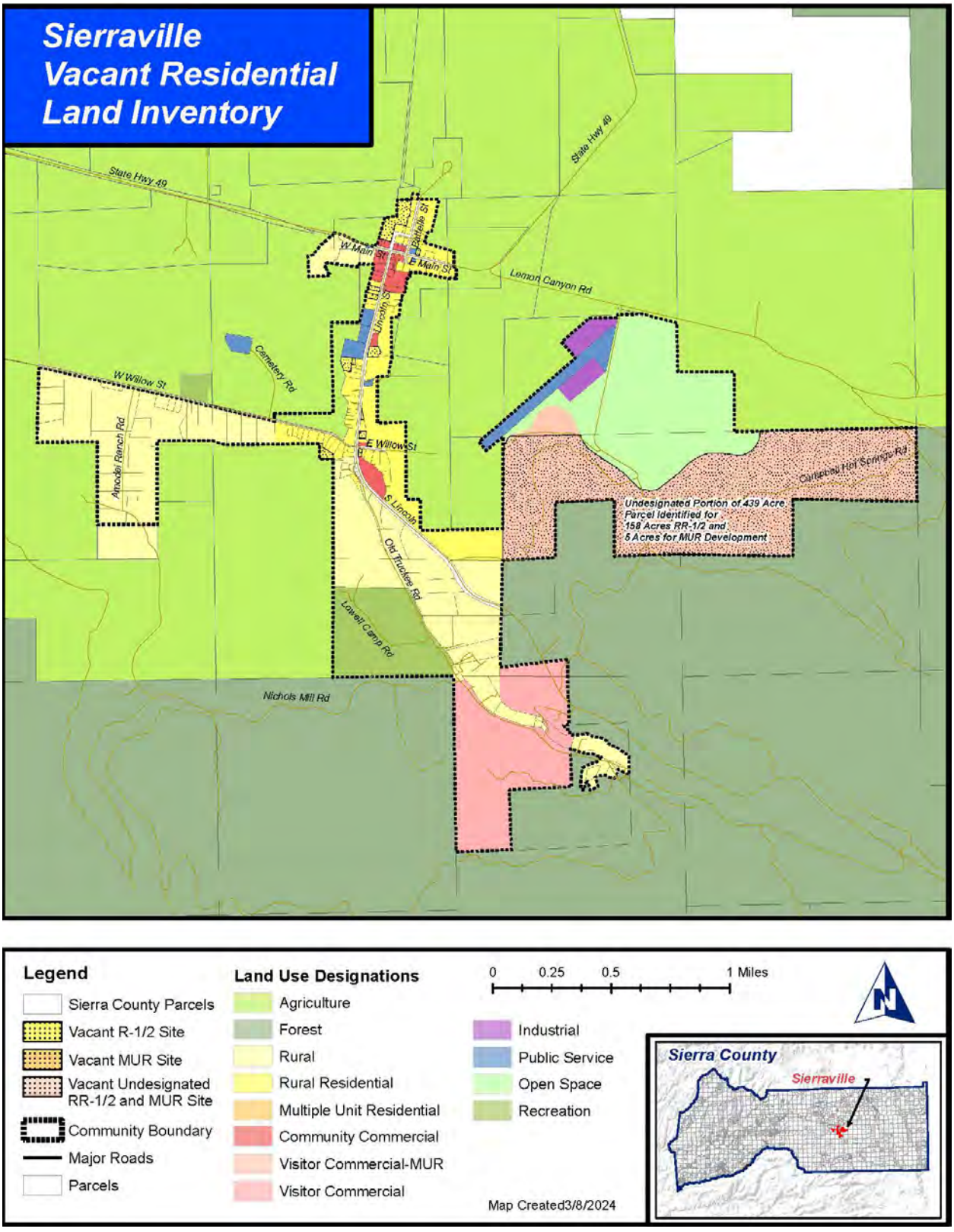
		Sierra Books						
	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
40	016-150-047	0.55	RR-1/2	R-1	1	1		Moderate Income
41	016-150-049	0.50	RR-1/2	R-1	1	1		Moderate Income
42	016-150-050	0.50	RR-1/2	R-1	1	1		Moderate Income
43	016-150-054	0.60	RR-1/2	R-1	1	1		Moderate Income
44	016-150-058	0.98	RR-1/2	R-1	1	1		Moderate Income
45	016-150-059	0.80	RR-1/2	R-1	1	1		Moderate Income
46	016-170-001	0.66	RR-1/2	R-1	1	1		Moderate Income
47	016-170-017	0.58	RR-1/2	R-1	1	1		Moderate Income
48	016-170-020	0.56	RR-1/2	R-1	1	1		Moderate Income
49	016-170-030	0.70	RR-1/2	R-1	1	1		Moderate Income
50	016-170-031	0.59	RR-1/2	R-1	1	1		Moderate Income
51	016-170-033	0.62	RR-1/2	R-1	1	1		Moderate Income
52	016-170-034	0.55	RR-1/2	R-1	1	1		Moderate Income
53	016-180-002	0.53	RR-1/2	R-1	1	1		Moderate Income
54	016-180-014	0.55	RR-1/2	R-1	1	1		Moderate Income
55	016-180-019	0.54	RR-1/2	R-1	1	1		Moderate Income
56	016-180-021	0.54	RR-1/2	R-1	1	1		Moderate Income
57	016-180-023	0.53	RR-1/2	R-1	1	1		Moderate Income
58	016-180-024	0.55	RR-1/2	R-1	1	1		Moderate Income
59	016-180-025	0.64	RR-1/2	R-1	1	1		Moderate Income
60	016-180-028	0.53	RR-1/2	R-1	1	1		Moderate Income
61	016-180-034	0.59	RR-1/2	R-1	1	1		Moderate Income
62	016-180-035	0.55	RR-1/2	R-1	1	1		Moderate Income
63	016-190-012	0.62	RR-1/2	R-1	1	1		Moderate Income
64	016-190-014	0.59	RR-1/2	R-1	1	1		Moderate Income
65	016-200-002	0.53	RR-1/2	R-1	1	1		Moderate Income
66	016-200-007	0.58	RR-1/2	R-1	1	1		Moderate Income
67	016-200-028	0.53	RR-1/2	R-1	1	1		Moderate Income
68	016-200-038	0.54	RR-1/2	R-1	1	1		Moderate Income
69	016-200-041	0.55	RR-1/2	R-1	1	1		Moderate Income
70	016-200-042	0.56	RR-1/2	R-1	1	1		Moderate Income
71	016-200-048	0.53	RR-1/2	R-1	1	1		Moderate Income
72	016-200-049	0.54	RR-1/2	R-1	1	1		Moderate Income
73	016-210-012	0.65	RR-1/2	R-1	1	1		Moderate Income
74	016-210-014	0.60	RR-1/2	R-1	1	1		Moderate Income
75	016-210-016	0.62	RR-1/2	R-1	1	1		Moderate Income
76	016-210-017	0.61	RR-1/2	R-1	1	1		Moderate Income
	Total	43.03			76	76		Moderate Income


Sierra Brooks
Vacant Residential
Land Inventory
Co Rte 5860
Co Rte 655
Rancho Circle Dr
Antelope Valley Rd
Longhorn Dr
Smithneck Rd
Wrangler Dr
Sierra Brooks Dr
Bear Valley Rd
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0 0.125 0.25 0.5 Miles
Map Created2/21/2024
Sierra County
Sierra Brooks

	Sierra City							
	APN	Acres	GP	Zoning	Max # Units	Realistic Capacity	Notes	Income Level Assumption
1	008-185-020	3.97	RR-1/2	R-1	3	1		Above Moderate Income
2	008-230-001	1.00	RR-1/2	R-1	1	1		Above Moderate Income
3	008-250-010	1.02	RR-1/2	R-1	1	1		Above Moderate Income
4	009-050-005	1.99	RR-1/2	R-1	1	1		Above Moderate Income
5	009-111-016	3.51	RR-1/2	R-1	3	1		Above Moderate Income
6	009-170-001	3.57	RR-1/2	R-1	3	1		Above Moderate Income
	Total	15.06			12	6		Above Moderate Income
1	008-163-018	0.36	RR-1/2	R-1	1	1		Moderate Income
2	008-181-004	0.33	RR-1/2	R-1	1	1		Moderate Income
3	008-181-013	0.30	RR-1/2	R-1	1	1		Moderate Income
4	008-183-021	0.59	RR-1/2	R-1	1	1		Moderate Income
5	008-183-022	0.51	RR-1/2	R-1	1	1		Moderate Income
6	008-220-002	0.34	RR-1/2	R-1	1	1		Moderate Income
7	008-220-026	0.32	RR-1/2	R-1	1	1		Moderate Income
8	008-220-044	0.49	RR-1/2	R-1	1	1		Moderate Income
9	008-230-016	0.49	RR-1/2	R-1	1	1		Moderate Income
10	008-250-011	0.53	RR-1/2	R-1	1	1		Moderate Income
11	008-250-015	0.50	RR-1/2	R-1	1	1		Moderate Income
12	008-250-016	0.50	RR-1/2	R-1	1	1		Moderate Income
13	008-250-023	0.51	RR-1/2	R-1	1	1		Moderate Income
14	008-250-024	0.57	RR-1/2	R-1	1	1		Moderate Income
15	008-250-026	0.64	RR-1/2	R-1	1	1		Moderate Income
16	008-250-027	0.53	RR-1/2	R-1	1	1		Moderate Income
17	008-250-030	0.51	RR-1/2	R-1	1	1		Moderate Income
18	008-250-031	0.52	RR-1/2	R-1	1	1		Moderate Income
19	008-250-034	0.98	RR-1/2	R-1	1	1		Moderate Income
20	008-250-036	0.98	RR-1/2	R-1	1	1		Moderate Income
21	008-250-038	0.90	RR-1/2	R-1	1	1		Moderate Income
22	008-250-039	0.94	RR-1/2	R-1	1	1		Moderate Income
23	008-250-040	0.69	RR-1/2	R-1	1	1		Moderate Income
24	009-010-019	0.55	RR-1/2	R-1	1	1		Moderate Income
25	009-010-027	0.31	RR-1/2	R-1	1	1		Moderate Income
26	009-020-017	0.49	RR-1/2	R-1	1	1		Moderate Income
27	009-020-024	0.45	RR-1/2	R-1	1	1		Moderate Income
28	009-020-025	0.15	RR-1/2	R-1	1	1		Moderate Income
29	009-020-037	0.73	RR-1/2	R-1	1	1		Moderate Income
30	009-020-070	0.76	RR-1/2	R-1	1	1		Moderate Income
31	009-040-003	0.22	RR-1/2	R-1	1	1		Moderate Income
32	009-050-020	0.24	RR-1/2	R-1	1	1		Moderate Income
33	009-050-022	0.55	RR-1/2	R-1	1	1		Moderate Income
34	009-070-007	0.22	RR-1/2	R-1	1	1		Moderate Income
35	009-093-001	0.21	RR-1/2	R-1	1	1		Moderate Income
36	009-111-010	0.44	RR-1/2	R-1	1	1		Moderate Income
37	009-130-002	0.17	RR-1/2	R-1	1	1		Moderate Income
38	009-170-009	3.07	RR-1/2	R-1	3	1	Portion of 5.57 Acre Parcel	Moderate Income
39	009-200-007	0.14	RR-1/2	R-1	1	1		Moderate Income
40	009-200-016	0.19	RR-1/2	R-1	1	1		Moderate Income
	Total	21.96			42	40		Moderate Income
1	009-170-009	1.74	MUR	R-3	20	17	This is a vacant portion of a larger 5.59 acre	
							underutilized parcel that is zoned for this multiple	
							family housing. Separate development analysis	Low Income
							has been conducted for this property	
	Total	1.74			20	17		Low Income


Sierra City
Vacant Residential
Land Inventory
State Hwy 49
Old Hwy 49
Sacred Mound Rd
Sierra Buttes Rd
Main St
State Hwy 49
Wild Plum Rd
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0 0.125 0.25 0.5 Miles
N
Sierra County
Sierra City
Map Created 2/21/2024

	Sierraville							
	APN	**Acres**	**GP**	**Zoning**	**Max # Units**	**Realistic Capacity**	**Notes**	**Income Level Assumption**
1	015-010-026	7.02	RR-1/2	R-1	7	2		Above Moderate Income
2	015-080-011	1.38	RR-1/2	R-1	1	1		Above Moderate Income
3	015-090-011	1.55	RR-1/2	R-1	1	1		Above Moderate Income
4	015-120-006	1.53	RR-1/2	R-1	1	1		Above Moderate Income
	Total	11.48			10	5		Above Moderate Income
1	015-010-032	0.72	RR-1/2	R-1	1	1		Moderate Income
2	015-033-002	0.30	RR-1/2	R-1	1	1		Moderate Income
3	015-071-004	0.51	RR-1/2	R-1	1	1		Moderate Income
4	015-090-012	0.28	RR-1/2	R-1	1	1		Moderate Income
5	015-110-001	0.22	RR-1/2	R-1	1	1		Moderate Income
6	015-110-003	0.56	RR-1/2	R-1	1	1		Moderate Income
7	015-130-008	0.17	RR-1/2	R-1	1	1		Moderate Income
8	015-130-009	0.15	RR-1/2	R-1	1	1		Moderate Income
9	018-030-027	158.00	RR-1/2	R-1	316	252	Undesignated Portion of 439 Acre	Moderate Income
							Parcel designated for 158 Acres of	
							RR-1/2	
	Total	160.91			326	260		Moderate Income
1	018-030-027	5	MUR	R-3	60	50	Undesignated Portion of 439 Acre	Potential Low Income
							Parcel designated for 5 Acres of MUR	


Sierraville
Vacant Residential
Land Inventory
State Hwy 49
State Hwy 49
W Main St
E Main St
Pattelle St
Lincoln St
Lemon Canyon Rd
Cemetery Rd
W Willow St
Arnodei Ranch Rd
E Willow St
S Lincoln
Old Truckee Rd
Lowell Camp Rd
Nichols Mill Rd
Camptau Hot Springs Rd
Undesignated Portion of 439 Acre Parcel Identified for 158 Acres RR-1/2 and 5 Acres for MUR Development
Legend
Sierra County Parcels
Vacant R-1/2 Site
Vacant MUR Site
Vacant Undesignated RR-1/2 and MUR Site
Community Boundary
Major Roads
Parcels
Land Use Designations
Agriculture
Forest
Rural
Rural Residential
Multiple Unit Residential
Community Commercial
Visitor Commercial-MUR
Visitor Commercial
Industrial
Public Service
Open Space
Recreation
0 0.25 0.5 1 Miles
N
Sierra County
Sierraville
Map Created3/8/2024

County of Sierra

Housing Element 2024-29

APPENDIX F

Accessory Dwelling Unit Plans Program

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Background

Sierra County encourages the development of dwellings for low and very low-income families having partnered with neighboring jurisdictions to offer accessory dwelling unit plans at no cost or reduced costs. The goal of this program is to streamline efforts to achieve affordable and workforce housing development, improving access to a less expensive and more streamlined permitting process and to improve the achievability of construction for housing in Sierra, Nevada, and Placer Counties, and the Cities of Truckee, Grass Valley, and Nevada City. This shared program offers the first seven applicants for a permit may receive the plans free of charge. After that the plans cost $1,200 per use.

https://www.sierracounty.ca.gov/492/Accessory-Structures

Plan Options

ADU plan options have been designed to be adaptable to various locations, styles, and budgets, providing homeowners with a customizable living space that suits their unique needs and preferences. All plans can be utilized as either a slab or raised floor, providing versatility to accommodate different foundation options. The designs were created to enable owners to modify the facade and elements, so they can reflect the surrounding environment, aesthetic preferences, and existing structures.

Additionally, the designs are created to be as cost-effective as possible, utilizing space efficiently without sacrificing comfort and functionality. The open concept living areas provide a welcoming atmosphere, while the separate bedroom zones offer privacy. The inclusion of features such as covered outdoor spaces and optional garages further enhance the flexibility of the designs.

Plan Option No. 1: 661 s.f. conditioned space with an optional 661 s.f. garage, 2-story, 1-bedroom, 1-bathroom over a 2-car garage with exterior access to dwelling.

Plan Option No. 2: 747 s.f. conditioned space with optional 315 s.f. optional garage, 1-bath house features open living space and a separate bedroom wing all covered by a simple gable roof. The rear patio and covered entry offer outdoor living space while still providing shelter from the elements.

Plan Option No. 3: 1,194 s.f. conditioned space with optional 480 s.f. garage, 2-bath house features open living space with access to a covered patio or an optional garage.

County of Sierra

Housing Element 2024-29

APPENDIX G

Fair Housing Assessment

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Background

Assembly Bill (AB) 686, also known as the Affirmatively Furthering Fair Housing (AFFH) Act, mandates that state and local agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. Housing Element law now requires all Housing Elements submitted after January 1, 2021, to include an Assessment of Fair Housing. Agencies must ensure that their policies and programs promote fair housing while refraining from actions that undermine this objective.

In accordance with State law, AFFH entails more than just combating discrimination; it involves taking substantial actions to break down patterns of segregation and foster inclusive communities that remove barriers to opportunity based on protected characteristics. Per California Department of Housing and Community Development (HCD) Guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs, including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity pertains to the County and local fair housing entities' ability to distribute information related to fair housing and conduct outreach efforts to ensure community members are informed of fair housing laws and rights. Enforcement and outreach capacity also pertains to the ability to address compliance with fair housing laws, such as investigating complaints and obtaining remedies. The County's Environmental Health Department receives housing complaints and performs housing inspections related to mold, moisture, and hazardous materials issues, and refers to HCD for mobile home park complaints (*https://www.sierracounty.ca.gov/235/Housing-Inspection*). The County's Resource Guide references the Plumas County Community Development Commission and the Sierra Valley Senior Apartments in Loyalton as housing resources. The Resource Guide can be found online at: *https://www.sierracounty.ca.gov/ DocumentCenter/View/246/ Sierra-County-Resource-Guide?bidId=.*

Compliance with Existing Fair Housing Laws and Regulations

Federal and State laws prohibit intentional housing discrimination and any actions or policies that may have a discriminatory effect on persons of a protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, additional laws extend these protections. The Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act expand the protections to include marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Additional State protections include the following:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.

- The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.

- California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.

- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12, and 1946.13) prohibits tenants from being evicted without "just cause," which means that multifamily tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% plus inflation up to a 10% maximum cap.

Both the federal and State governments have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations, and hate violence. The agency processes complaints online, over the phone, and by mail and provides protection and monetary relief to victims of unlawful housing practices. At the federal level, the United States Department of Housing and Urban Development (HUD) processes, investigates, and enforces any complaints in violation of the federal Fair Housing Act.

In addition, the County complies with the following housing laws that influence housing conditions related to fair housing in the county:

Table 1. Compliance with Fair Housing Laws

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code Section 65915	The density bonus ordinance allows up to a 50.0% increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0% for projects that are completely affordable, in compliance with State law.	Implementation Measure 2.2 of the Housing Element provides for updating the Zoning Code to include density bonus law to be completed by December 2024.
No Net Loss Law	Government Code Section 65863	The County has identified a surplus of sites available to meet	Implementation Measure 1.4 includes completing and maintaining a list of surplus

Table 1. Compliance with Fair Housing Laws			
Title	**Statute**	**Description**	**Compliance Efforts**
		the Regional Housing Needs Allocation.	sites to be completed by December 2024.
Housing Accountability Act	Government Code Section 65589.5	The County does not condition the approval of housing development projects for very low-, low- or moderate-income households, or emergency shelters unless specific written findings are made. Further, the County currently allows emergency shelters by-right, without discretionary review in at least one zone that allows residential uses.	Emergency shelters and transitional housing provisions were adopted into the Zoning Code in 2023, allowing these "by right" in any zone allowing residential uses.
Senate Bill 35	Government Code Section 65913.4	The County has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	Implementation Measure 2.2 of the Housing Element provides for updating the Zoning Code to include streamlining per State Law to be completed by December 2024.
Senate Bill 330	Government Code Section 65589.5	The County relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	Implementation Measure 2.2 of the Housing Element provides for updating the Zoning Code to also address this.
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Sections 12900 - 12996 Title VIII of the Federal Civil Rights Act	The County does not currently provide these types of services.	Implementation Measures 5.1 and 5.2 consist of a program to establish a new program to comply with the California Fair Employment and Housing Act and Federal Fair Housing Act to refer complaints to local fair housing and housing legal support organizations such as Northern California Legal Services and distributes fair housing materials in English and Spanish at their offices .

Table 1. Compliance with Fair Housing Laws			
Title	**Statute**	**Description**	**Compliance Efforts**
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to sites subject to AB 1397.	The County continues this process, but this will be clearly articulated in the updated Zoning Code per Implementation Measure 2.2.
Assembly Bill 686	Government Code Section 8899.50	The County has completed this AFH analysis and has identified programs to address identified fair housing issues.	Included with this Housing Element Update.
Equal Access	Government Code Section 1195 et seq.	The County offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.	No translation services are typically provided at meetings, though translated notices about the Housing Element kickoff meeting were provided.

Fair Housing Services, Outreach, and Enforcement at a Local Level

Sierra County serves as the liaison between providers and partner agencies to support placement of individuals and/or families into safe, stable housing. The County partners with the following agencies:

- HUD, San Francisco Regional Office
- DFEH
- Plumas County Community Development Commission
- Lassen-Plumas-Sierra Community Action Agency
- 2-1-1 Sierra County

The County benefits from local and regional organizations that provide fair housing information, outreach, and enforcement, including their capacity and resources available to them. These organizations include:

- **Lassen, Plumas, Sierra Community Action Agency (LPSCAA)** – Under a Joint Powers Agreement with Lassen, Plumas, and Sierra Counties, Plumas County

Community Development Commission (PCCDC) governs a Tri-County Community Action Agency. LPSCAA provides federal funds to a broad array of community-based organizations in the three counties that specialize in services such as: health, nutrition, childcare and preschool, emergency services (food, shelter, and clothing), youth and family development. The PCCDC also manages public housing for the counties of Plumas, Lassen, Tehama, and Sierra.

- **Department of Fair Employment and Housing (DFEH)** – The California DFEH is a State agency dedicated to enforcing California's civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department. DFEH is also a HUD Fair Housing Assistance Program (FHAP) agency and receives funding from HUD to enforce fair housing laws.

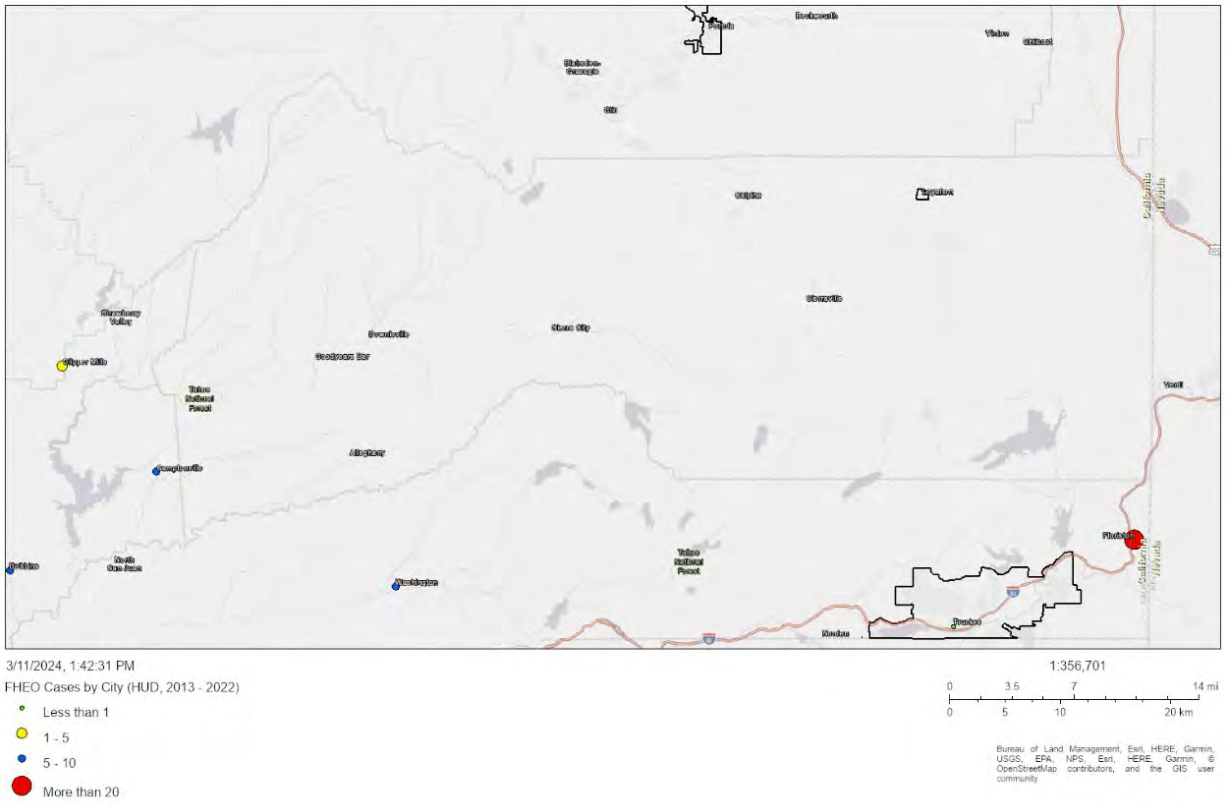
The County houses guiding information regarding tenant/landlord disputes, filing a complaint, habitability standards, and tenant/landlord responsibilities on its website. The County will continue to direct persons with complaints of housing discrimination to the appropriate State and federal agencies that handle such complaints as part of **Program 5.1** and will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, County website, and other area. Through **Program 5.2**, the County will also work with other local agencies and service providers to include fair housing information in appropriate format in their facilities.

Input Received During the Housing Element Process

See Appendix A for a listing of all comments received during the Housing Element process and how they were incorporated into the Housing Element.

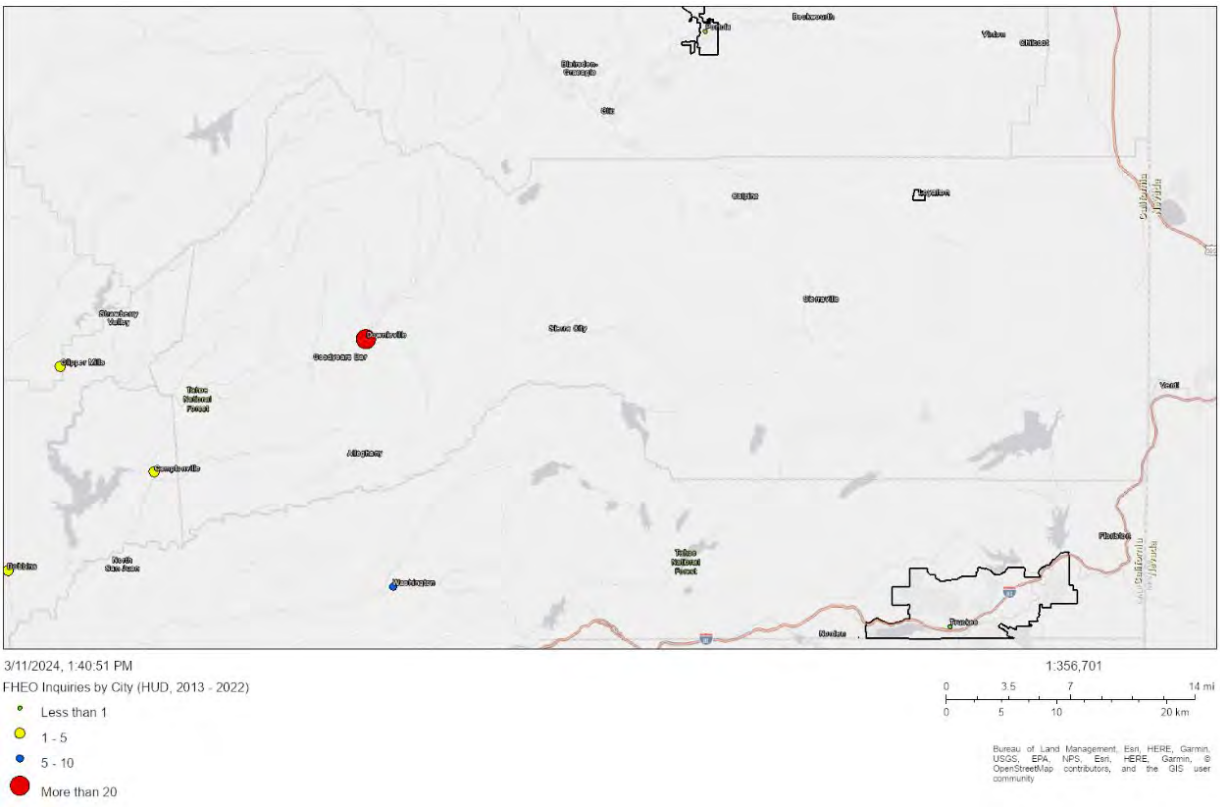
Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

Federally, a Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between 2013 and 2022, there were no FHEO cases in Sierra County (Figure 1). FHEO cases are filed for various reasons, including with a basis of disability, sex, national origin, retaliation, familial status, white race, and Hispanic origin basis. However, there were more than 20 FHEO inquiries per thousand residents (3 total inquiries), as shown in Figure 2. There were no known lawsuits, enforcement actions, settlements, or judgements in the County related to Fair Housing and Civil Rights during the last planning period.



Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606 Accessed February 29, 2024.

Figure 1. FHEO Cases by City (HUD, 2013-2022)



Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606. Accessed February 29, 2024.

Figure 2. FHEO Inquiries by City (HUD, 2013-2022)

Housing Enforcement and Outreach Capacity: Fair Housing Issues and Contributing Factors

The County currently does not address this. Implementation Measures 5.1 and 5.2 will require that the County assemble information, develop protocol, and disseminate information about fair housing in English and in Spanish both on their website and in person at their offices and will provide referral to residents to local fair housing and housing legal support organizations.

Patterns of Integration and Segregation

Residential segregation, whether based on factors such as race, ethnicity, disability, or income, stems from a multitude of housing policies, practices, and procedures -- both in the public and private sectors -- that have consistently and persistently resulted in adverse consequences. Discrimination in housing, whether overt or covert, carried out through land use policies, shifting housing markets, and investment patterns, as well as disinvestment practices, have hindered fair housing choices and equitable access to opportunities, particularly for communities of color. Despite the longstanding federal

mandate established by the Fair Housing Act of 1968 requiring federal agencies and grantees to actively promote the Fair Housing Act's objectives, historical patterns of segregation endure in California.

Housing Element law requires that the Assessment of Fair Housing include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration is the equal distribution of demographic groups in a geographic location or community. This section will assess the extent of racial and income segregation and integration both in the county and on a broader regional level.

Land Use and Zoning

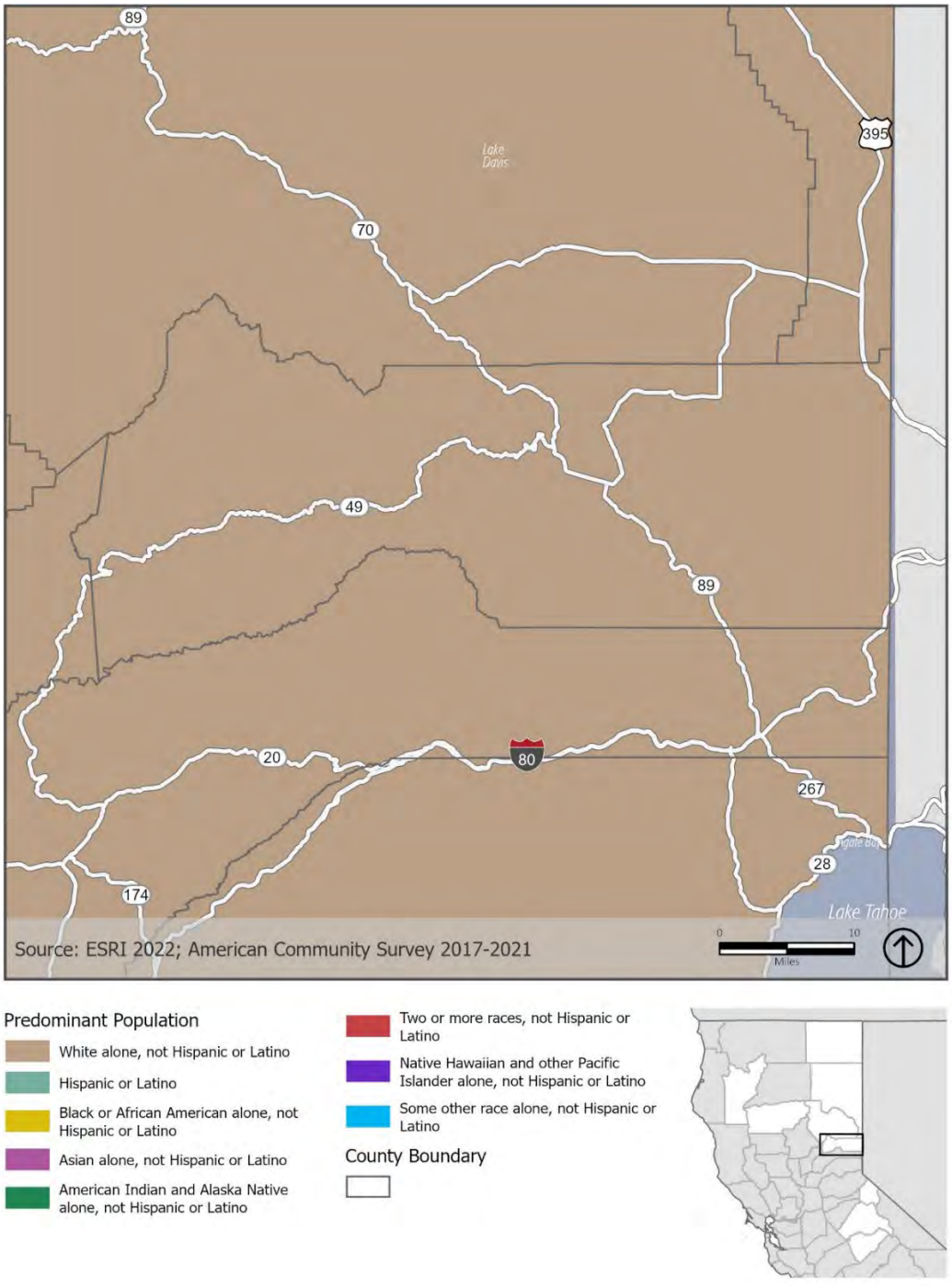
Sierra County has 25 zoning districts. Residential zoning districts include R1 Residential One Family, R2 Residential One and Two Family, and R3 Residential Multiple Family. Residential uses are also permitted in additional zoning districts, including CR Commercial Residential; RR-1, RR-2, and RR-4 Rural Residential; and OS-20, OS-40, OS-60, OS-80, and OS-160 Open Space Residential.

Race and Ethnicity

Sierra County's racial and ethnic composition has undergone shifts in the past decade. While the proportion of most racial groups in Sierra County have remained relatively consistent, there have been noteworthy changes in the categories of Hispanic or Latino and White, Not Hispanic or Latino. Between 2010 and 2021, there is a notable trend of increasing Hispanic or Latino populations and decreasing Not Hispanic or Latino populations in both Sierra County and the broader region, including Modoc County, Plumas County, and Lassen County (Table 2). This trend is consistent with the statewide pattern in California, where the Hispanic or Latino population has been on the rise. As in neighboring counties and the state as a whole, the White non-Hispanic or Latino population has decreased during this time period. Sierra County has not experienced the same increase in population identifying as Asian that the rest of the state and several nearby counties have had; however, this community represented less than 1% of the population countywide in 2010. In contrast to the broader regional demographic trends, the percentage of the community that identifies as Native American and Alaska Native in the unincorporated county has slightly increased, while it has decreased in the county as a whole and in neighboring counties.

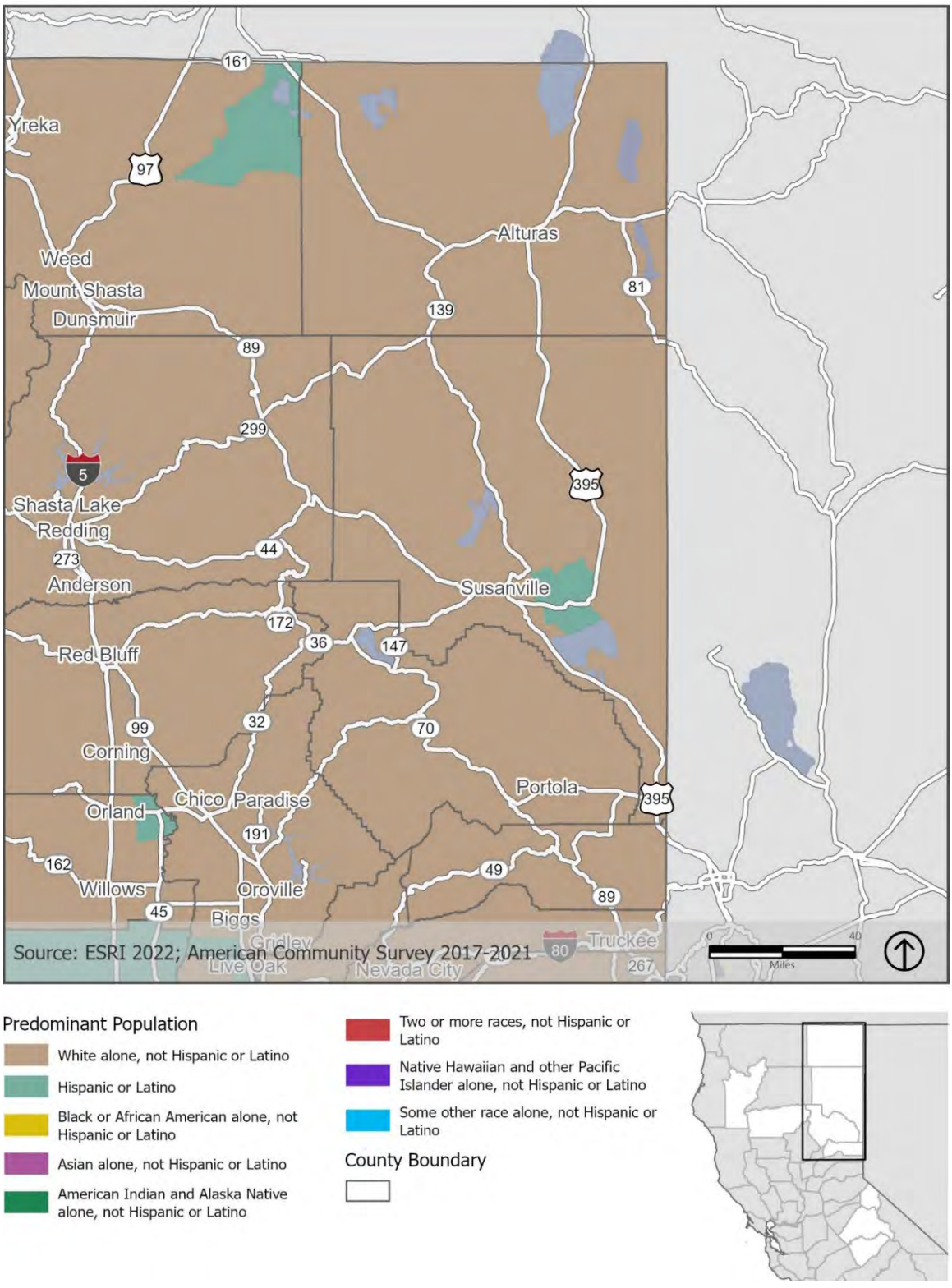
Table 2. Population by Race, Sierra County and Surrounding Region (2010-2021)														
Race/Ethnicity	Sierra County (Unincorporated)		Sierra County		City of Loyalton		Lassen County		Plumas County		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White (Non-Hispanic)	90.4%	85.0%	88.1%	87.4%	80.9%	92.5%	66.7%	64.2%	85.0%	82.6%	79.0%	76.6%	41.2%	35.8%
Hispanic/Latino	6.5%	13.5%	8.3%	11.2%	14.0%	6.4%	17.5%	19.7%	8.0%	9.6%	13.9%	15.2%	36.7%	39.5%
Black or African American	0.1%	0.0%	0.2%	0.1%	0.3%	0.1%	8.0%	8.3%	0.9%	1.5%	0.8%	2.0%	5.9%	5.4%
Native American	0.8%	1.1%	1.3%	0.9%	2.6%	0.6%	2.9%	2.3%	2.3%	1.2%	3.0%	3.4%	0.4%	0.3%
Asian	0.5%	0.0%	0.4%	0.0%	0.0%	0.0%	1.0%	1.6%	0.6%	0.6%	0.7%	0.8%	12.8%	14.7%
Other	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	1.5%	1.2%	0.2%	0.1%	0.4%	0.0%	0.7%	0.7%
Two or More Races	1.5%	0.4%	1.7%	0.4%	2.2%	0.4%	2.5%	2.8%	2.9%	4.3%	2.3%	2.1%	2.3%	3.6%
Source(s): ACS 2006-2010, ACS 2017-2021 (HCD Data Packet).														

As illustrated in Figure 3, the predominant population in Sierra County and the surrounding region is White alone, not Hispanic or Latino, which is typical for much of the region (Figure 4).



Source(s): ESRI 2022; ACS (2017-2021).

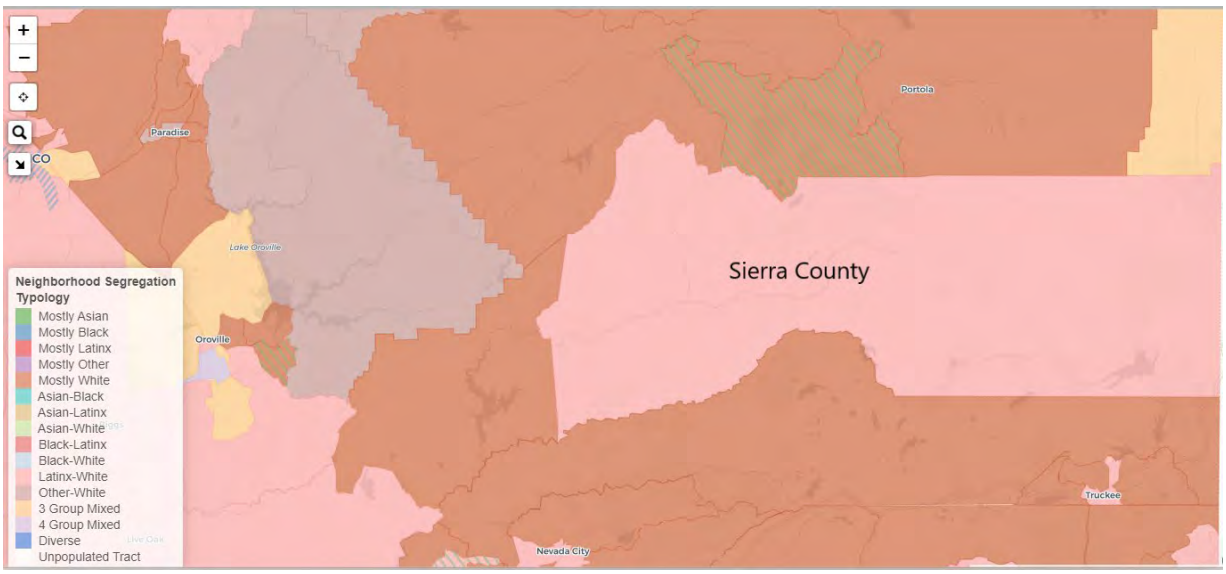
Figure 3. Predominant Population, Sierra County (2017-2021)



Source(s): ESRI 2022; ACS (2017-2021).

Figure 4. Predominant Population, Regional (2017-2021)

Figure 5 provides a visual representation of racial segregation and integration in the year 2019, using the measures developed by the methodology of the Othering & Belonging Institute. In Sierra County's single Census Tract 06091010000, racial typology is characterized as Latinx-White, with 87.6% of the population characterized as White and 10.7% as Latinx. Surrounding counties are characterized as mostly White.



Source(s): Urban Displacement Project, California Estimated Displacement Risk Mode. Available at: https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/. Accessed March 11, 2024.

Figure 5. Racial Segregation/Integration (2019)

Local Knowledge

Within the county, there tends to be a higher concentration of Hispanic or Latino households in Sierra City, but it is a small community, so a small change in population represents a large percentage change.

Persons with Disabilities and Seniors

The Americans with Disabilities Act (ADA) describes an individual with a disability as a person who "has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such an impairment (such as cancer that is in remission), or is perceived by others as having such an impairment (such as a person who has scars from a severe burn)." Individuals with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization. According to ACS (2021) data, 14.47% of the Sierra County population has a disability (Table 3). The most prevalent type of disability in the county is ambulatory difficulty, followed by an independent living difficulty, which affects over eight percent of Sierra County residents. For this reason, incorporating barrier-free design in all new multiple-family housing is important to provide the widest range of choices for disabled residents. Affordability is

also an important consideration for accessibility, as people with disabilities may be living on a fixed income.

Table 3. Population by Type of Disability in Sierra County (2022)		
Disability	**Number**	**Percentage**
Independent Living Difficulty	221	3.8%
Ambulatory Difficulty	281	5.0%
Cognitive Difficulty	167	3.1%
Vision Difficulty	60	1.9%
Self-Care Difficulty	118	2.6%
Hearing Difficulty	122	2.5%
Total (with overlap among categories)	**422**	**14.8%**
Source(s): U.S. Census Bureau, ACS (2022) 5-Year Estimates, Table S1810, ACS Disability Characteristics.		

Table 4 reveals higher levels in disability rates across different racial and ethnic groups in Sierra County. According to the ACS (2022), 65.4% of the Native American and Alaska Native population, and 21.8% of the Hispanic or Latino population in Sierra County had some form of disability.

Table 4. Disability Status by Race and Ethnicity in Sierra County (2022)			
Race or Ethnicity	**Total Population**	**Number with a Disability**	**Percentage with a Disability**
Total non-institutionalized population	**2,854**	**422**	**14.3%**
White alone, not Hispanic or Latino	2,560	365	14.8%
Black or African American alone	0	0	-
Native American or Alaskan alone	78	51	65.4%
Asian alone	0	0	-
Pacific Islander alone	0	0	-
Hispanic or Latino (of any race)	317	69	21.8%
Some other race	147	0	-
Two or more races	69	6	8.7%
Source(s): U.S. Census Bureau, ACS (2022) 5-Year Estimates, Table S1810, ACS Disability Characteristics.			

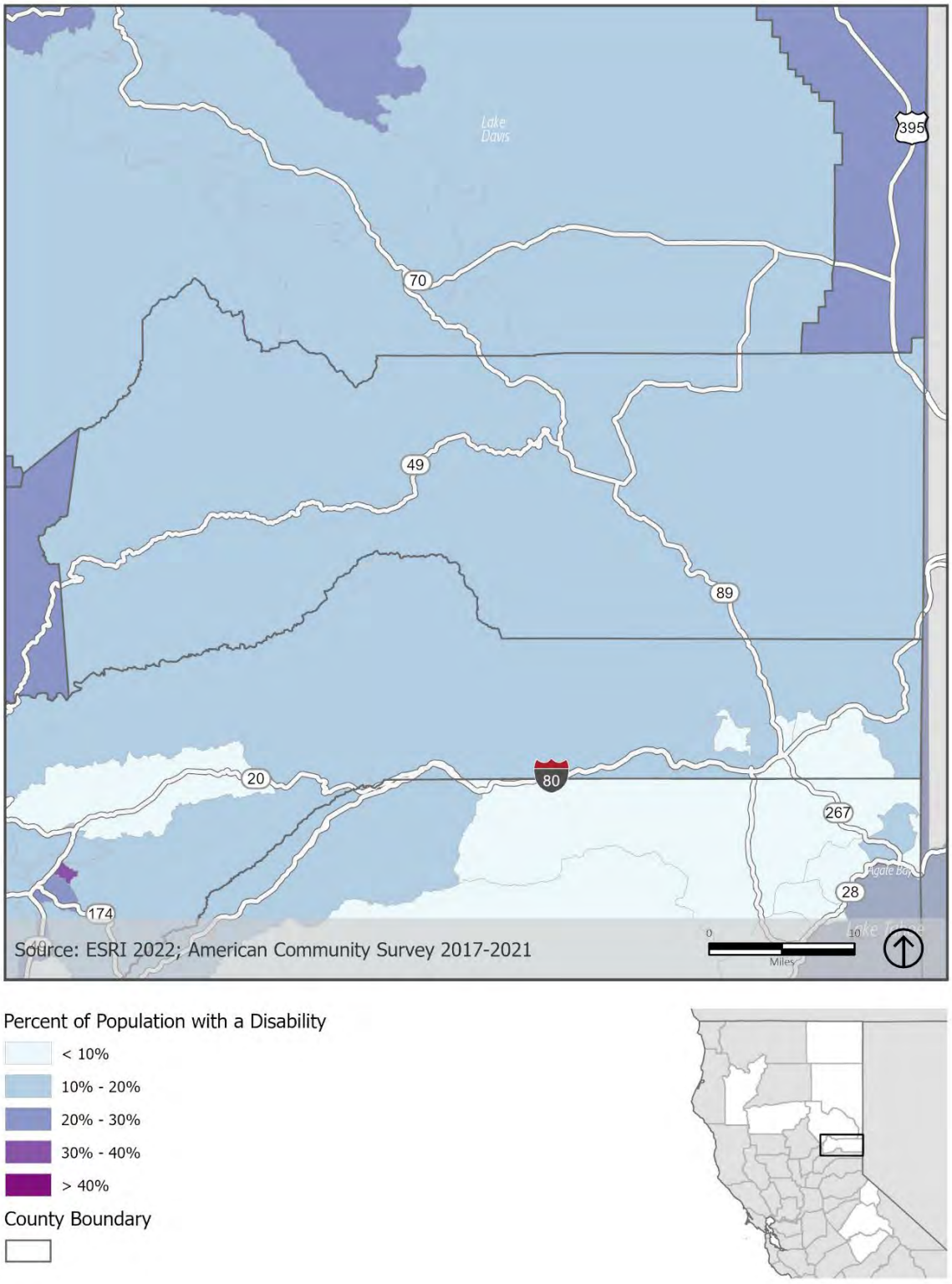
Sierra County exhibits a higher percentage of its population with disabilities, standing at 14.8% (Figure 6), in contrast to the state average of 11.0%. However, Sierra County falls within a relatively close range (within ±3%) of the proportion found in the surrounding counties of Butte (17.9%), Nevada (15.4%), Yuba (17.1%), and Washoe County (13.1%). This range remains consistent when compared to the broader region (Figure 7).

Housing that meets the needs of persons with disabilities can have many characteristics of housing that meets the needs of senior households, and these groups can have significant overlaps. Residents ages 65 or over make up the largest share of householders in the county (49.0% of all householders). The development of housing with facilities to meet the accessibility needs of both seniors and residents with disabilities, as well as the rehabilitation of existing homes owned by seniors and residents with disabilities, will allow seniors to age in place and avoid potential displacement of residents with disabilities.

To encourage the development of housing that meets the needs of persons with disabilities, persons with developmental disabilities, seniors, farmworkers, large households, extremely low-income households, and the homeless, the County will use a variety of incentives, including zoning and land use regulations, flexible development standards, technical assistance, and expedited processing to promote housing (**Implementation Measure 4.1**). Additionally, to facilitate rehabilitation of homes that may need safety and accessibility upgrades, the County has included **Implementation Measure 3.1**, through which it distributes information on the United States Department of Agriculture (USDA) Rural Development Single-Family Housing Rehabilitation Program, which provides up to $50,000 in grants to residents of Sierra County.

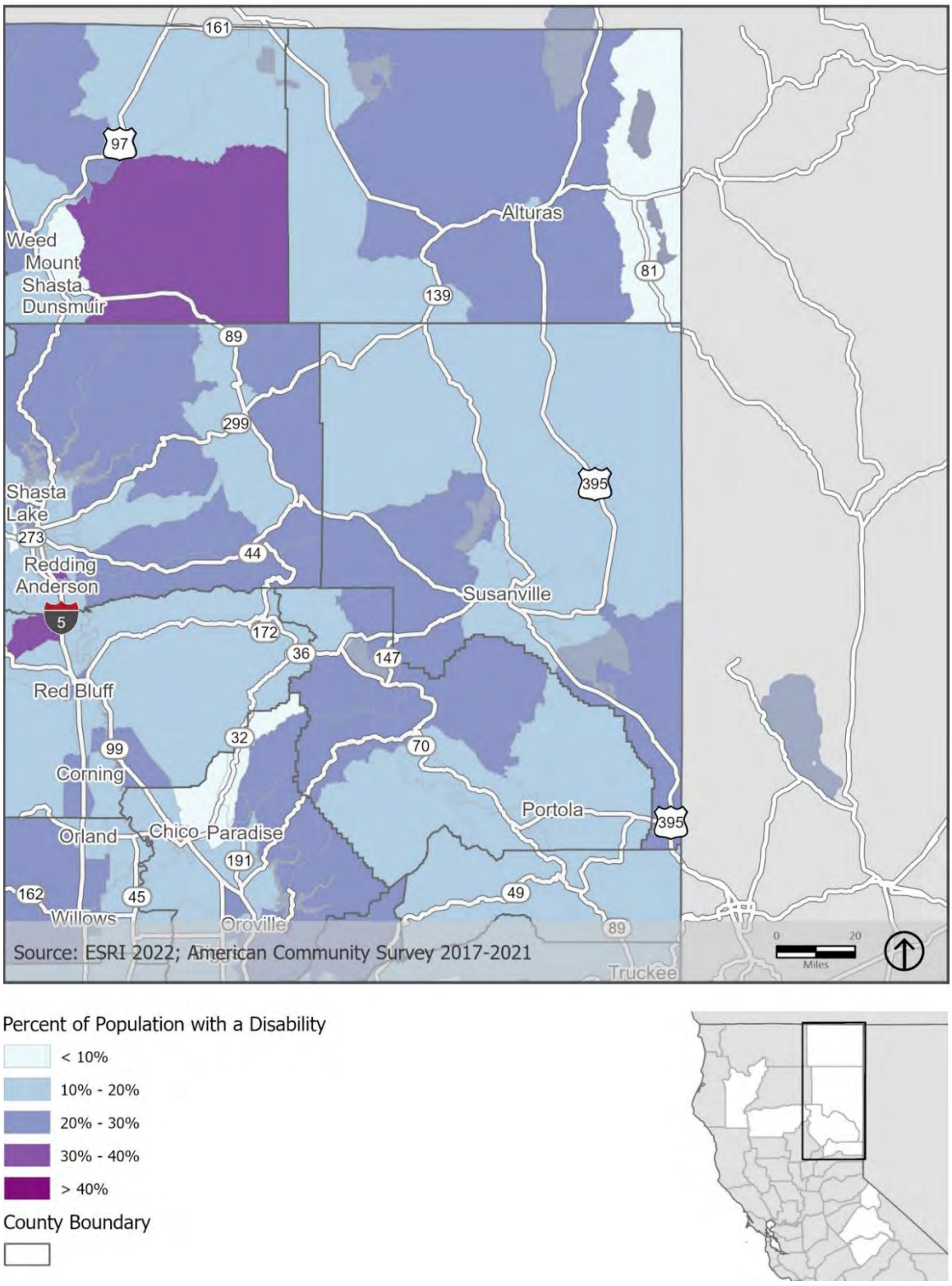
Local Knowledge

There are no known areas within the county that have a concentration of residents with disabilities. There are currently no facilities in Sierra County that strictly serve disabled persons, and the nearest Regional Centers to serve persons with developmental disabilities are located in Truckee and Grass Valley.



Source(s): ESRI (2022); ACS (2017-2021).

Figure 6. Rate of Population with Disability, Sierra County (2017-2021)



Source(s): ESRI (2022); ACS (2017-2021).

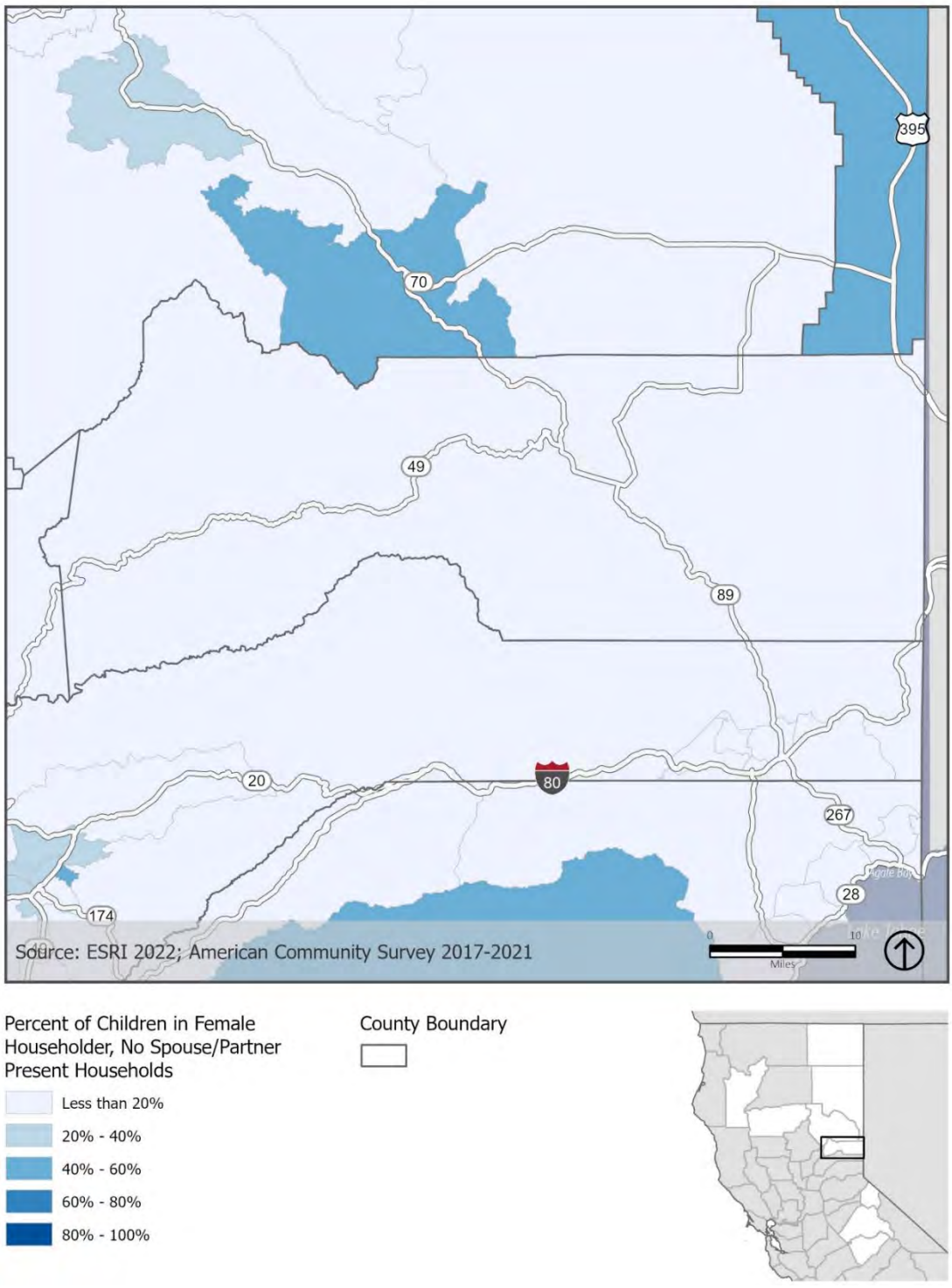
Figure 7. Rate of Population with Disability, Regional (2017-2021)

Familial Status

According to data from the 2017-2021 U.S. Census Bureau ACS, Sierra County has a lower share of children in single female-headed households than some of the surrounding areas of the region (Figure 8). As shown in the figure, Sierra County contains one Census Tract, which has less than 20% of households with children in female households without a spouse present. Downieville, Sierraville, and Sierra City have the biggest concentrations of families with children. This is typical for many parts of the region (Figure 9).

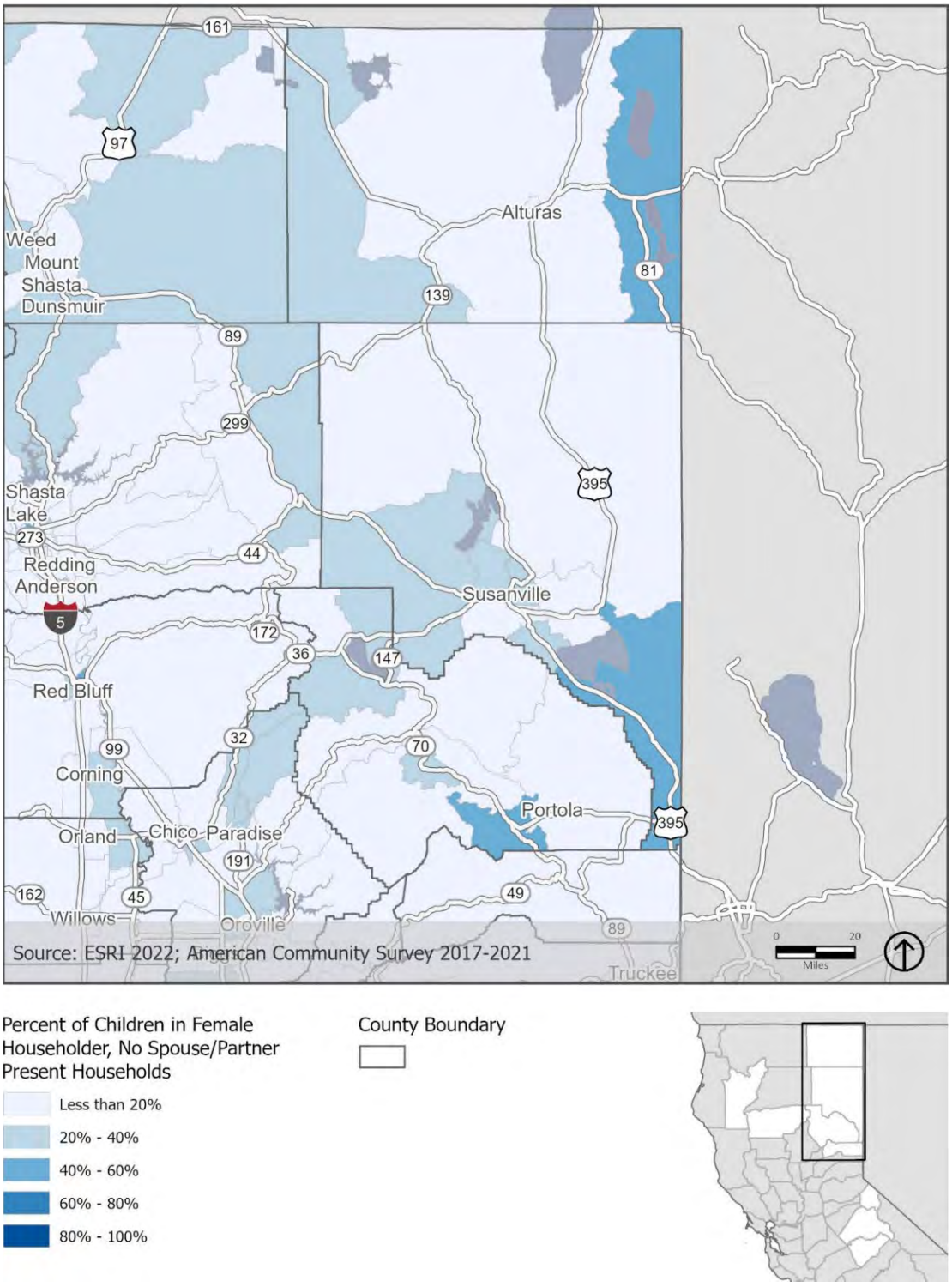
Local Knowledge

Childcare facilities are predominantly on the east side, and there has been an issue for families finding reliable daycare on the west side of the county. Daycare programs on the west side have been run intermittently on the west side of the county for a year or two, but will stop after that. There are First Five/Head Start services in Loyalton, and there are County family support services available in Loyalton and Downieville. There are no known areas of concentrations of children living in female-headed households within the County.



Source(s): ESRI (2022); ACS (2017-2021).

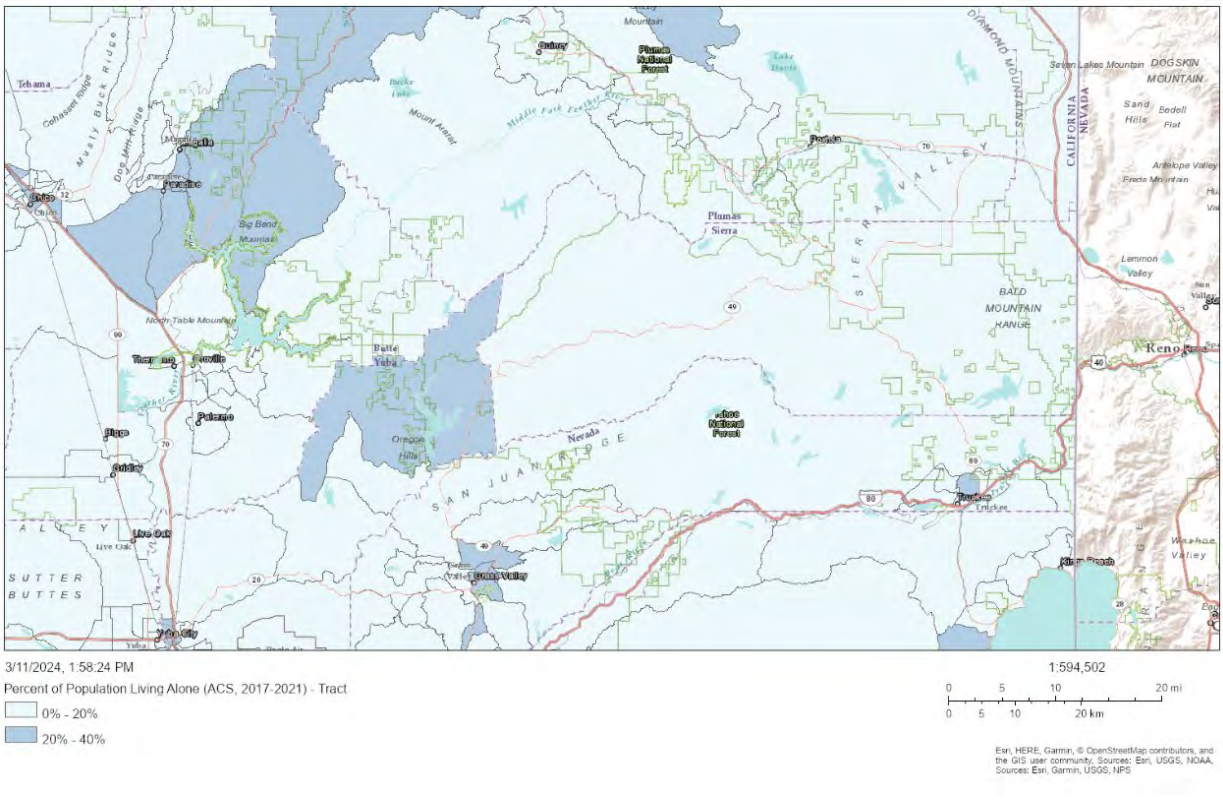
Figure 8. Percentage of Children in Single Female-Headed Households, No Spouse Present, Sierra County (2017-2021)



Source(s): ESRI (2022); ACS (2017-2021).

Figure 9. Percentage of Children in Single Female-Headed Households, No Spouse Present, Regional (2017-2021)

Figure 10 depicts the percentage of the population 18 years and over in households living alone. Sierra County has one census tract, which has a very low concentration of the population living alone, from 0% to 20%.



Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606. Accessed March 11, 2024.

Figure 10. Percentage of Single Adult Householders (2017-2021)

Income

Household income plays a pivotal role in determining one's ability to secure adequate housing. Adequate housing is not merely a matter of shelter over one's head; it encompasses factors such as safety, quality, and affordability. A higher household income often affords individuals and families access to a wider range of housing options and broader opportunities. However, when household income is limited, households may encounter added challenges in finding adequate housing while continuing to meet other essential needs. Although income alone is not a specific criterion for fair housing discrimination, the linkage between household income, household composition, race/ethnicity, and other factors often reveals biases that shed light on fair housing issues. HUD receives data tabulations from the U.S. Census Bureau ACS. These data tabulations, known as the Comprehensive Housing Affordability Strategy (CHAS), demonstrate the extent of housing problems and housing needs, particularly for low-income households. See Table 5 for households by income in the region.

Table 5. Households by Household Income					
Income Level	**Sierra County**	**Plumas County**	**Lassen County**	**Modoc County**	**State**
≤30% Area Median Income (AMI)	18.0%	14.9%	11.5%	13.4%	16.4%
>30-≤50% AMI	12.0%	9.4%	12.2%	13.5%	13.0%
>50-≤80% AMI	19.2%	19.0%	18.0%	20.6%	17.5%
>80-≤100% AMI	17.6%	7.7%	12.8%	12.0%	10.1%
>100% AMI	33.2%	49.0%	45.6%	40.6%	42.9%
Source(s): HUD CHAS (2016-2020).					

According to the most recent HUD CHAS data (2016-2020) shown in Table 5, Sierra County has a higher proportion of households with incomes below 30% of the area median income (AMI) than nearby counties or the state as a whole, with 18.0% of households in Sierra County having incomes in this category compared to 16.4% of the state as a whole and only 11.5% of Lassen County's households having incomes in this category. Sierra County also has a lower percentage of households with incomes above the median income, with only 33.2% of households in the county having incomes above the median, compared to 49.0% of households in neighboring Plumas County. Rates of households with incomes between 30% and 80% of the AMI are similar between Sierra County and most neighboring counties, while Sierra County has a slightly higher percentage of households with incomes between 80% and 100% of AMI compared to neighboring jurisdictions and the state as a whole.

As is shown in Table 6, according to the U.S. Census Bureau ACS (2017-2021), the median household income in Sierra County is $56,152, lower than that of California ($84,097) and many other counties in the region, including Plumas County ($57,885) and Lassen County ($59,292). Modoc County has a lower median income of $51,090. The City of Loyalton also has a notably higher median household income than the county as a whole at $79,185. Sierra County has experienced a significantly smaller rate of growth in AMI between 2010 and 2021 than other communities in the region, with a percentage change of only 6.0% compared to 38.1% in the state as a whole and 31.6% in neighboring Plumas County. However, the City of Loyalton has experienced a significant increase in its median household income during this period (60.5%).

Figure 11 displays the median income in Sierra County by census tract, and Figure 12 shows the median income in the surrounding region by census tract. The median income for the census tract in the county ranges from $55,000 to $90,100. The census tracts to the north and south have a similar median income, while other areas to the north and west have lower median incomes of less than $55,000.

Table 6. Median Income (2010 and 2021)			
Geography	Median Income		
	2010	2021	Percentage Increase
Sierra County	$52,950	$56,152	6.0%
City of Loyalton	$49,340	$79,185	60.5%
Lassen County	$50,317	$59,292	17.8%
Plumas County	$44,000	$57,885	31.6%
Modoc County	$34,588	$51,090	47.7%
State	$60,883	$84,097	38.1%
Source(s): ACS (2006-2010 and 2017-2021).			

The County has included several programs to address housing affordability for lower-income households. As part of **Implementation Measure 2.1**, the County will encourage, support, and, to the extent resources are available, assist agencies and developers seeking financial assistance from to apply for funds to provide housing for lower- and moderate-income households, including special-needs households, such as single-parent households, extremely low-income households, seniors, and farmworkers. As part of **Implementation Measure 2.3**, the County will continue to coordinate with the Plumas County Community Development Commission and Housing Authority to provide Housing Choice Voucher (HCV) allocations for Sierra County, which can provide housing mobility opportunities for lower-income households. Through **Implementation Measure 2.4**, the County will work with property owners and other public agencies to encourage the development of affordable housing, particularly permanent rental housing units, by identifying potential sites to upzone, coordinating with the City of Loyalton to expand the supply of higher-density housing where public water and sewer is available, and encouraging the subdivision of existing large vacant and/or underutilized R-3 parcels. To encourage the development of more naturally occurring affordable housing, the County will adopt an accessory dwelling unit (ADU) ordinance that is in compliance with State law as part of **Implementation Measure 2.5** and will encourage the affordability of these units by waiving development and building fees if the owner applies a deed restriction on the property to restrict rents to lower-income households.

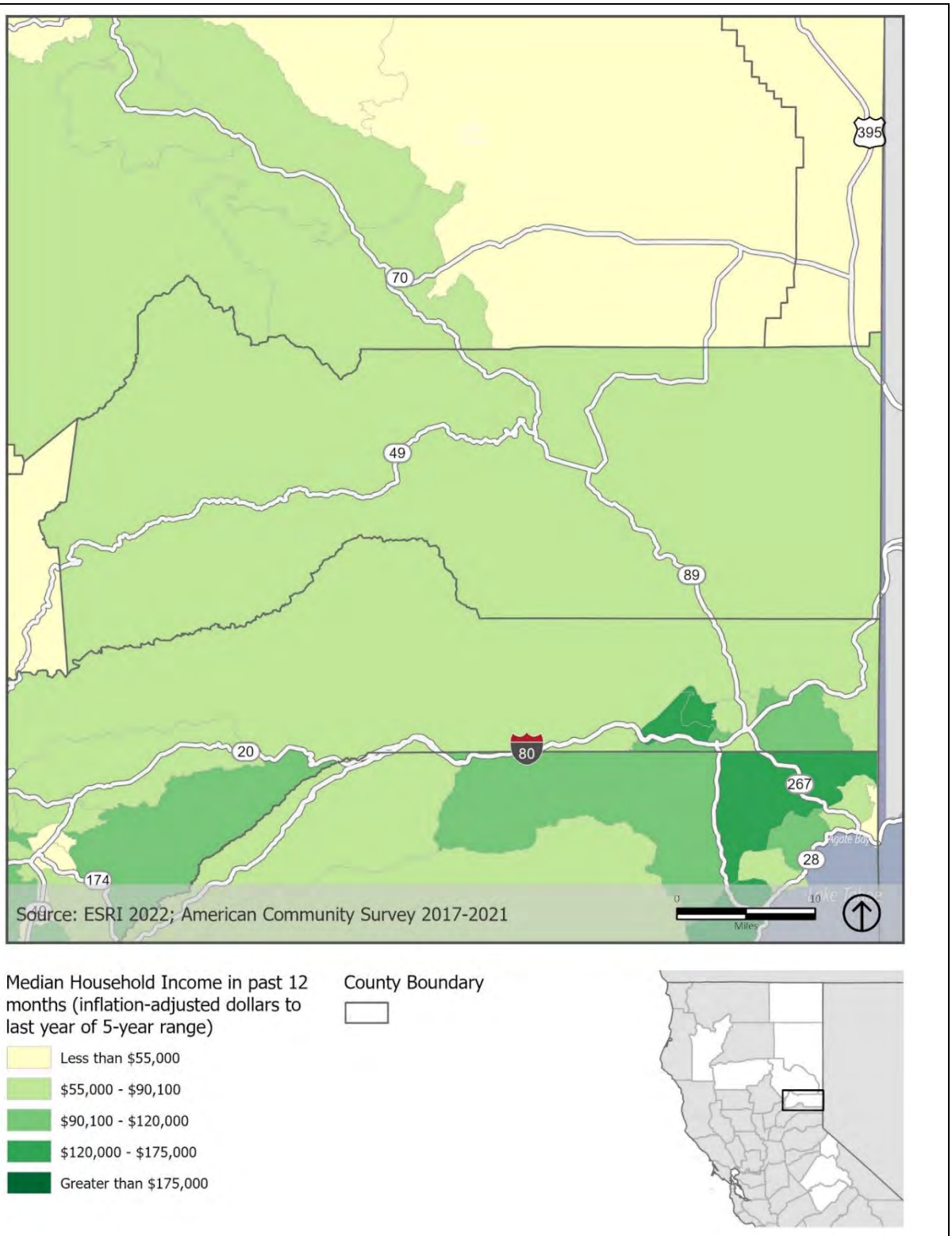
As part of **Implementation Measure 1.2**, the County will provide assistance and encouragement in the effort to develop new water and sewer infrastructure countywide in the form of supporting resolutions and providing assistance in obtaining grants. Also, as part of Implementation Measure 1.3, the County will provide a copy of the Housing Element to water service providers after adoption and to wastewater service providers should any be established during the planning period.

Local Knowledge

Higher-density housing, which may be more affordable to lower-income households, is not typically available in Sierra County. Almost all housing in the county is either single-

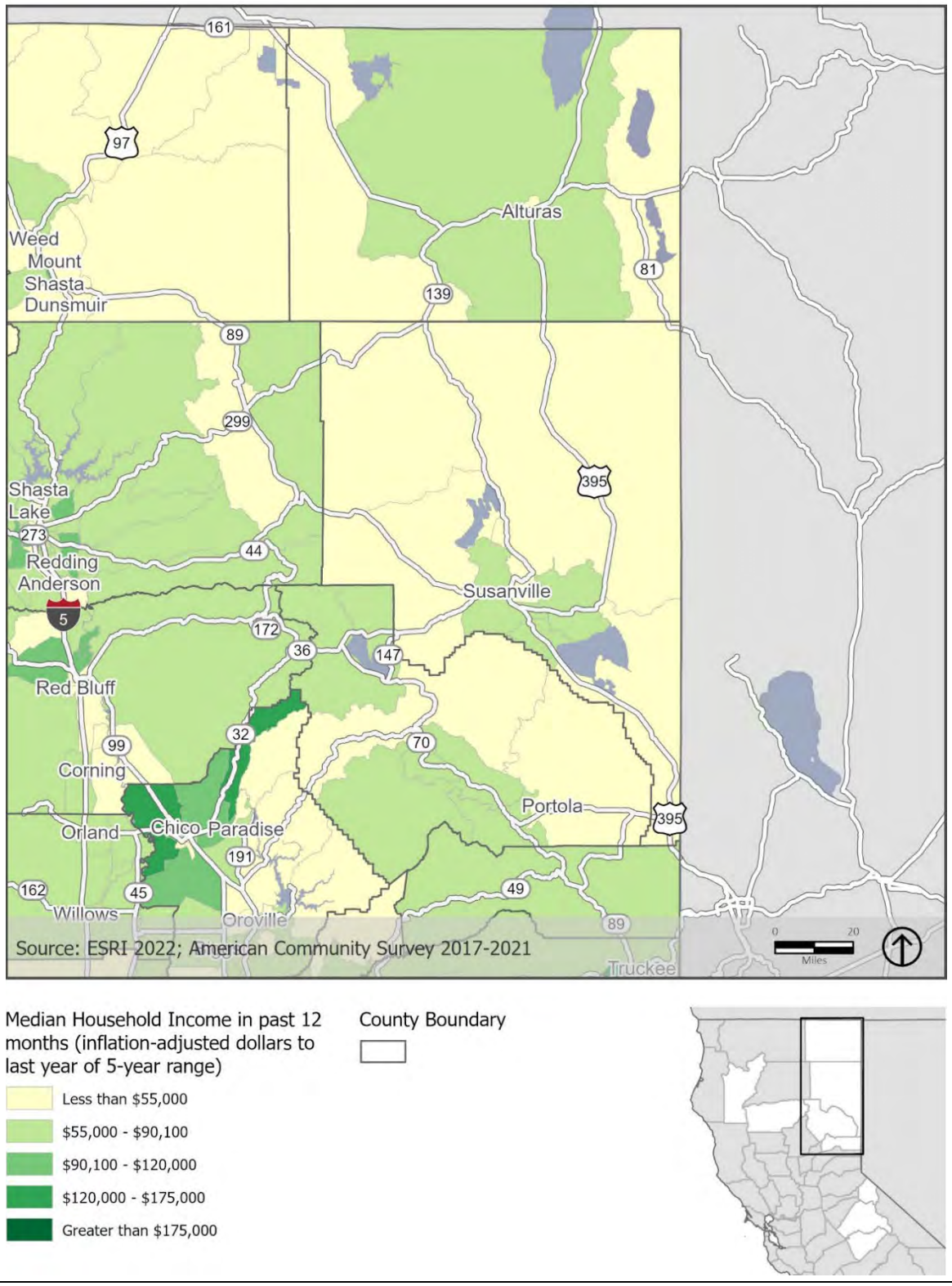
family or mobile homes, there are very few multifamily housing units. Multi-family housing is not available due to lack of infrastructure to support it. One of the few available multifamily developments is a recently rehabilitated senior apartment complex, which is the only assisted living facility in the county. It is located just outside of Loyalton. However, there are no known concentrations of extremely low-income households within the county, and there are no other subsidized housing properties or public housing buildings in the county.

One project is currently in progress, which used to be a mobile home park near Loyalton, consists of the construction of 52 manufactured housing units many that may serve lower-income households through the natural affordability of this housing type. In Sierraville, near the Campbell Hot Springs, there has been interest in developing an employee housing project on a site that will be between 5 and 10 acres. Typical development is about 5 units to the acre, which is the densest development likely to occur in the county. A major challenge to higher-density development is the lack of a sewer system, which makes it challenging to meet default density standards. However, future sewer service is being considered in Downieville so that higher density housing development can be made feasible.



Source(s): ESRI (2022); ACS (2017-2021).

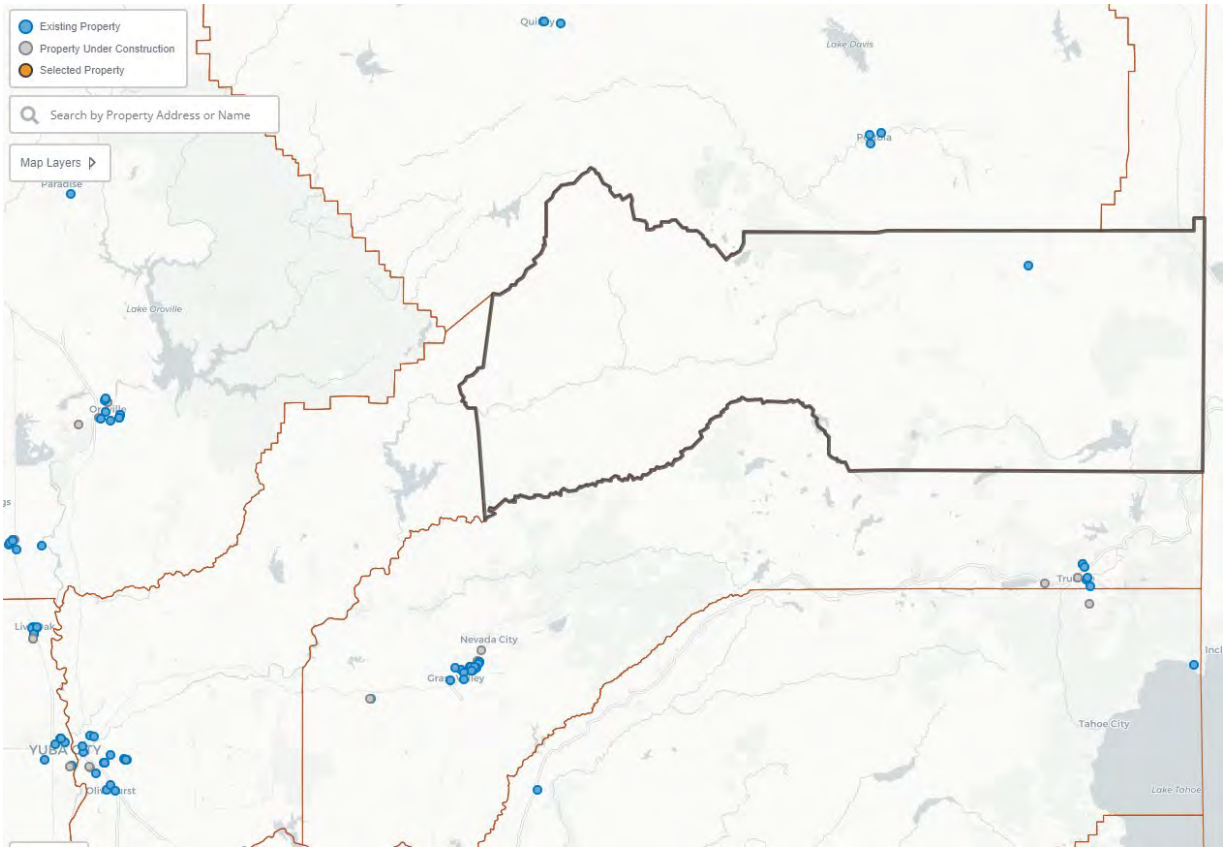
Figure 11. Median Income in Sierra County (2017-2021)



Source(s): ESRI (2022); ACS (2017-2021).

Figure 12. Median Income in Sierra County and the Greater Region (2017-2021)

There is one affordable housing project in Sierra County. Much like the surrounding region, the affordable housing project is in a city (Figure 13), in the community of Loyalton.



Source(s): California Affordable Housing Partnership, California Affordable Housing Map (2024). Available at: https://affordablehomes.chpc.net

Figure 13. Existing Affordable Housing Projects

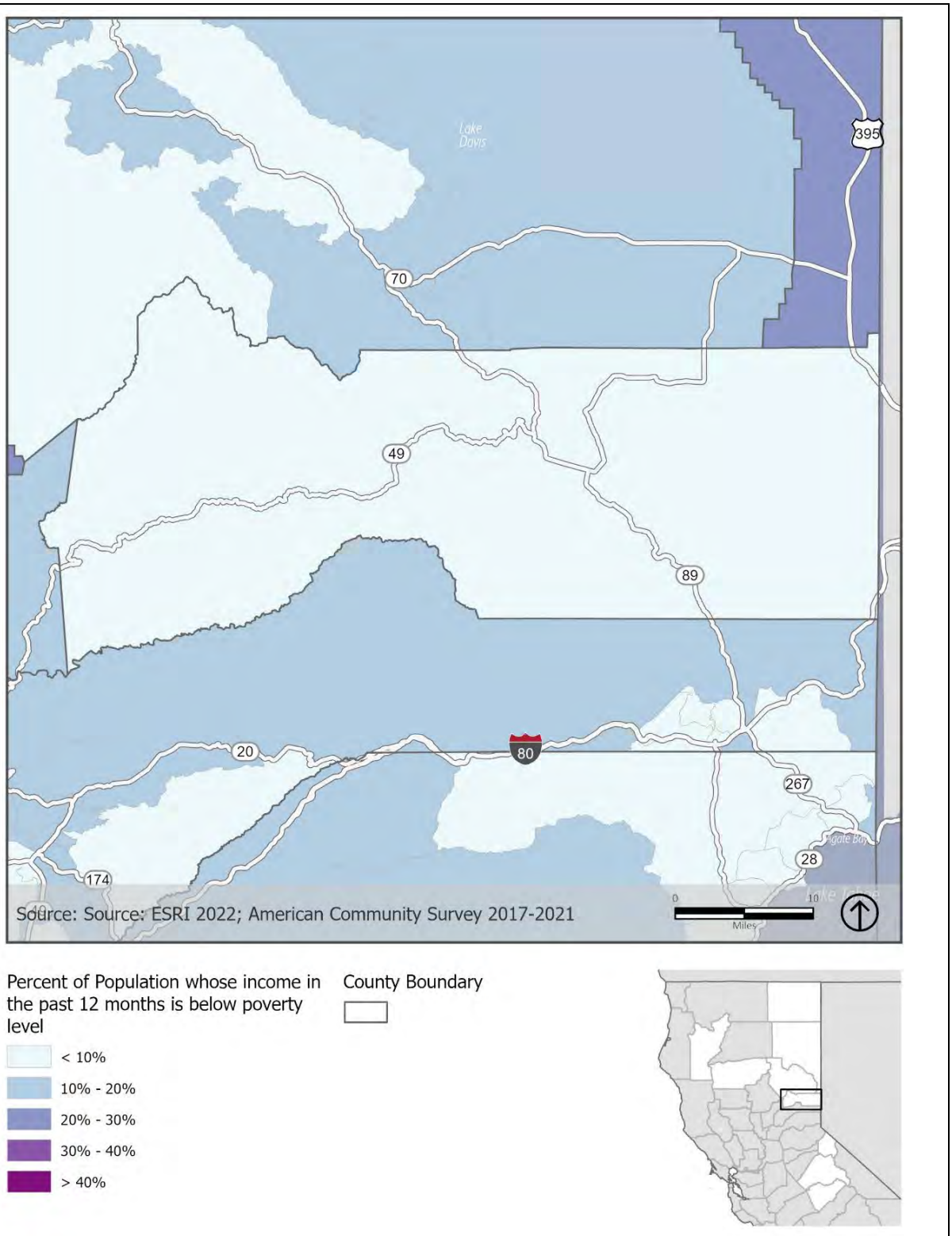
Poverty

Approximately 8.2% of Sierra County residents are below the poverty level, as defined by the U.S. Census Bureau (Figure 14). This rate is less than other counties in the region, including Lassen County (13.9%), Plumas County (11.9%), and Modoc County (19.6%) (Table 7, Figure 15). Rates of poverty have fallen significantly between 2010 and 2021 in both the unincorporated areas Sierra County and the county as a whole, though they have increased within the City of Loyalton.

Local Knowledge

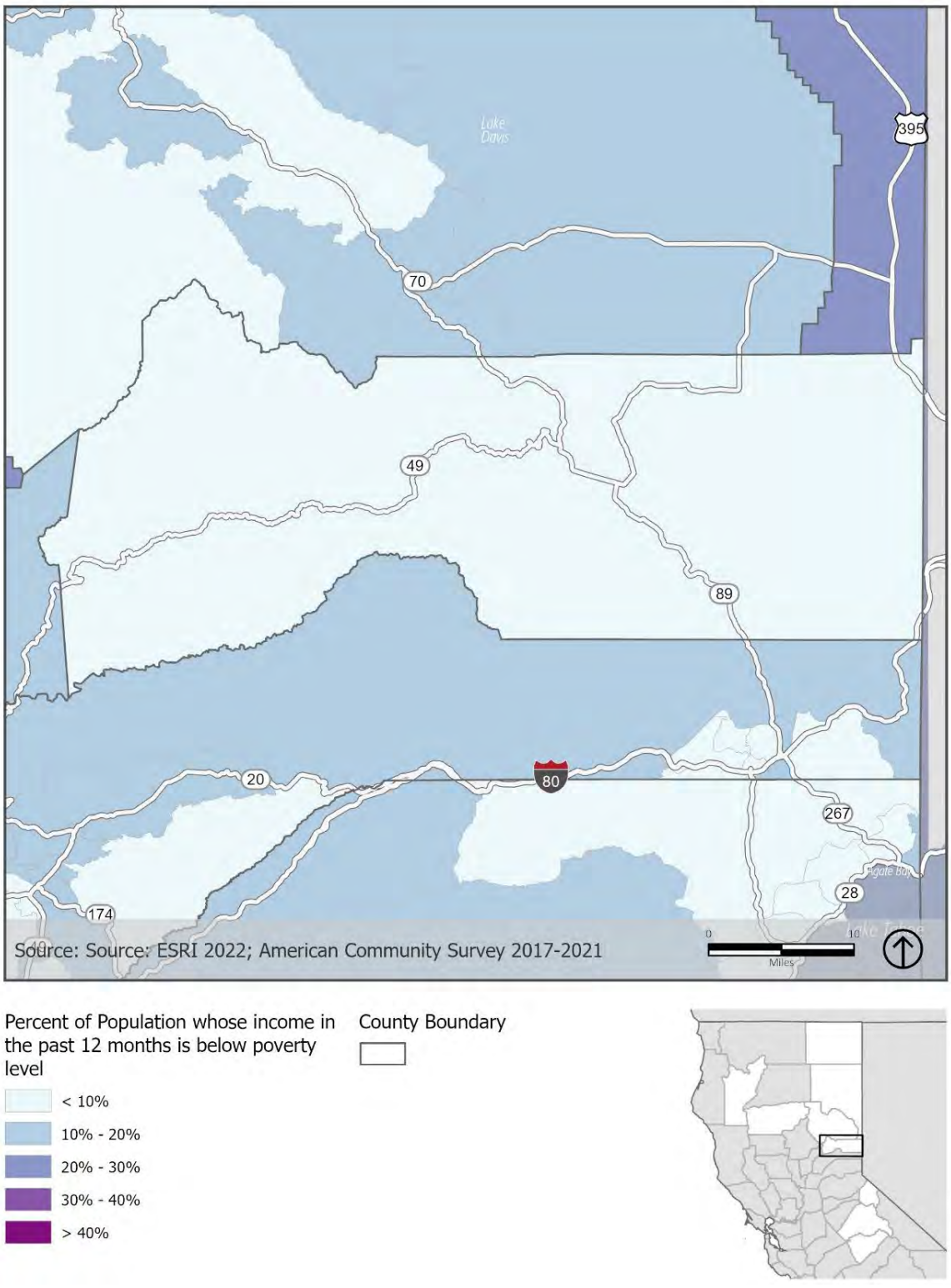
There are no known concentrated areas of poverty within unincorporated areas of the County.

Table 7. Poverty Rates		
Geography	Poverty Rate	
	2010	2021
Sierra County (Unincorporated)	18.7%	3.9%
Sierra County	16.8%	8.2%
City of Loyalton	11.8%	17.3%
Lassen County	15.4%	13.9%
Plumas County	13.9%	11.9%
Modoc County	18.8%	19.6%
State	15.3%	12.3%
Source(s): ACS (2006-2010 and 2017-2021).		



Source(s): ESRI (2022); ACS (2017-2021).

Figure 14. Poverty Status in Sierra County (2017-2021)

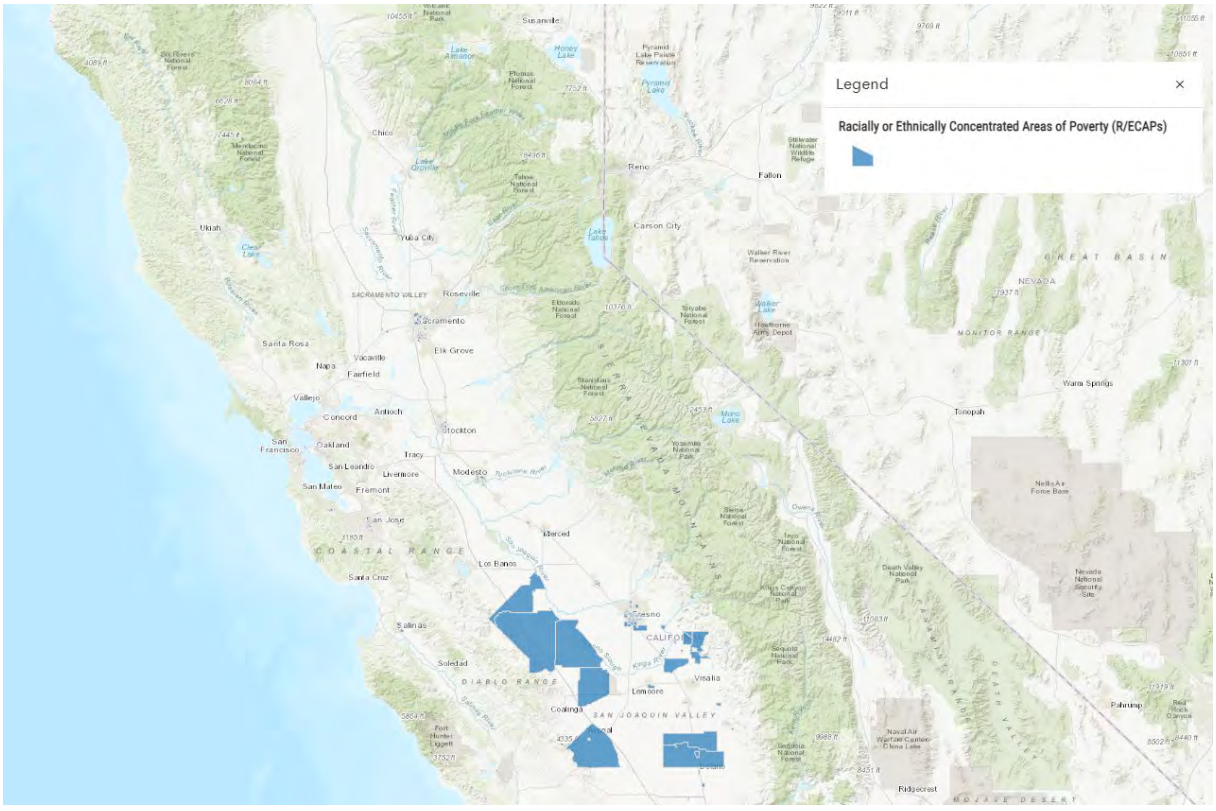


Source(s): ESRI (2022); ACS (2017-2021).

Figure 15. Poverty Status in Sierra County and the Surrounding Region (2017-2021)

Racially and Ethnically Concentrated Areas of Poverty and Affluence

A racially and ethnically concentrated area of poverty (R/ECAP) is characterized by HUD as a region where more than 50.0% of the population self-identifies as non-White, and over 40.0% of households have incomes below the federal poverty line or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no R/ECAPs in Sierra County (Figure 16).



Source(s): HUD Office of Policy Development and Research, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Available at:

https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e_15/explore?location=38.006396%2C-120.361854%2C7.64.

Accessed March 11, 2024.

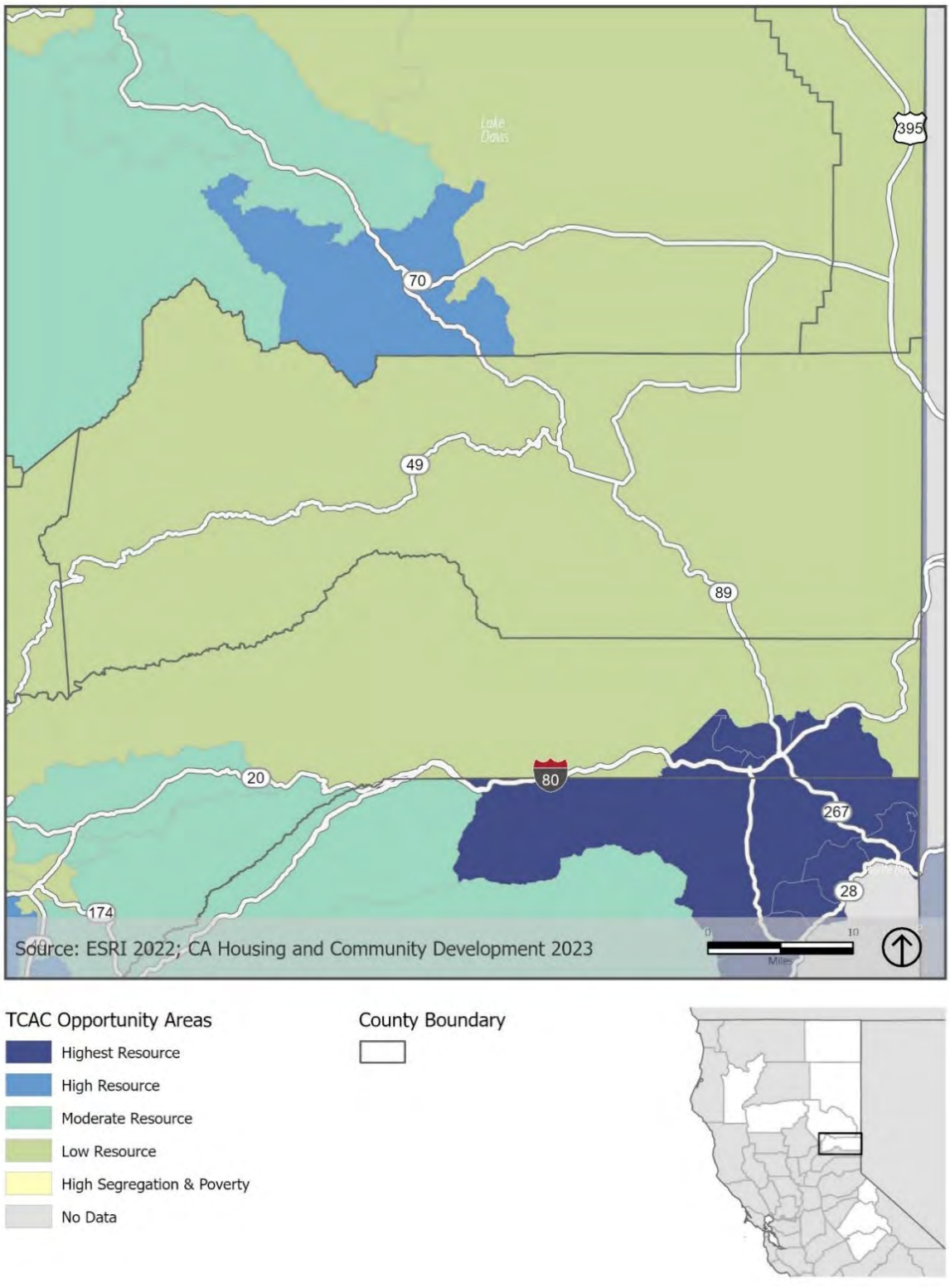
Figure 16. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Concentrations of affluence may indicate a fair housing issue. Racially Concentrated Areas of Affluence (RCAAs) were introduced as a complement to HUD's R/ECAP metric, aiming to provide a more comprehensive view of segregation in the United States. As shown in Figure 17, HCD has not identified any RCAAs in Sierra County or the surrounding area.

Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606. Accessed March 11, 2024.

Figure 17. Racially Concentrated Areas of Affluence

Figure 18, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) Opportunity Map, identifies areas with both high poverty and racial segregation. It uses a filter that aligns with HUD's R/ECAP approach but is adapted to better suit the diverse demographics across California. There are no areas in Sierra County that have been identified as having High Poverty and Segregation. Most of Sierra County is shown as being a low-resource area.



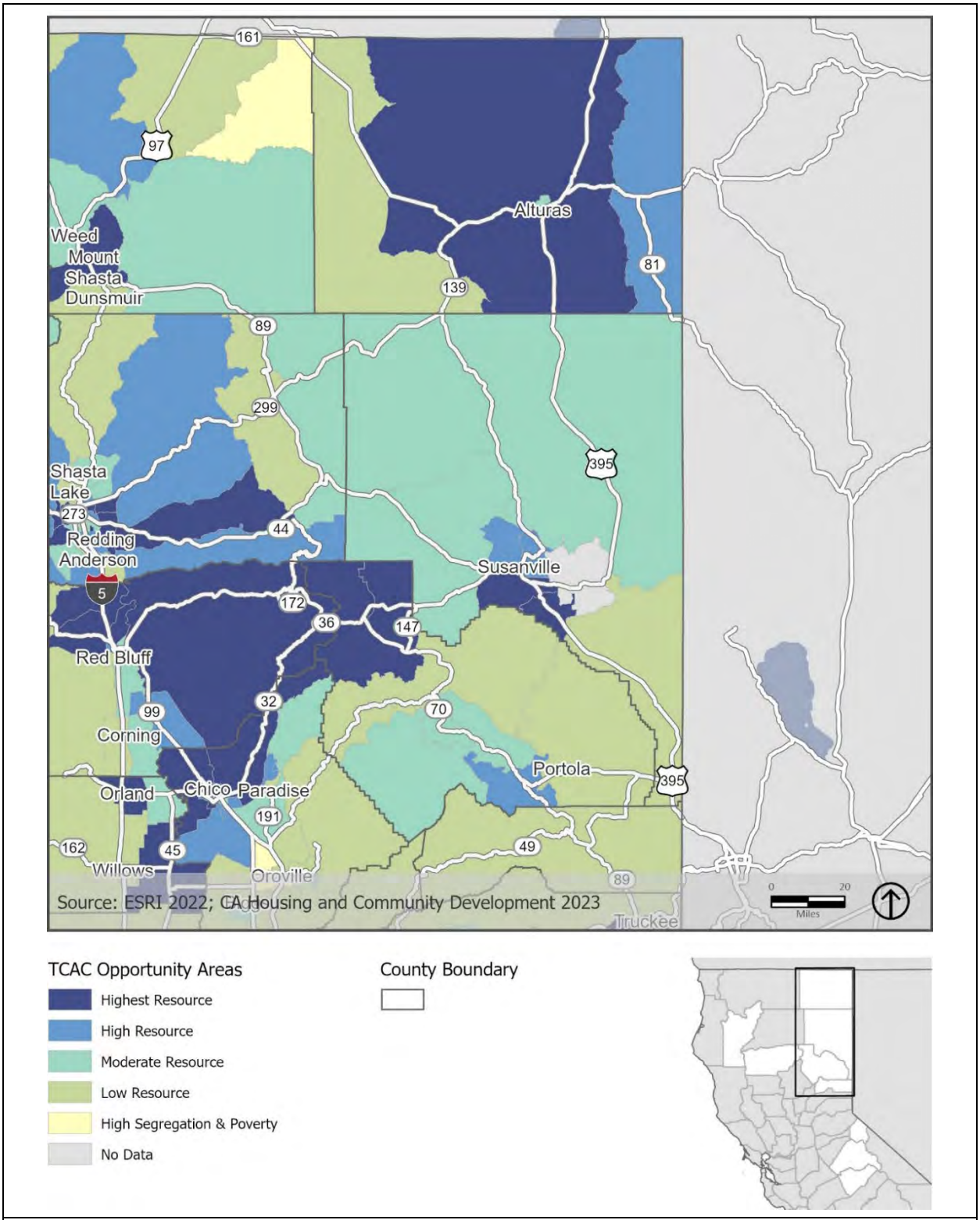
Source(s): TCAC/California HCD (2023).

Figure 18. TCAC/HCD Opportunity Map: Sierra County (2023)

Disparities in Access to Opportunity

Resource Areas

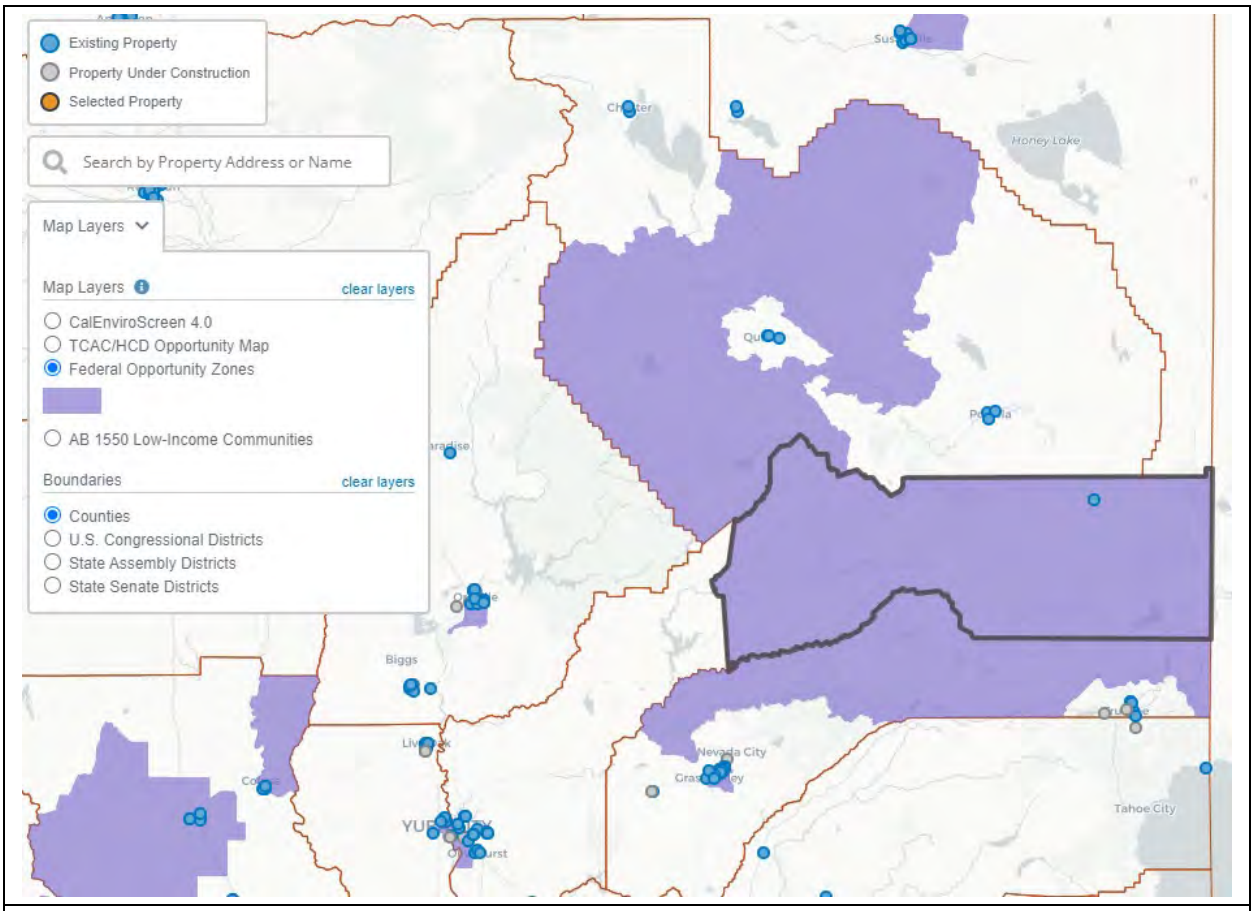
The TCAC Opportunity Map serves as a tool for quantifying and illustrating location-specific attributes that significantly influence key life outcomes, such as educational achievement and economic advancement. These maps provide a valuable means of guiding the allocation of resources and policy decisions. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorizes census tracts into high-, moderate- or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compare each tract to those in the council of governments (COG) region. As of the 2023 TCAC Opportunity Areas analysis, all of Sierra County was identified as a low resource area (Figure 18), which is similar to several census tracts in surrounding counties (Figure 19), but differs from higher-resource counties farther north. Low-resource areas score in the bottom 30.0% of census tracts and indicate a lack of access to positive outcomes and opportunities.



Source(s): TCAC/California HCD (2023).

Figure 19. TCAC/HCD Opportunity Map: Sierra County and Surrounding Region (2023)

In addition, all of Sierra County is in a Federal Opportunity Zone, as shown in Figure 20. An Opportunity Zone is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment.



Source(s): California Affordable Housing Partnership, California Affordable Housing Map (2024. Available at: https://affordablehomes.chpc.net

Figure 20. Federal Opportunity Zones in Sierra County and Surrounding Region

Education

The California School Dashboard, created by the California Department of Education (CDE), is an online resource designed to offer a comprehensive report on the performance of schools and districts. It presents a variety of data and insights, empowering parents, educators, and the general public to assess and gain insight into the performance of schools and districts. Sierra County is served by two elementary schools, one junior-senior high school, one high school, and one continuation school, all part of the Sierra-Plumas Unified School District. Table 8 lists school performance metrics by school for each of these schools.

Table 8. School Performance Scores by School (2023)								
School Name	**Location**	**English Language Arts Score** (points above or below standard)	**Math Score** (points above or below standard)	**Chronic Absence** (percentage of students chronically absent)	**Suspension Rate** (percentage of students suspended at least one day)	**Socio-Economic Disadvantage** (percentage of students)	**English Learners** (percentage of students)	**Foster Youth** (percentage of students)
Loyalton Elementary	Loyalton	30.3 Below	27.5 Below	25.80%	0.0%	40.3%	2.6%	0.0%
Downieville Elementary	Downieville	*Fewer than 11 students in standardized test group; data not publicly reported for privacy reasons.*		0.00%	0.0%	63.6%	13.6%	0.0%
Downieville Junior-Senior High	Loyalton	*Fewer than 11 students; data not publicly reported for privacy reasons.*						
Loyalton High	Loyalton	18.9 Below	38.0 Below	N/A (reported for K-8 only)	0.0%	33.5%	4.3%	0.0%
Sierra Pass (Continuation)	Loyalton	*Fewer than 11 students; data not publicly reported for privacy reasons.*						
Source(s): California School Dashboard (2023).								

According to the California School Dashboard, most schools in Sierra County have student populations too small to report standardized test scores for privacy reasons. For example, while Downieville Elementary had 22 students in 2023, fewer than 11 were included in the total population of test scores, and so the data was not reported publicly. A majority of students at Downieville Elementary are considered socioeconomically disadvantaged, which can influence school performance. Downieville also has a higher percentage of English Language Learners than other schools in the community, though this may be influenced by the overall small number of students in the school. Over one-third of students at Loyalton Elementary and Loyalton High School are also considered socioeconomically disadvantaged. Standardized test scores at both schools show student achievement is below grade-level standards in both English Language Arts and Math. Student populations at Downieville - Junior-Senior High and Sierra Pass Continuation School were too small to be reported. Notably, suspension rates were 0% of students at all three schools where this data was reported, and Loyalton High School has a graduation rate of 95.5%. At Loyalton Elementary, 25.8% of students were absent for at least 10% of instructional days.

Local Knowledge

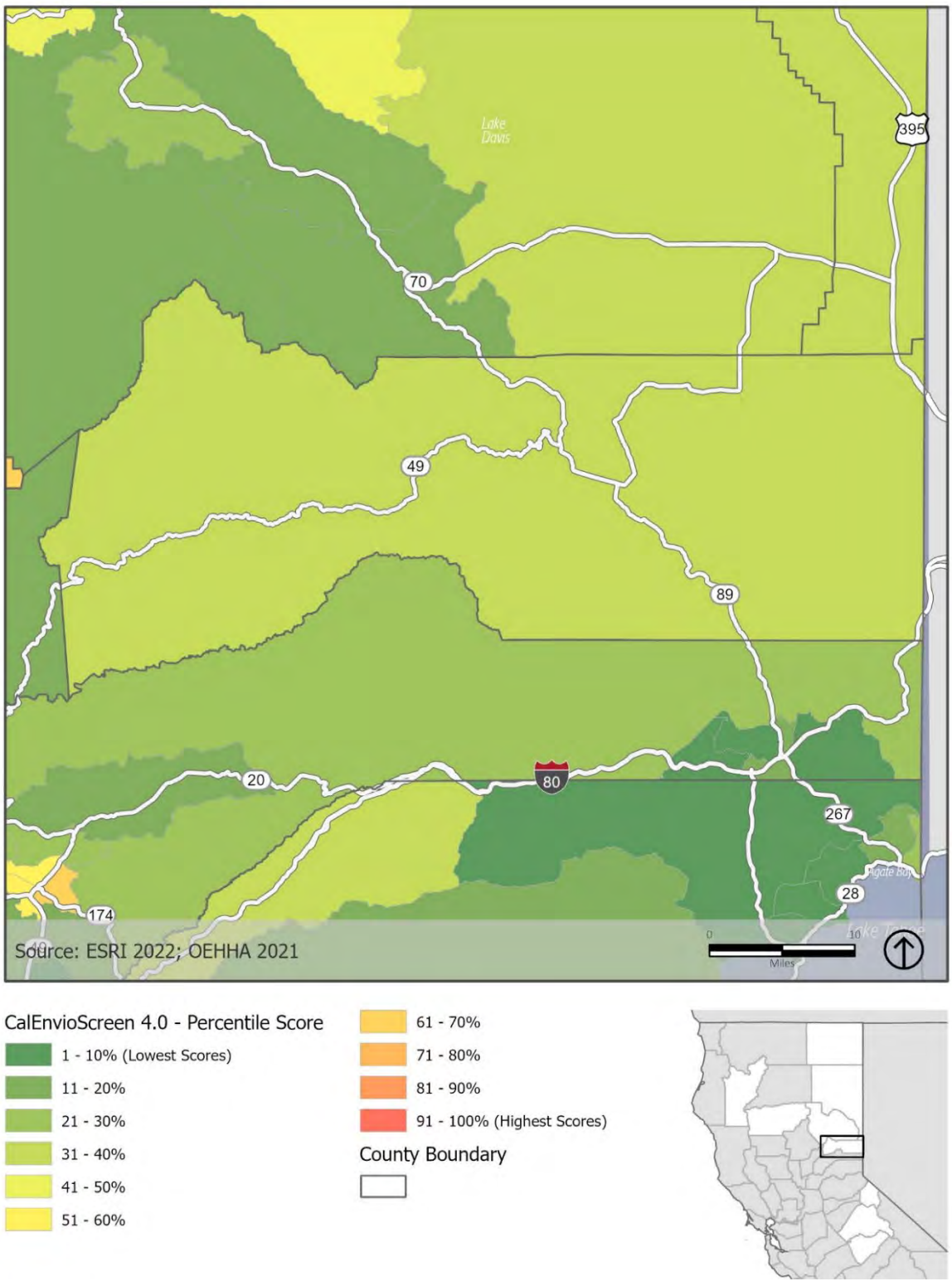
Some training programs are available on the east side of the county, but there are no colleges or community colleges in the county. Before COVID, a post-secondary continuing education program (Firm Foundation Academy) was starting, but it closed due to the pandemic. The Alliance for Workforce Development has training for small-business owners, and program grants for hiring entry-level workers. This program is based in Sierraville and serves both Sierra and Plumas Counties. EMT classes or other programs are sometimes offered locally by community colleges based in other counties. Sierra College has branches in Truckee and Grass Valley, but none in the county. San Francisco State University has a field campus north of the unincorporated community of Sierra City for environmental classes and outdoor art classes in the summer.

The biggest factor influencing rates of high school graduation is families moving away, as there are limited employment opportunities, so seasonal residents are replacing younger families. Schools have a bus service to get children to school, but the distance between houses and schools creates longer commutes that can impact learning experiences.

Access to Healthy Environment

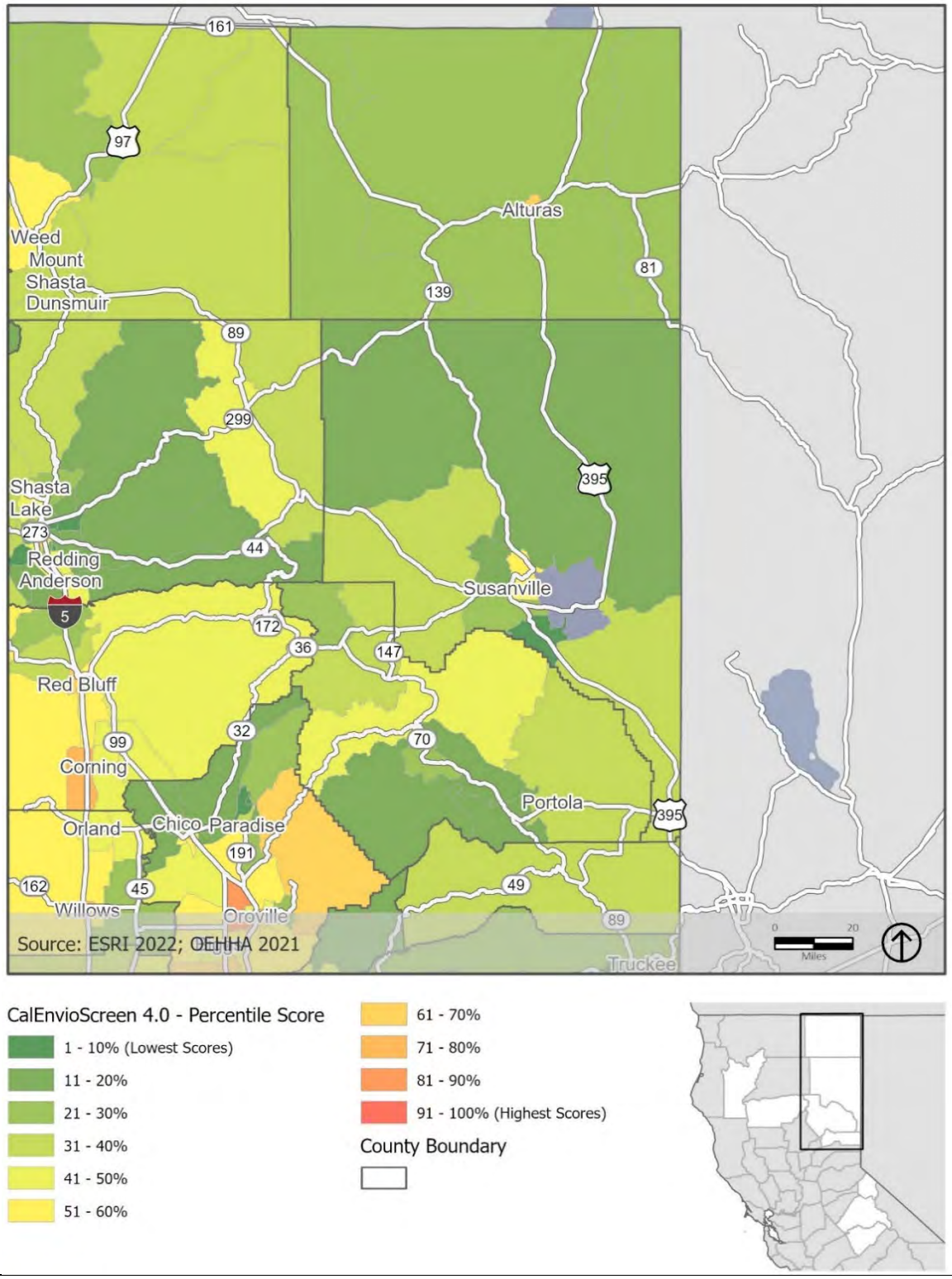
In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released a new version of CalEnviroScreen, version 4.0, a tool to identify communities disproportionately affected by pollution sources and environmental hazards. This tool integrates a wide array of environmental, health, and socioeconomic data to help tackle environmental justice issues. Communities ranking at or above the 75th percentile are designated as “disadvantaged” due to their heightened exposure to pollution or other adverse environmental factors. Northern California, including Sierra County, generally does not bear a disproportionate pollution burden (Figure 22). The census tract in Sierra County (6091010000) is at 33% overall (Figure 21). Though the majority of environmental exposure factors were ranked low in the CalEnviroScreen assessment, ozone exposure, drinking water contamination, and toxic releases from facilities each ranked above the

50th percentile, indicating higher levels of concern for these factors. The nearest facilities measured for potential toxic release were the Ready-Mix Plant and Martis Valley Plant, both in the Truckee area and the Schlosser Forge in Nevada. Several facilities in the Reno-Sparks area were also included in the CalEnviroScreen assessment.



Source(s): California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

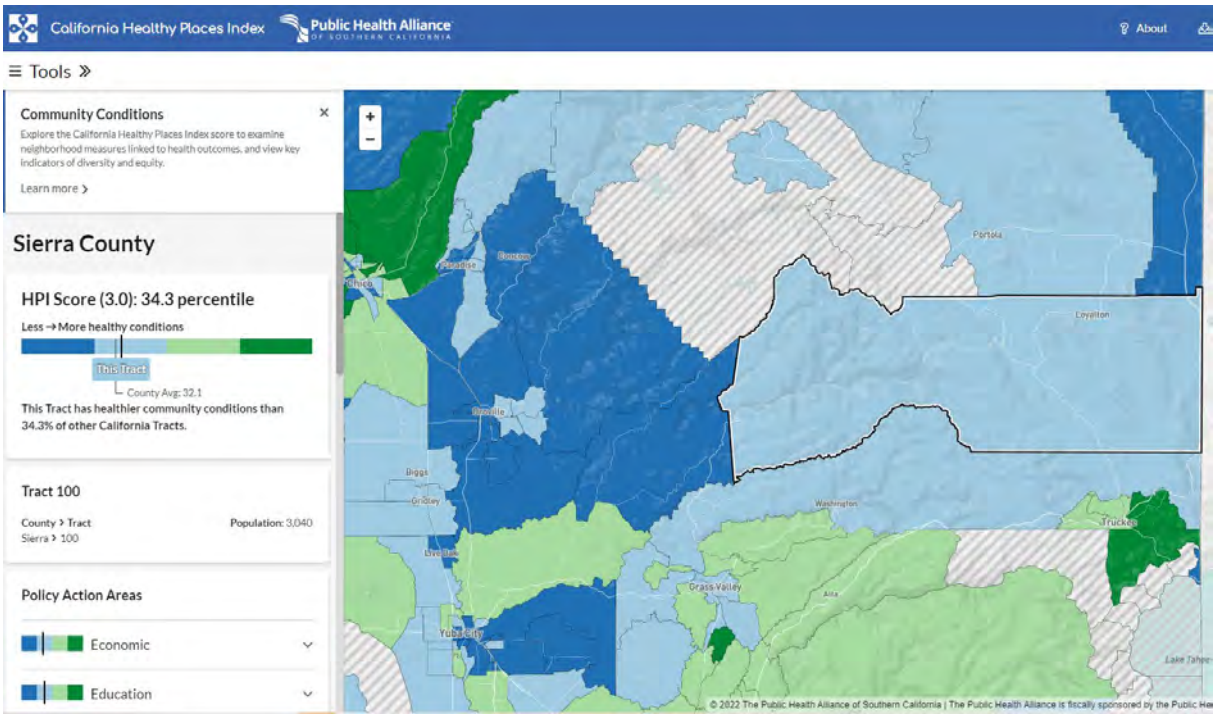
Figure 21. CalEnviroScreen 4.0 by Census Tract, Sierra County (2021)



Source(s): California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0, 2021.

Figure 22. CalEnviroScreen 4.0 by Census Tract, Sierra County and the Greater Region (2021)

The California Healthy Places Index (HPI) measures 25 community characteristics, including healthcare access, housing, education, and more, into a single score that reflects community health. Higher HPI scores indicate healthier communities. This tool is used by over 100 government agencies, healthcare institutions, and community groups to prioritize investments and resources where needed most, impacting areas like transportation planning, climate resilience, and healthcare assessments. In Sierra County, the HPI percentile is 34.3%, similar to neighboring counties to the north and south, and healthier than areas to the west. Some of the factors identified in this analysis as the biggest challenges included limited automobile access and active commuting rates, limited access to retail, severe housing cost burden rates among low-income homeowners, and low levels of health insurance among adults.



Source(s): Public Health Alliance of Southern California. California Healthy Places Index. 2022. Available at: https://map.healthyplacesindex.org/?redirect=false
Accessed March 11, 2024.

Figure 23. Healthy Places Index (2024)

Local Knowledge

The main sources of ozone are vehicles such as cars, trucks, and planes, but ozone can also be generated by industrial and agricultural sources, such as factories and farms. Drinking water contamination may be influenced by nitrate from fertilizer or animal manure, but contaminants such as arsenic can also occur naturally in rocks and soil. There are no known areas of the county that are considered to have disproportionately negative environmental conditions.

Transportation and Other Infrastructure

Local Knowledge

Sierra County has no fixed-route public transit service. Sierra County contracts with two nonprofits to offer demand response and scheduled transit service to older adults and persons with disabilities, while also providing service to the general public if space is available. These two organizations are Incorporated Seniors Citizens of Sierra County, offering service in Eastern Sierra County; and Golden Rays Seniors Citizens, offering service in Western Sierra County.

In some communities, like Downieville, there are limited streetlights on some blocks, but there are none in the unincorporated communities of Sierraville or Sierra City.

The County always has ongoing projects to replace bridges, roads, and other transportation infrastructure. They currently have a rehabilitation project for Smithneck Road that will hopefully be constructed in the next two years. There is a new bridge replacement project starting in the Alleghany area. The County is finishing a bridge project at Gold Lake/Packer Lake Road and is starting a project at the Nevada Street Bridge. Salmon Lake Road bridge over Church Creek just concluded. There's also a project to put a bike lane on Smithneck Road, as an amenity to the Sierra Brooks community. The United States Forest Service (USFS) has a "Connected Communities" project working with private organizations. This project has been going on for years and there is a 77-mile route from Nevada City to Truckee just announced. Single-track trails are popular, maintaining them is a big, ongoing project. Also, the Pacific Crest Trail (PCT), which was just realigned, cuts through Sierra County and is part of an over 2,600 mile hiking, biking, and equestrian trail set on a north-south axis through the state. There has been a mapping effort to show what is hiking-only and what is mixed use. Besides hiking, there are snow grooming programs, both volunteer and contract, on Little Truckee Summit and Bassets through the Jackson Meadows and Webber Lake areas funded through the California State Parks' Off-Highway Vehicle (OHV) registration fees. All these extracurricular activities lead to economic development as popular recreation areas expand.

There are currently no County-led utility or water infrastructure improvement plans in process currently. The public utility districts (PUDs)have well and tank projects in process. Sierraville PUD has received a multi-million dollar grant to update their local water systems that serves their community. There is a big need in Loyalton to replace the water system, but significant additional funding is required. In Downieville, there has been

a sewer engineering project getting off the ground, but local interest is limited. The County is currently looking to hire another engineer to work on that project and obtain additional funding. As part of **Implementation Measure 1.2**, the County will provide assistance and encouragement in the effort to develop new water and sewer infrastructure countywide in the form of supporting resolutions and providing assistance in obtaining grants.

Economic Development and Job Access

The TCAC Opportunity Maps illustrate geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2 signify less favorable economic conditions, while scores exceeding 0.8 indicate more favorable economic conditions. Sierra County has an economic domain score of 0.1, which is similar to that of the adjacent census tract in Nevada County just to the south of Sierra County, which has a score of 0.15. The factors incorporated into the economic domain score are median home values, poverty levels, employment levels, and the proximity of residents to job opportunities. The rural nature of this region, low median household incomes, and distance from many employment centers are likely major factors in the low score that the county received in this analysis.

Figure 24, Inflow and Outflow of Workers in Sierra County, provides an overview of the commuting behaviors of employed individuals in Sierra County. As illustrated in Figure 17, as of 2021, 582 residents work outside of the county, while 97 live and work in the county. An estimated 76 workers travel into Sierra County for work. More than half of residents (51.8%) travel more than 50 miles to reach their place of work. The greatest share of locations where working residents are employed is Truckee (10.8% of workers), Reno (6.9% of workers), and Loyalton (6.5% of workers). A smaller percentage work in Portola (2.5%), Downieville (2.2%), or cities in the Sacramento or San Francisco areas.

Local Knowledge

Major employers in Sierra County include the school district and the USFS. However, most employers are small. High-speed internet access is not yet readily available throughout the county, which can make access to remote work or education opportunities a challenge. However, there are big gaps in infrastructure and access. There has been an effort increase broadband access. The County received three grants to plan for development of broadband infrastructure improvements. A regional broadband plan has been completed. The next steps are to expand and improve broadband infrastructure/availability. The study is intended to provide a better sense of the gaps in service. Middle-mile broadband and last-mile broadband grants are also in process. However, there are limitations to available funding. For example, federal grants require hard-wired rather than wireless internet. Providing hard-wired systems can be infeasible given lower density and topographic characteristics in the County. State programs have been focused on four-person families but many households in the county are of retirement age and therefore consist of smaller households. Additionally, some residents have limited computer literacy, and don't necessarily have the expertise to apply for funding, so there are barriers to applying. In some cases, residents have qualified for individual grants, but StarLink, which provides more extensive coverage to the County than other

providers, do not accept grant vouchers. None of the providers worked in some areas of the county, so people who wanted to apply couldn't get providers to serve the area. Starlink, which requires an initial hardware investment, providing service at approximately $120/month, is expensive for many households.

Cell phone service is almost nonexistent on the west side of the county. Downieville will soon have an AT&T cell towner, but most people in the county have Verizon because coverage is better. Many residents are operating on a limited basis with internet-based phone service. The Verizon tower in Sierraville has decent coverage, another one in Loyalton is in the process of being constructed, and there's another one in process on the south side of Loyalton. In addition to providing cell coverage, these facilities can also provide internet access. In addition, these wireless facilities can provide improved coverage for emergency response communication systems.

Grocery store access is an issue throughout the county. Downieville has a conveniene store, but most people go to Truckee, or Nevada City for shopping. Gas access is also an issue, as the only gas station in Downieville recently closed. The next closest gas stations are The Lost Nugget (Camptonville in Yuba County) or Bassets Station in Sierra City. Because of the lack of transit service in the area and far distances to reach resources, this is an essential resource.

Source(s): U.S. Census Bureau (2021).

Figure 24. Inflow and Outflow of Workers in Sierra County

Disproportionate Housing Needs and Displacement

Cost Burden and Severe Cost Burden

Housing cost burden is determined by the proportion of a household's gross income allocated to housing expenses. Households spending over 30% of their gross income on housing are considered cost-burdened and households spending over 50% are considered "severely cost- burdened." One of the implications of housing cost burden

includes housing-induced poverty, where excessive spending on rent or a mortgage leaves households with limited financial resources for other essential needs. The median gross rent in Sierra County is $978. Comparatively, the median gross rents in neighboring counties are $1,031 in Plumas County, $1,380 in Nevada County, $1,172 in Butte County and $1,060 in Yuba County (see Table 9). Although the median rent in Sierra County is shown to be relatively low by comparison, this rent is not reflective of the challenges for finding rentals. As referenced in the residential market analysis (Appendix C), the County's vacancy rate of 0.41 is low, pointing to the need for more long-term rental housing in Sierra County.

Table 9. Median Gross Rent (2021)

	Sierra County	Nevada County	Yuba County	Butte County	Plumas County	Modoc County	Lassen County
Median Gross Rent	$978	$1,380	$1,060	$1,172	$1,031	$748	$969

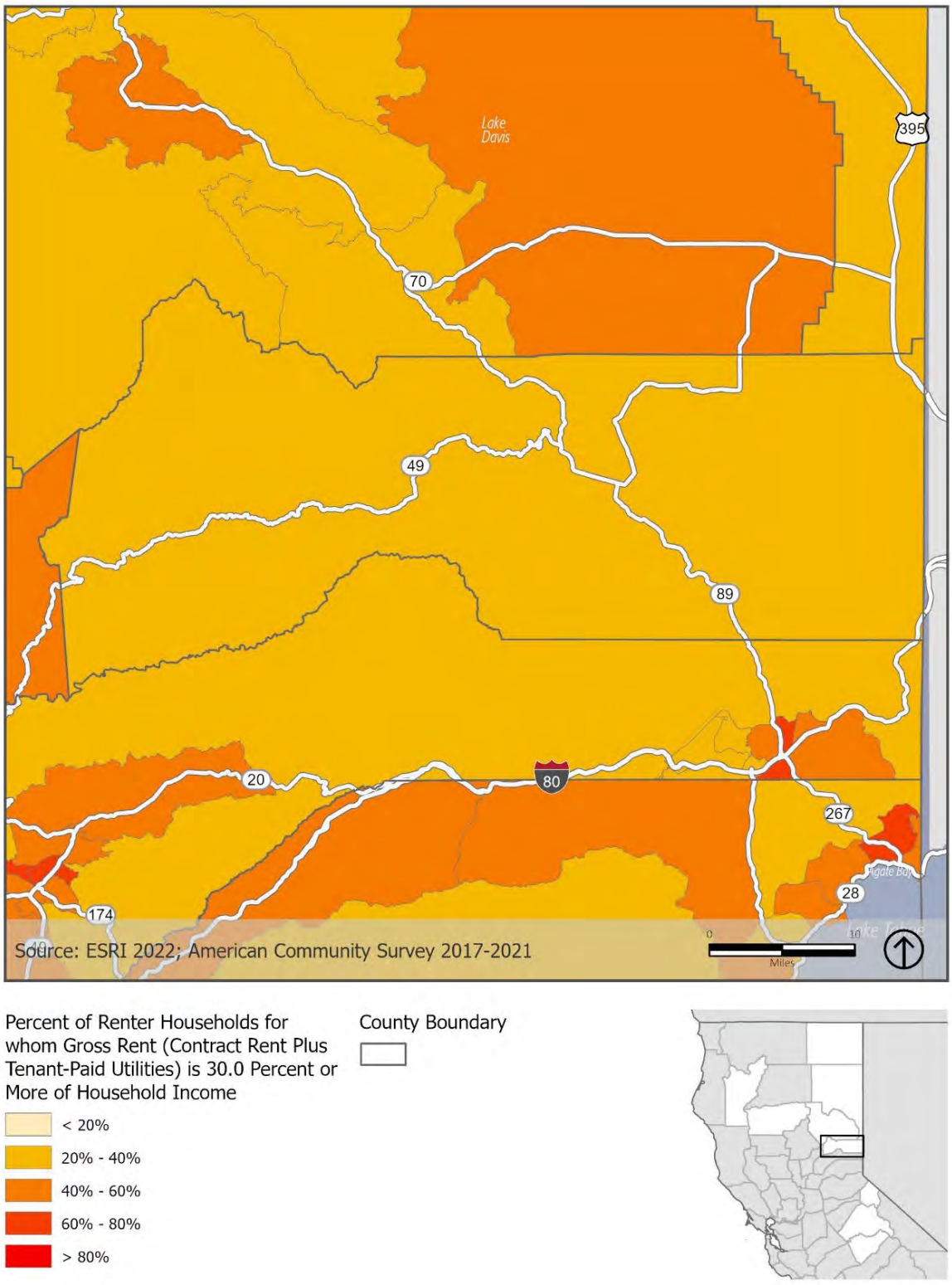
Source(s): ACS (2021) Survey 5-Year Estimates.

As illustrated in Figure 18 and Figure 19, the percentage of renter and homeowner households experiencing cost burden is between 20% and 40%. Within Sierra County, 29.2% of renter households pay 30% or more of household income toward rent, and 28.4% of owner households pay 30% or more of household income on their mortgage. The overall percentage is approximately the same as surrounding areas.

The County has included several programs to address housing affordability for low-income households and potentially relieve cost burden, particularly among renters. As part of **Implementation Measure 2.1**, the County will encourage, support, and, to the extent resources are available, assist agencies and developers seeking financial assistance to apply for funds to provide housing for low- and moderate-income households. As part of **Implementation Measure 2.3**, the County will continue to coordinate with the Plumas County Community Development Commission and Housing Authority to provide HCV allocations for Sierra County, which can provide housing mobility opportunities for low-income households. Through **Implementation Measure 2.4**, the County will work with property owners and other public agencies to encourage the development of affordable housing, particularly permanent rental housing units. The County will adopt an ADU ordinance that is in compliance with State law as part of **Implementation Measure 2.5** and will encourage the affordability of these units by waiving development and building fees if the owner applies a deed restriction on the property to restrict rents to lower-income households.

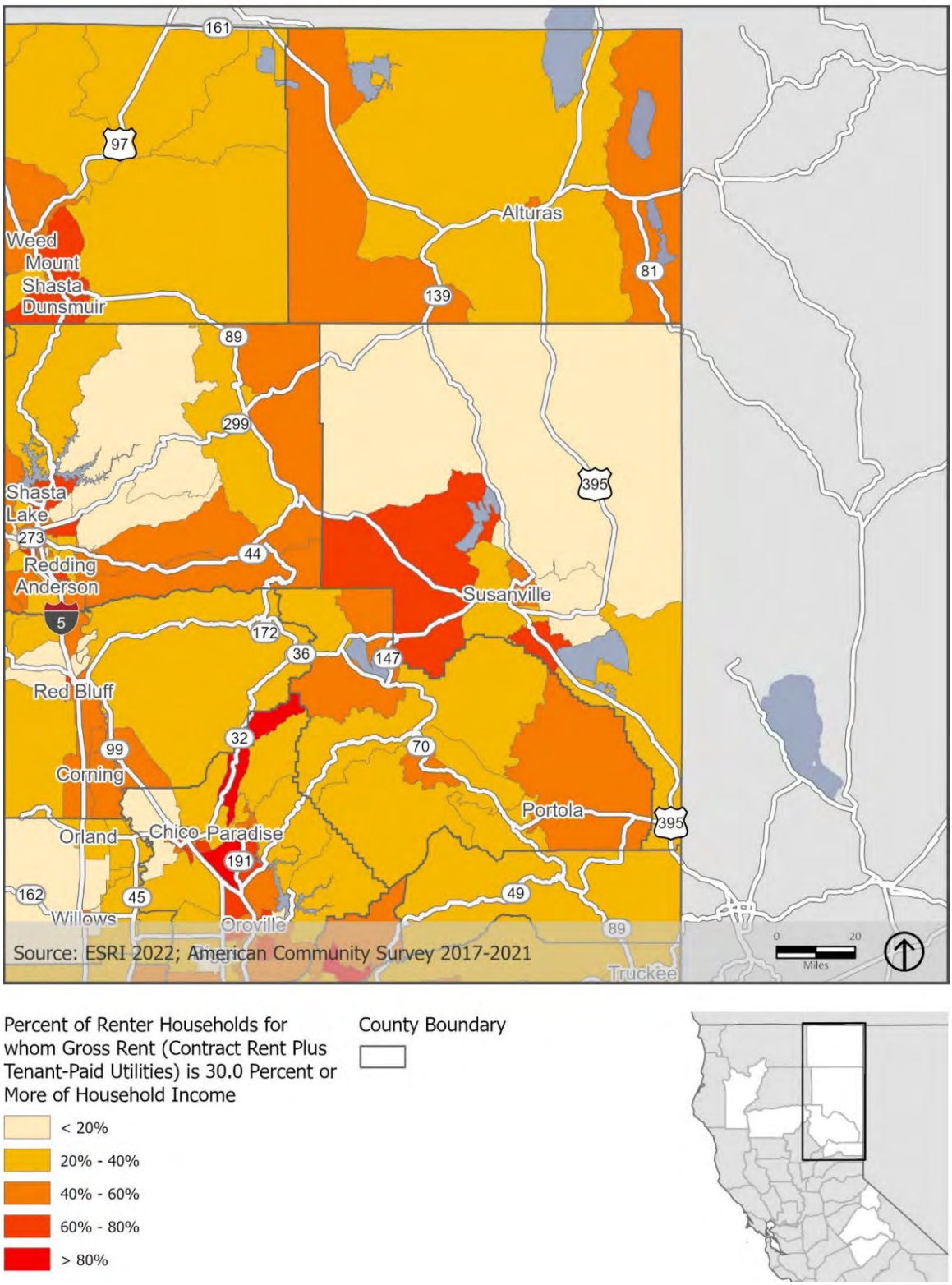
Local Knowledge

There are no known areas of concentration of renters or homeowners overpaying for housing within the County.



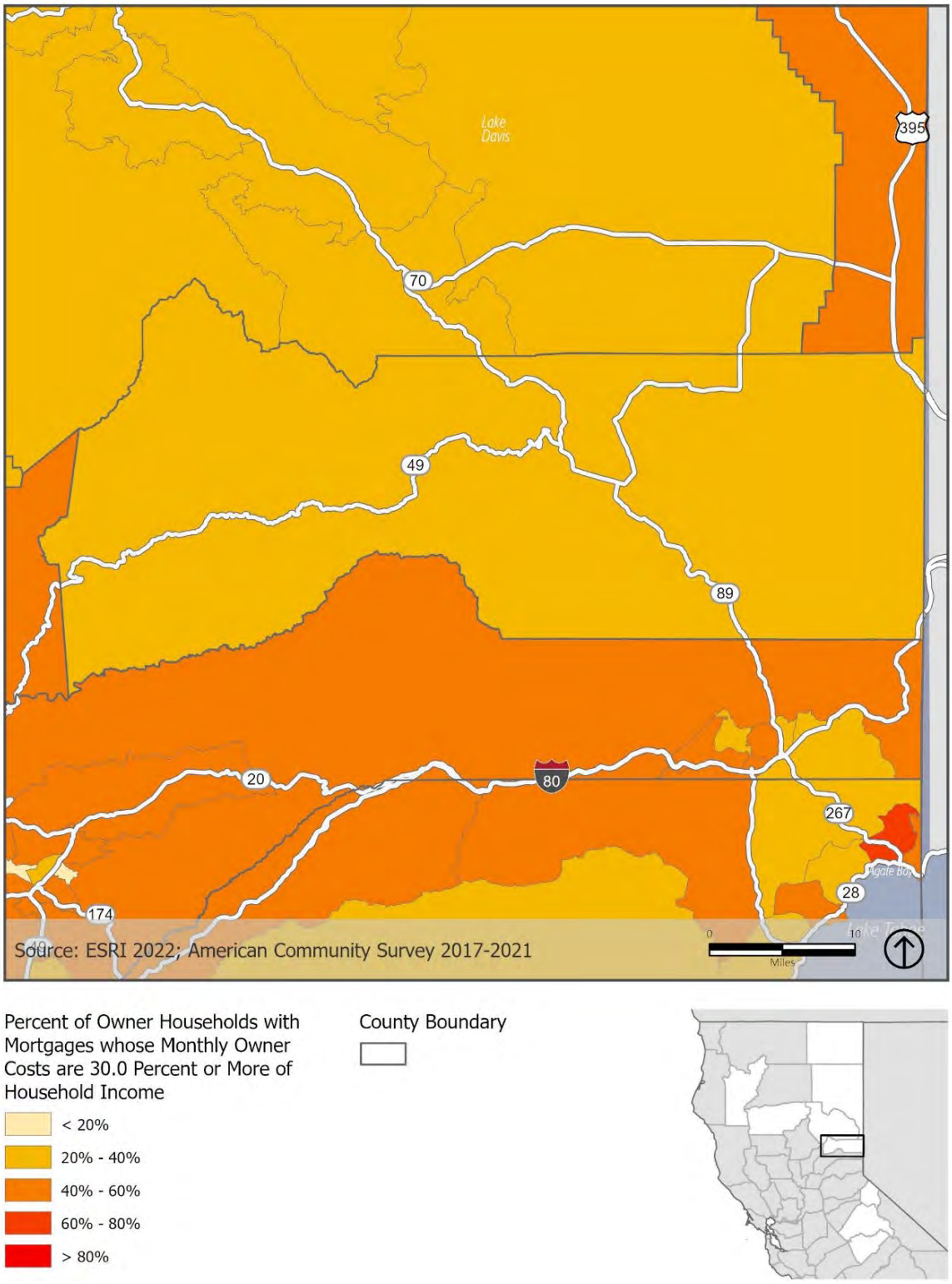
Source(s): ACS (2017-2021).

Figure 25. Overpayment by Renters, Sierra County (2017-2021)



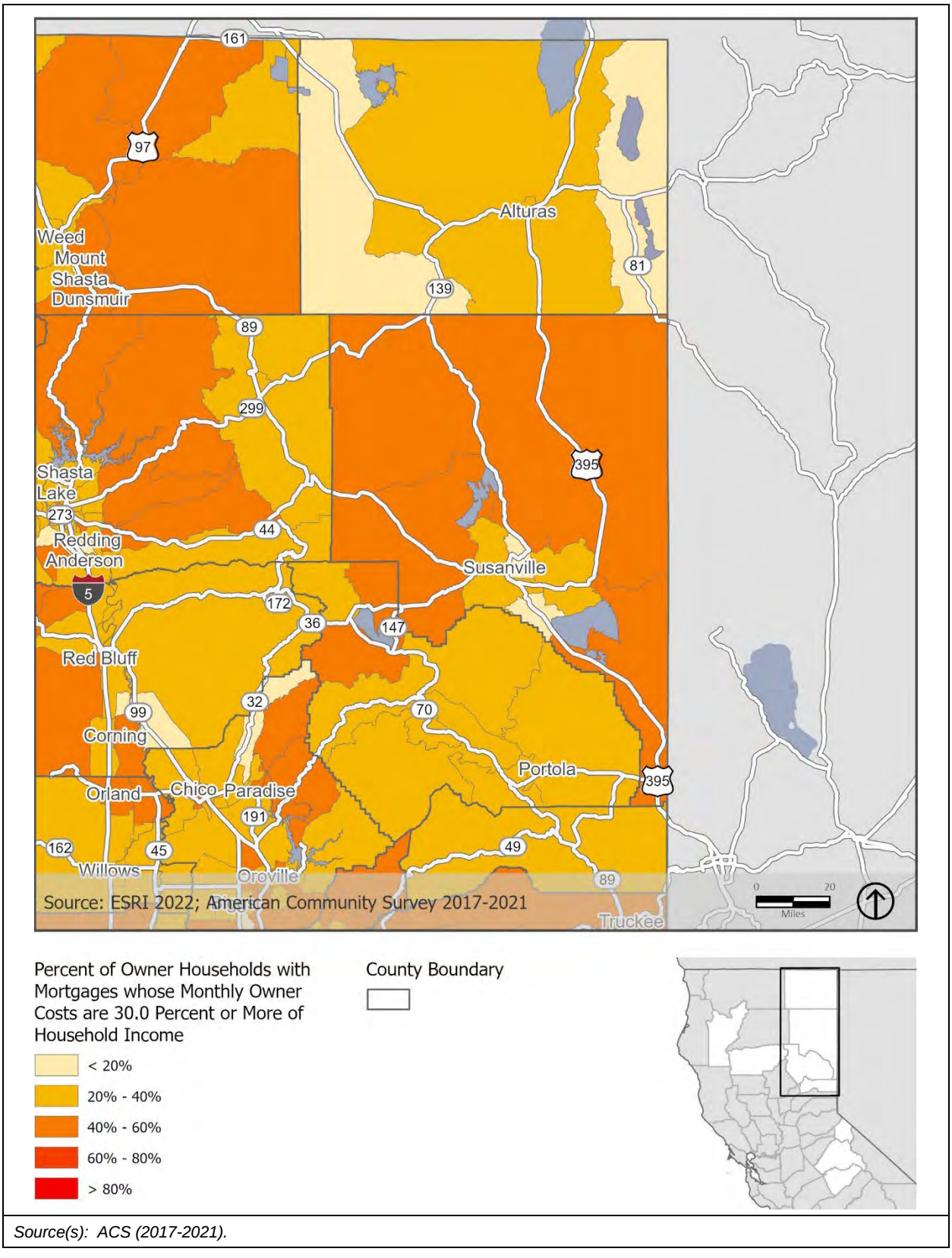
Source(s): ACS (2017-2021).

Figure 26. Overpayment by Renters, Regional (2017-2021)



Source(s): ACS (2017-2021).

Figure 27. Overpayment by Homeowners, Sierra County (2017-2021)



Source(s): ACS (2017-2021).

Figure 28. Overpayment by Homeowners, Regional (2017-2021)

Housing Choice Vouchers

There are two HCV users in Loyalton and six in the rest of the county, which accounts for less than 2% of the total issued in the region.

Local Knowledge

There are few housing units that would accommodate a voucher due to the severe lack of rental housing, so it would be hard to have a higher rate of HCV usage. There is no known concentration of HCV users within the unincorporated county. A lot of houses have been converted to short-term rentals or seasonal housing, as the number of units goes up and the population declines. To address the prevalence of short-term rentals in the county, in 2022 the Sierra County Board of Supervisors adopted a new zoning ordinance to regulate short-term rentals. Short-term rentals now require a permit to operate, and are only permitted in the Residential One Family Districts (R1), Commercial Residential (CR), Community Commercial (CC), Neighborhood Commercial (CN), Agricultural District (A-1), and General Forest (GF) zoning districts. Typically, only one long-term rental listing becomes available every one to two months.

Overcrowding

Overcrowding is measured by the number of occupants per room, with a higher number indicating greater overcrowding. Households with a measurement of occupants per room ranging from 1.01 to 1.5 are categorized as overcrowded, while those exceeding 1.51 persons per room are classified as severely overcrowded. Of the 1,151 total occupied housing units in Sierra County, only 22 are overcrowded (1.9%) and none are severely overcrowded. As is shown in Table 10, other counties in the region do experience severe overcrowding, and the number of owner households experiencing severe overcrowding have increased in Lassen County, although overall, the total number of households experiencing overcrowding in the region is trending downward.

Table 10. Households Experiencing Severe Overcrowding (2021)

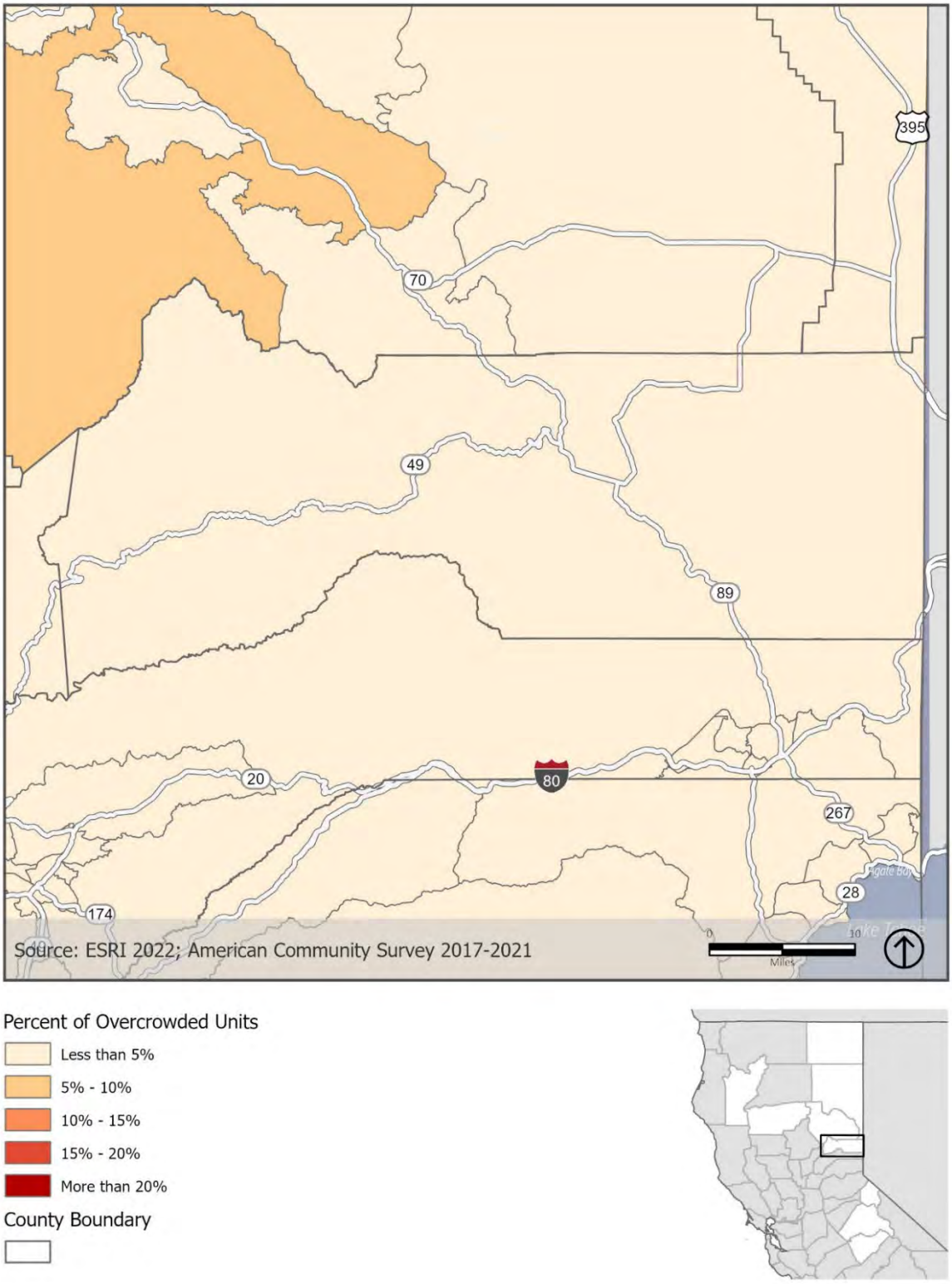
Households with > 1.5 Occupants per Room	Sierra County (Unincorporated)		Sierra County		City of Loyalton		Lassen County		Modoc County	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	0	0	0	0	0	0	1	12	11	8
Renter Households	0	0	0	0	0	0	64	16	18	0
Total Households	**0**	**0**	**0**	**0**	**0**	**0**	**65**	**28**	**29**	**8**

Source(s): ACS (2006-2010 and 2017-2021).

As depicted in Figure 29, there is not a concentration of overcrowded households in Sierra County above 5%, which is typical for the region (Figure 30).

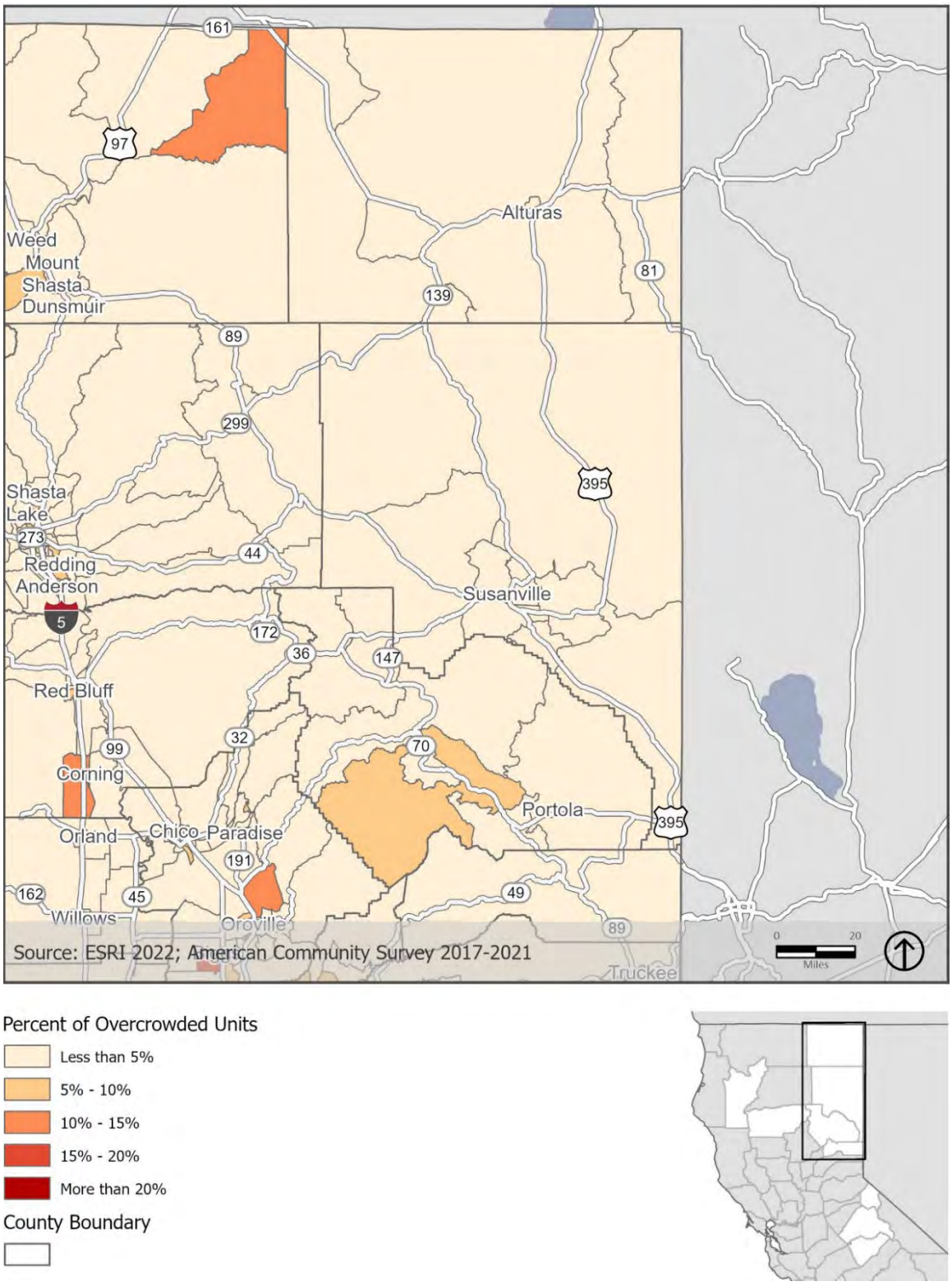
Local Knowledge

There are no known areas of concentration of households experiencing overcrowding within the County.



Source(s): ACS (2017-2021).

Figure 29. Overcrowded Households in Sierra County (2017-2021)



Source(s): ACS (2017-2021).

Figure 30. Overcrowded Households in Sierra County and Surrounding Region (2017-2021)

Much like the percentage of households facing overcrowding in each census tract shown in Figure 29, the percentage of households experiencing severe overcrowding remains below the 5% threshold in the census tracts in Sierra County.

Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606. Accessed March 11, 2024.

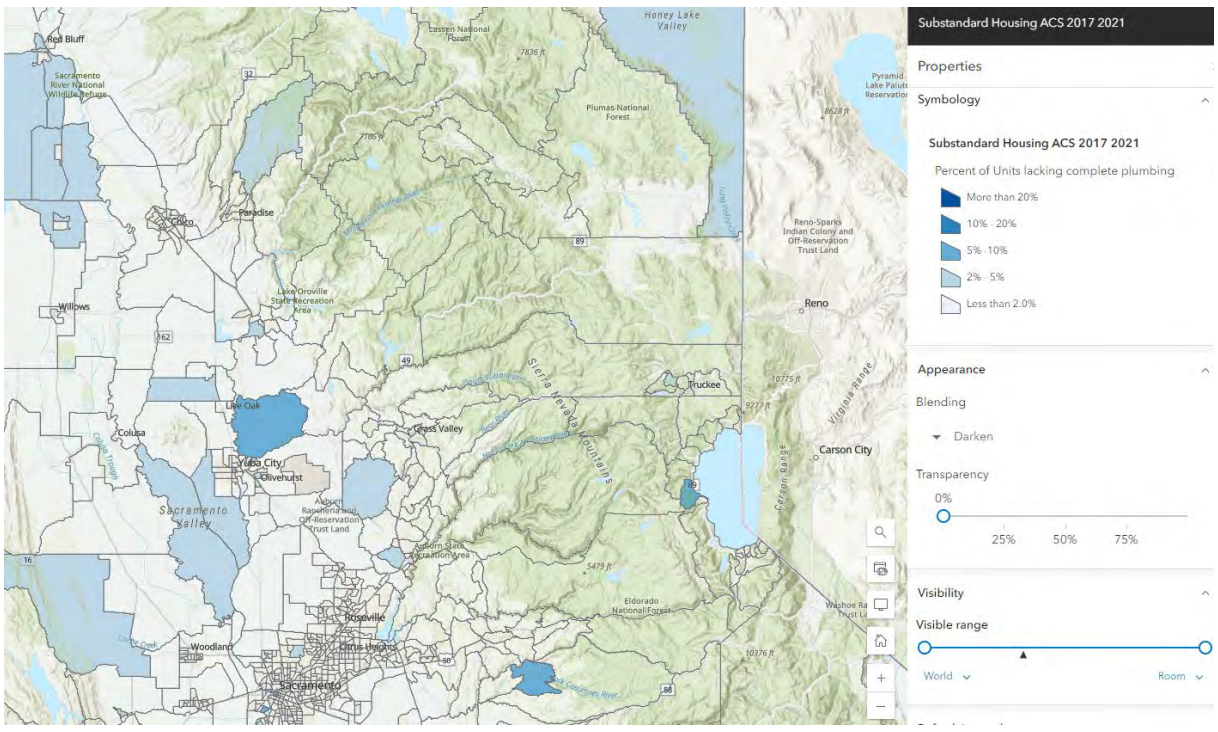
Figure 31. Severely Overcrowded Households in Sierra County

Substandard Housing

Substandard housing is broken into two categories by the U.S. Census Bureau: those that lack plumbing amenities like hot and cold piped water, a flush toilet, and/or a bathtub or shower, and those characterized by deficient kitchen facilities, such as the absence of a sink with piped water, a stove or range, or a refrigerator. As shown in Figure 32, fewer than 1% of units in Sierra County lack complete plumbing (0.35%), which is similar to the majority of surrounding counties and census tracts. One census tract in the Truckee area and another to the north of the Sierra County border (including the Doyle and Milford unincorporated communities of Lassen County) each have levels of housing with incomplete plumbing between 2% and 5%. A similar percentage of housing units in Sierra County have incomplete kitchens, which is also typical of the region. Only one nearby census tract has a rate of incomplete kitchens between 2% and 5% of housing units, located in the Challenge-Brownsville area of Yuba County.

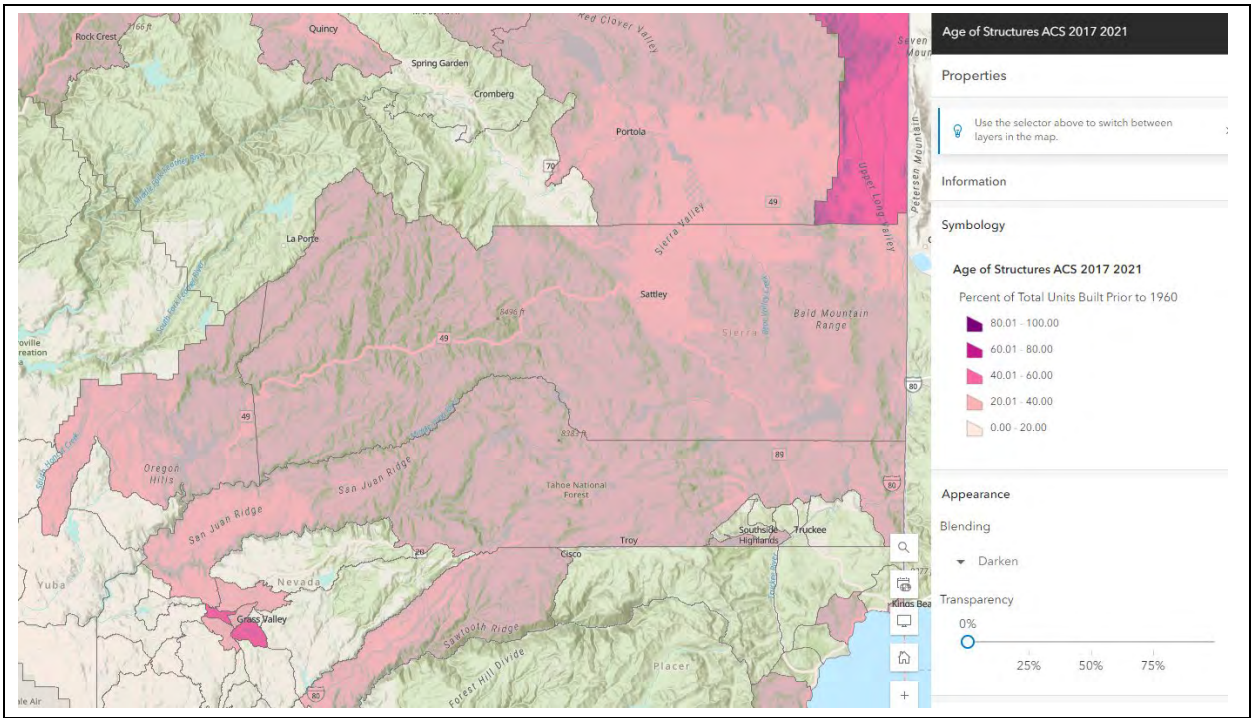
As shown in Figure 33, 30.3% of housing units in the county were built before 1960, which may indicate a need for housing rehabilitation. This is typical for this area. Only the census tract in Lassen County, including Milford and Doyle, has a higher rate of houses built before 1960. Many census tracts in the surrounding area have rates of older homes

between 20% and 40%, with tracts to the west of Sierra County tending to have rates of homes in this range between 0% and 20%.



Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606. Accessed March 11, 2024.

Figure 32. Housing Units Lacking Complete Plumbing or Kitchen in Sierra County and the Greater Region



Source(s): HCD, Affirmatively Furthering Fair Housing Data and Mapping Resources. Available at: https://www.arcgis.com/apps/mapviewer/index.html?panel=gallery&layers= d406a3c9b9574bf3ad13c715fe6d2606. Accessed March 11, 2024.

Figure 33. Age of Structures

To assist residents who may need to rehabilitate their homes but lack resources to do so, the County has included **Program 3.1**, through which the County will promote rehabilitation of existing substandard housing by distributing information on the USDA's Rural Development Single-Family Housing Rehabilitation Program.

There are no public sewer systems available in the County, except for within the City of Loyalton. Loyalton's sewer system is also made available to areas just outside the City in some limited cases. Septic systems continue to fail in many areas of the County particularly in areas where there is a high-water table, such as within the communities of Sierraville and Downieville. As part of **Implementation Measure 1.2**, the County will provide assistance and encouragement in the effort to develop new water and sewer infrastructure countywide in the form of supporting resolutions and providing assistance in obtaining grants. Additionally, as part of **Implementation Measure 1.3**, the County will provide a copy of the Housing Element to water service providers upon adoption and will provide it to wastewater service providers should any be established during the planning period. **Implementation Measure 2.4** also evaluates the feasibility of developing a public sewer system in Downieville which should help address failing septic systems.

Local Knowledge

Many of the more historic homes in the county were built before there was a concern about accessibility, which could be a constraint for residents with disabilities. The majority of housing in the county was built prior to 1978, so lead paint is likely an issue in these older homes. Some older houses also have issues with no longer being plumb (i.e. being no longer vertically straight). Previously, the County had grants available for rehabilitation that were targeted in the Alleghany/Pliocene Ridge area but few applied. The Pliocene Ridge area has more housing from the 1960s through 1980s, while in Alleghany, the housing is a bit older. Due to the County's limited resources the County is unable to administer a housing rehabilitation program

There are no areas where there has been a high rate of code enforcement complaints related to housing conditions. A special use permit is required to live in a travel trailer, unless it is within a State-licensed trailer park. Both Calpine and Sierraville have a number of people living in trailers illegally but there hasn't been a housing alternative for a lot of these people.

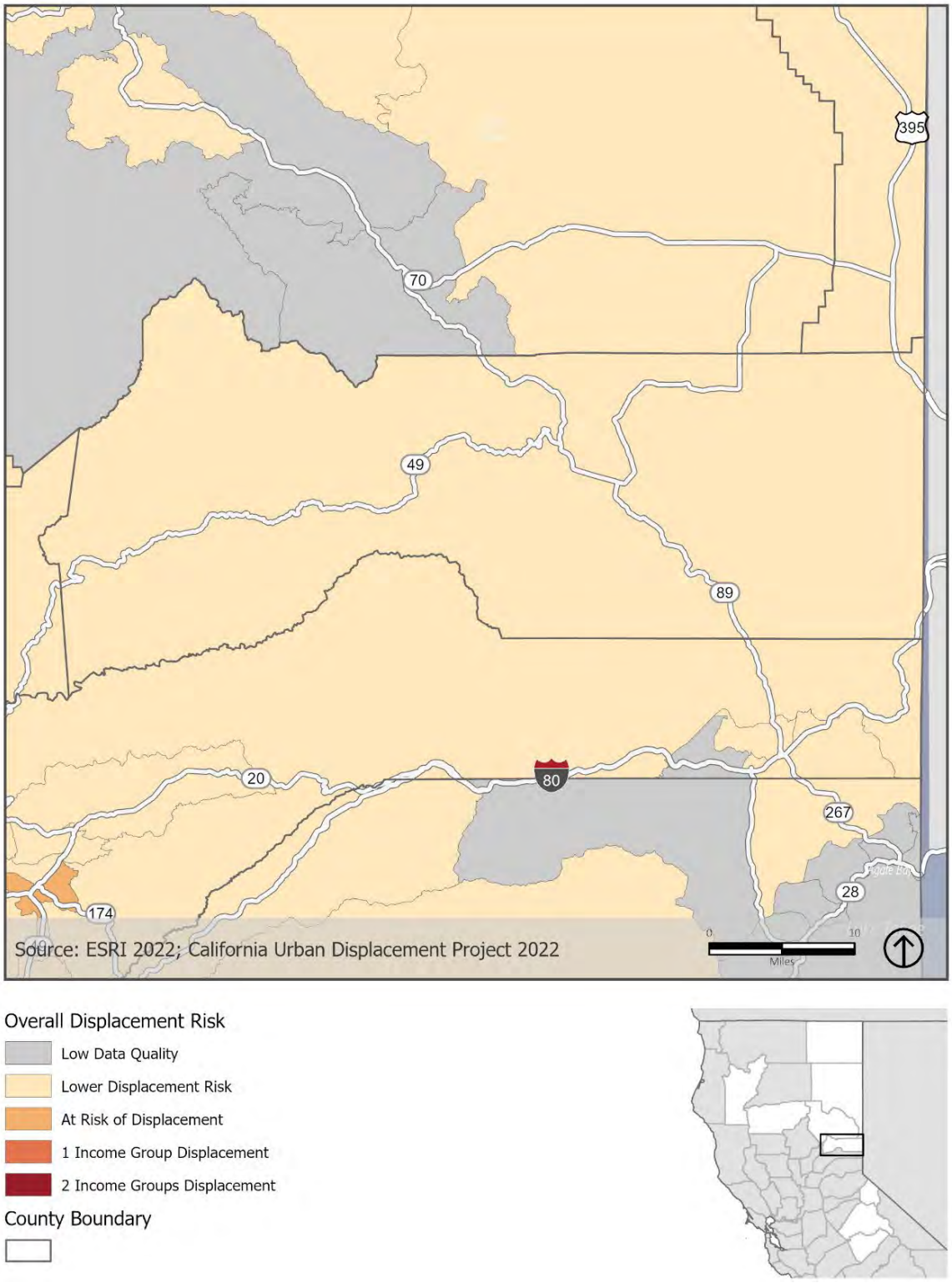
Displacement

Displacement is a critical issue in the context of fair housing, representing a complex challenge that intersects with social, economic, and racial disparities. Fair housing principles aim to ensure equal access to housing opportunities for all individuals, regardless of their race, ethnicity, religion, disability, or other protected characteristics. However, displacement disrupts these principles by often pushing marginalized communities out of their neighborhoods due to gentrification, rising rents, or inadequate housing policies. This phenomenon can lead to the further segregation and disenfranchisement of vulnerable populations, perpetuating historical injustices.

Figures 34 through 37 display data from the Urban Displacement Project's (UDP's) Estimated Displacement Risk (EDR) model. This model assesses differing degrees of displacement risk for households at the census-tract level. As depicted, the UDP EDR model designates Sierra County as exhibiting a lower displacement risk overall and for low-income and very low-income households.

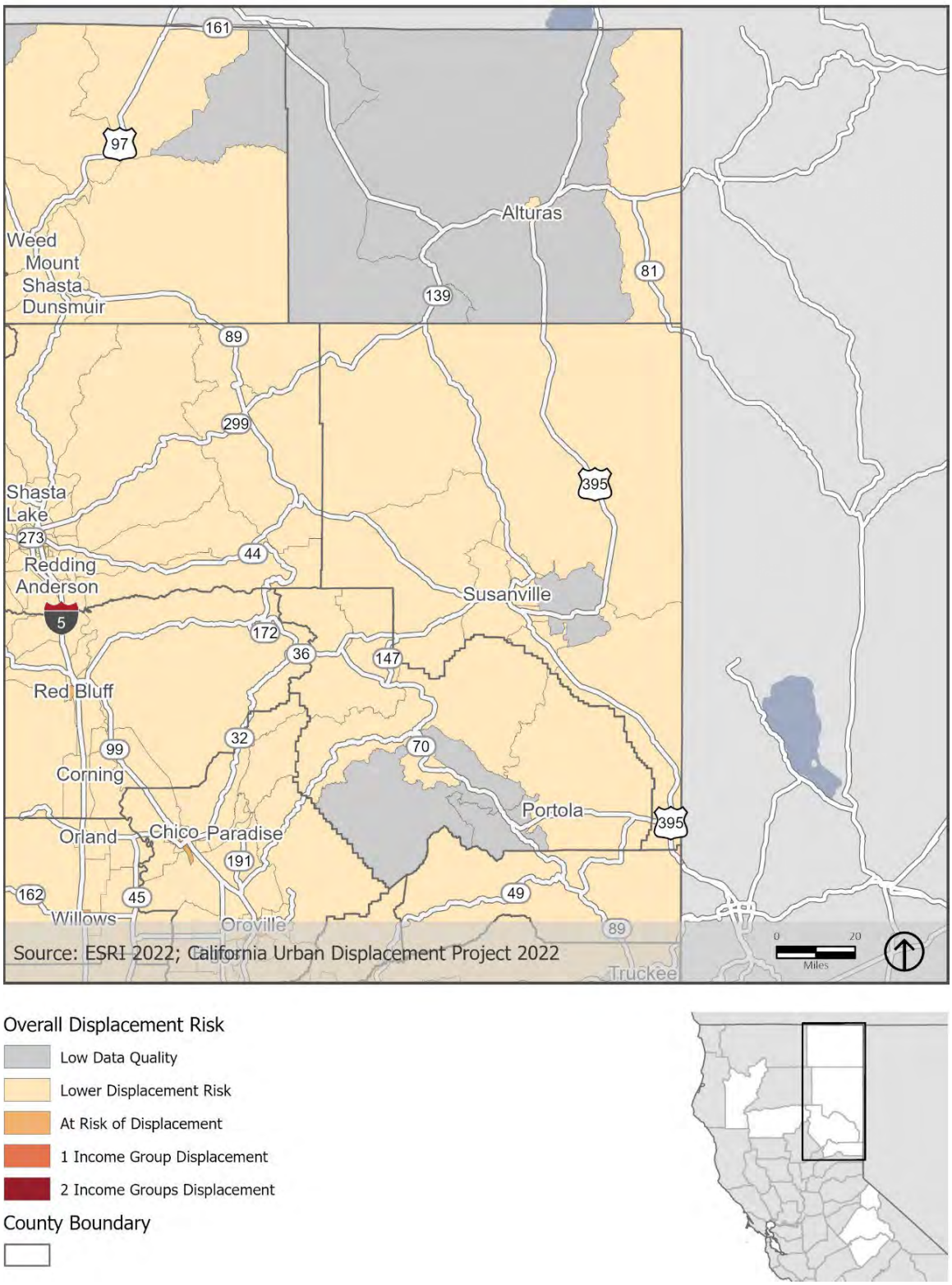
Local Knowledge

There are no known areas of increased displacement risk within the unincorporated County area.



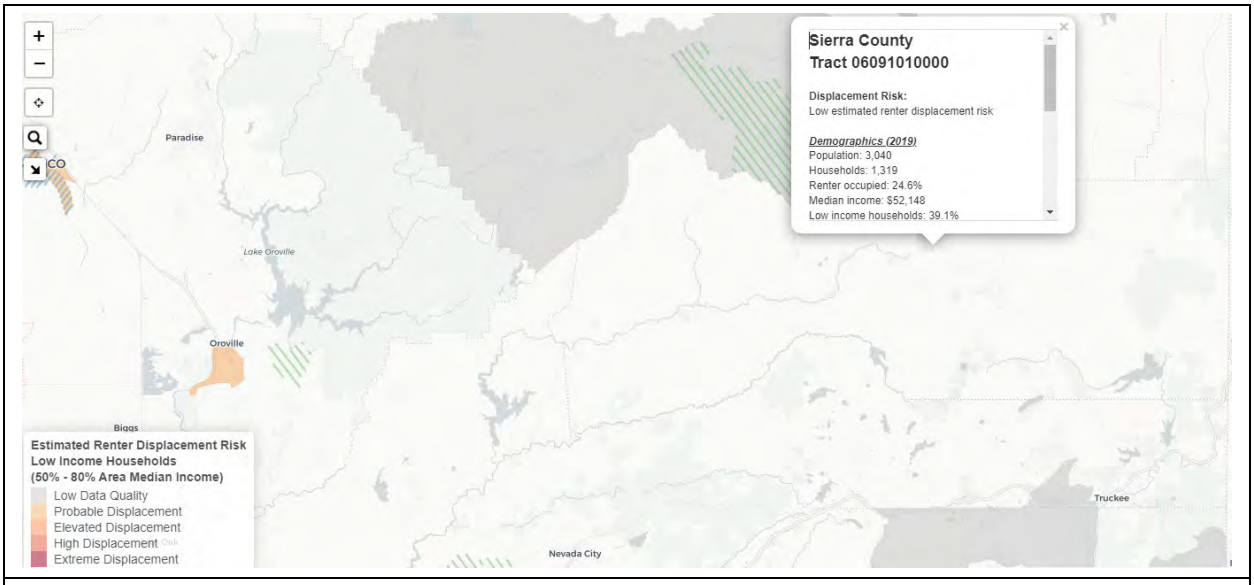
Source(s): Urban Displacement Project, California Estimated Displacement Risk Model (2022).

Figure 34. Estimated Displacement Risk for All Households, Sierra County



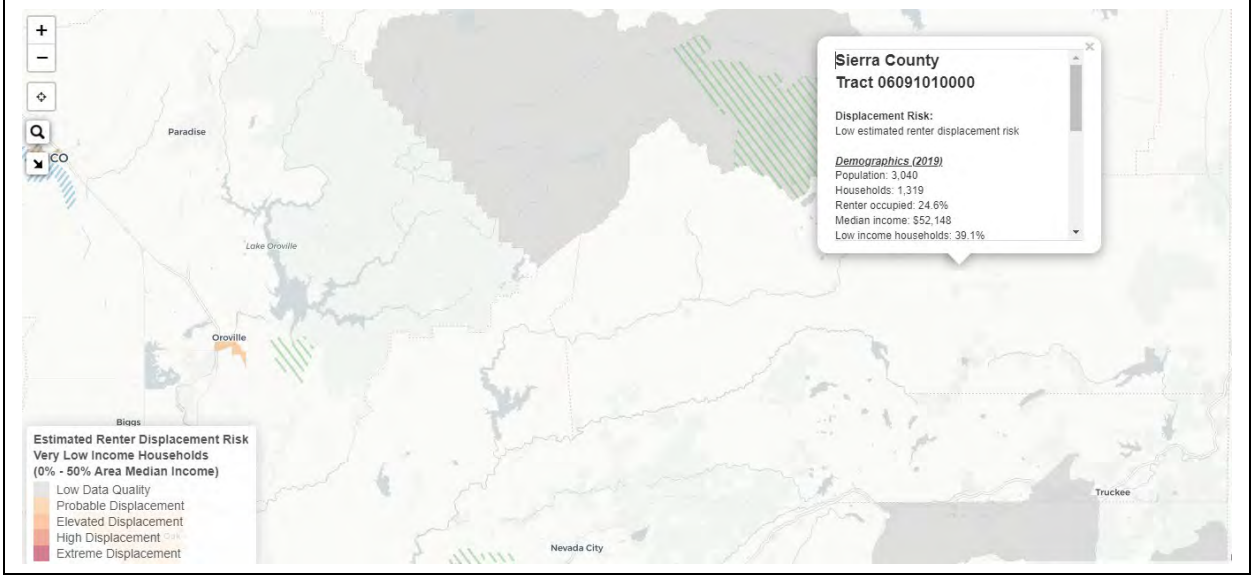
Source(s): Urban Displacement Project, California Estimated Displacement Risk Model (2022).

Figure 35. Estimated Displacement Risk for All Households, Regional



Source(s): Urban Displacement Project, California Estimated Displacement Risk Model. Available at: https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model Accessed March 11, 2024.

Figure 36. Estimated Renter Displacement Risk, Low-Income Households



Source(s): Urban Displacement Project, California Estimated Displacement Risk Model. Available at: https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model Accessed March 11, 2024.

Figure 37. Estimated Renter Displacement Risk, Very Low-Income Households

Disaster-Driven Displacement

Displacement can also be disaster-driven, resulting from natural disasters such as floods and wildfires. When a region is struck by a devastating flood, families may be forced to flee their homes, leading to temporary or even permanent displacement. Similarly, wildfires can rapidly decimate entire communities. Sierra County contains FEMA-mapped 1%-annual-chance (100-year) Special Flood Hazard Areas, which affect a number of small communities historically built alongside rivers and streams (Figure 38).

In addition to flood hazards, wildfires are one of the primary displacement hazards in the county. High wildfire risk is not unusual for this region of the state. Fire Hazard Severity Zones (FHSZs) are designated areas used to assess and classify the level of wildfire risk and potential danger in a particular region. Portions of Sierra County are classified as within the Moderate, High, and Very High FHSZs, particularly within the southwest, south, and northeast areas of the county (Figure 39). The area near the Sierra Brooks community outside of Loyalton was recently affected by the Bear Fire, which burned more than 3,000 acres as of September 2024.

While additional housing development costs to address potential hazards may increase home construction costs, there is very limited information available to assess disproportionate impact of natural hazards on lower-income or special needs households in the County. As part of Implementation Measure 5.4, the County will review and apply for funding opportunities to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing to address increased costs due to hazard mitigation design and engineering requirements. In order to encourage utilization of funds, as hazard mitigation program funds become available the County will conduct countywide outreach and will partner with social services organizations to ensure lower-income households are made aware of funding opportunities.

There is a risk of housing displacement that may be disproportionate on lower income and special needs populations during a disaster, such as a flood or wildfire. For example, a flood or wildfire on vulnerable households, such as seniors and/or persons with disabilities relative to geography and evacuation should be analyzed to determine the level of support/resources that may be needed within targeted locations within the County. Unfortunately, there is very limited information available at a geographic level to analyze this. The highest level of information found for this is the 2020 Census that divides the county into two Census County Divisions (CCDs), one covering the east side of the county and one covering the west. As of the 2018-2022 ACS, the East Sierra CCD includes 71 percent of the county's population, including the City of Loyalton and the unincorporated communities of Sierra Brooks, Calpine, and Sierraville. The CCD area has a slightly lower percentage of senior residents than the county as a whole (28.3 percent compared to 31.2 percent of residents in the county), but a higher rate of poverty (15.8 percent in the CCD compared to 12.6 percent in the county). In this area, 24.7 percent of residents aged 65 years and over have incomes below the poverty level. This side of the county has a slightly higher median income than the county as a whole ($62,075 compared to $61,108 countywide). Rates of disability in this area of the county are similar to those of the county as a whole (14.6 percent in the eastern county compared to 14.8 percent in the county as a whole).

Only 29 percent of Sierra County residents live in the West Sierra CCD. The two population centers in the area are Downieville and Sierra City, which represent around half of the population of the CCD. The area has a higher percentage of senior residents than the county (41.1 percent of residents, compared to 31.2 percent countywide). The median income is lower in the West Sierra CCD than in the county as a whole ($55,703 compared to $61,108 countywide), but only 1.4 percent of residents in the CCD have incomes below the poverty level. No residents over age 65 report having incomes below the poverty level. A slightly higher percentage of residents in this area report having disabilities (15.6 percent compared to 14.8 percent countywide), which may be related to the higher percentage of senior residents. However, this is not considered a high concentration of residents of disabilities.

Based on the available census information, senior residents living on the east side of the county may be at higher risk of displacement due to natural disasters, as more seniors on this side of the county have incomes below the poverty level. Additionally, there are more residents with incomes below the poverty level in this area of the county, and they may have more difficulty securing new housing or rebuilding housing in the event of a natural disaster. Senior and lower-income residents on the south side of Sierraville, on the south side of State Route 49, and in the Calpine and Sattley communities may experience more displacement risk due to fire risks. Senior and lower-income residents in central Sierraville may experience higher displacement risk due to flood risk.

The County has included several measures in the Housing Element that will work to increase the overall availability of affordable housing in the county to create opportunities for senior and lower-income residents. This includes Measure 2.1, through which the County will facilitate the development of affordable housing through actions such as proactive outreach and applying for funding, as well a Measure 4.1, though which the County will identify and implement incentives to facilitate the development of housing that serves populations with special housing needs, including extremely low-income households and seniors. Additionally, the County has included Measure 2.5, through which it will encourage the development of accessory dwelling units, which can be a naturally occurring form of affordable housing.

General Plan: To address vulnerable communities/residents the General Plan Safety Element includes a number of goals, policies, and measures, several cited below:

Overarching Safety Element Goal:

It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding, and fire.

Flooding:

Policy 1. Support the efforts of OES and local Floodplain Managerownieville Flood Control District and the Smithneck Creek Coordinated Resources Management Plan Group; cooperate with the City of loyalton in its efforts to reduce the effects of flood flows

Measure: 1.a. Provide technical assistance and other support to local flood control organizations as feasible.

Measure: 1b. Work toward stormwater detention for Sierra Brooks and the new industrial land surrounding the Loyalton mill site to avoid future increases in peak stormflow, or participate with the City of Loyalton in minimizing the effects of future stormflow increase.

Policy 2. Encourage open space uses and restrict dwelling in floodplains outside of Community areas.

Measure 2.a. Open Space designation zoning along streams and rivers which are identified flood plains.

Measure 2.b. Continue to require special flood design for new structures built within the floodplain of Community areas.

Policy 3. Maintain accurate and current floodplain information. Avoid downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review.

Measure 3.a. County OES shall prepare for emergency responses to dam failure in compliance with State law. The 1974 Emergency Services Act requires the owner of a dam to submit an inundation map.

Evacuation:

Policy 12. Identify evacuation routes within the Emergency Services Plan (ESP).

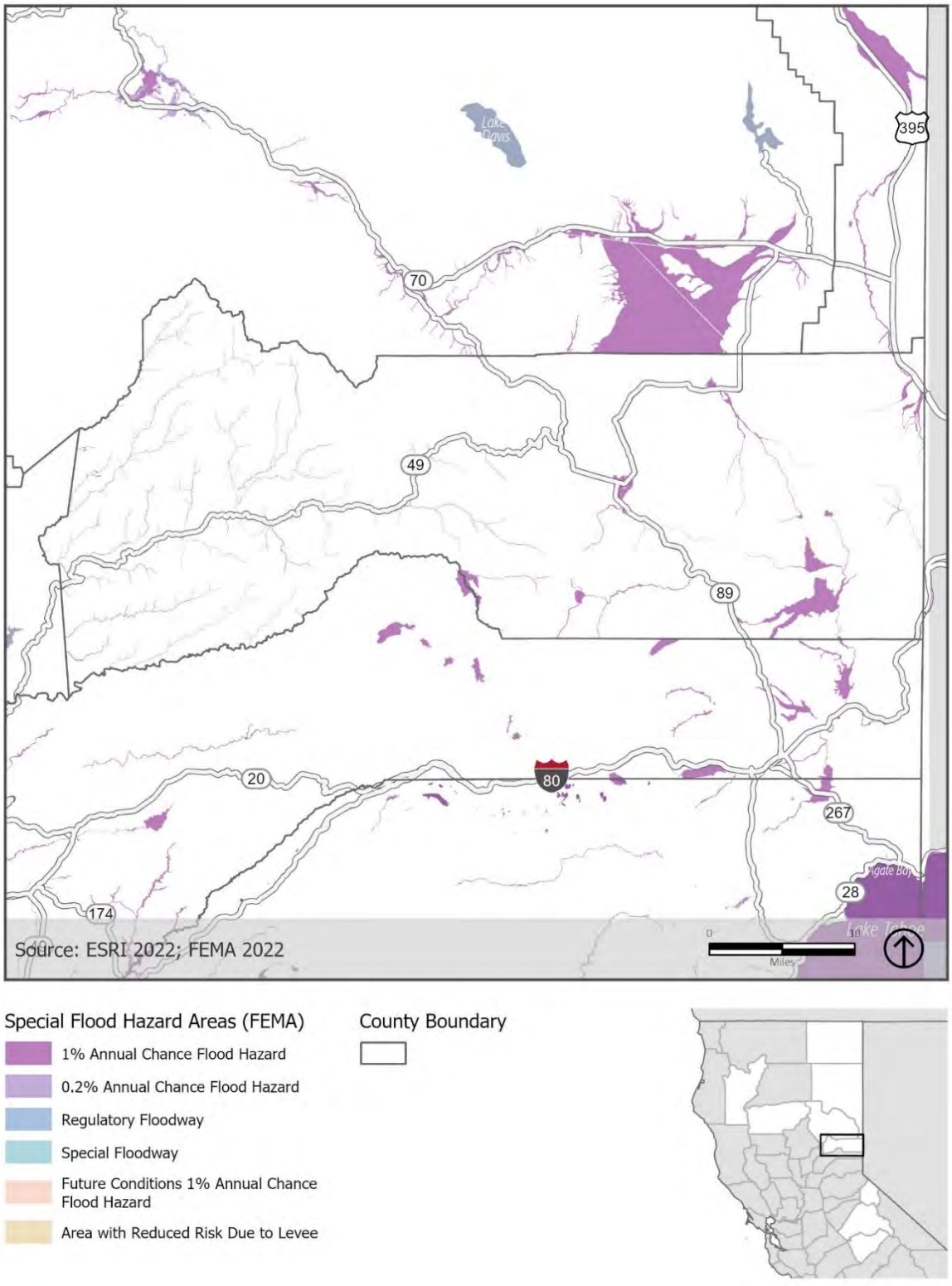
Policy 13. Utilize CDF road design standards.

Policy 14. Recognize that COF road design standards for fire safety will result in unwanted environmental! impacts in many instances and restrict land uses to areas where road development to those standards will result in least impact.

Local Hazard Mitigation Plan: The 2022 Sierra County Local Hazard Mitigation Plan also has a list of programs that address flood and wildfire mitigation that can apply to vulnerable populations. To name a few, County Storm Watch Program, Small Stream Warning System, Storm early warning enhancements, Community education flood fighting techniques, mobile home tie down program, and Public Road Clearance and Improvement Program. This plan is undergoing an update to further address vulnerable population needs.

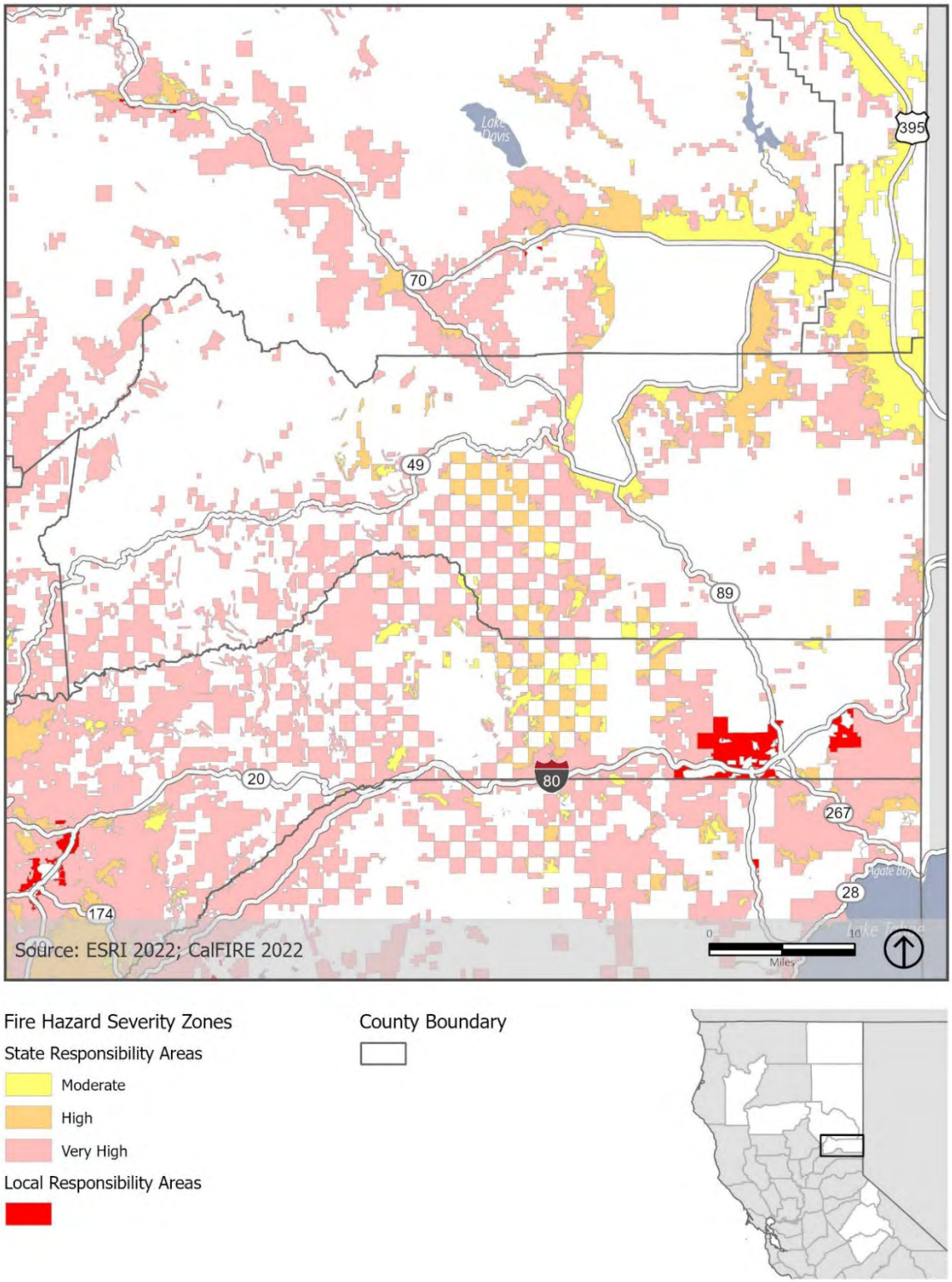
Sierra Nevada Climate Vulnerability Assessment: The 2022 Sierra Nevada Climate Vulnerability Assessment addresses populations with the highest risk to climate hazards are senior citizens, children, outdoor workers, and single-access road residents on a regional basis and begins the discussion of how climate change can impact vulnerable populations. Unfortunately, this evaluation does not address specific Sierra County level issues.

Measure 5.4 includes action to update the Safety Element to address vulnerable communities to reduce hazards, particularly from flooding, wildfire, and evacuation, on vulnerable populations, such as senior citizens, children, outdoor workers, and single-access road residents. Measure 5.5 includes action to update the Local Hazard Mitigation Plan to include programs to also reduce hazards to these vulnerable communities.



Source(s): FEMA (2022).

Figure 38. Special Flood Hazard Areas



Source(s): CalFire (2022).

Figure 39. Fire Hazard Severity Zones (CalFIRE)

Local Knowledge: Historically, floods are very short-lived, though they can be devastating. Significant events happen every 10 to 20 years. Due to drainage characteristics of the County, it is rare for a flood event to last more than 48 hours, though it can be destructive at that time. The flood is usually a rain-on-snow event, and often presents a major influx of water level that drops just as quickly. Many of the structures in the county today are those that have survived 150 years of periodic flooding. While there was a 100-year flood event in 1997, others since then have not been as significant, and don't tend to damage houses as much. An estimated 10% is added to project costs by elevation certificates, surveying work, and additional design work to accommodate the additional small amount of height needed to avoid flood damage. This can be a constraint for property owners but is in response to the conditions in the area. Propane tanks also need to be anchored, and septic systems need to be engineered, which also adds cost. Many of these factors are considered in Chapter 3 of this Housing Element, concerning constraints and housing capacity.

The Fire Safe Council is becoming more active in the area and has been conducting projects and outreach around fire risk areas. For example, the unincorporated community of Sierra City has a Fire Watch program that outreaches to residents and business to collaborate to reduce fire risks. There are more than 40 grants in progress across agencies in the area to deal with fire safety. A landscape-scale project to conduct mitigation across large areas of the county is in process, in partnership with the United States Forest Service. Smaller-scale initiatives for things like reflective house signs are sometimes provided by the Sierra County Fire District.

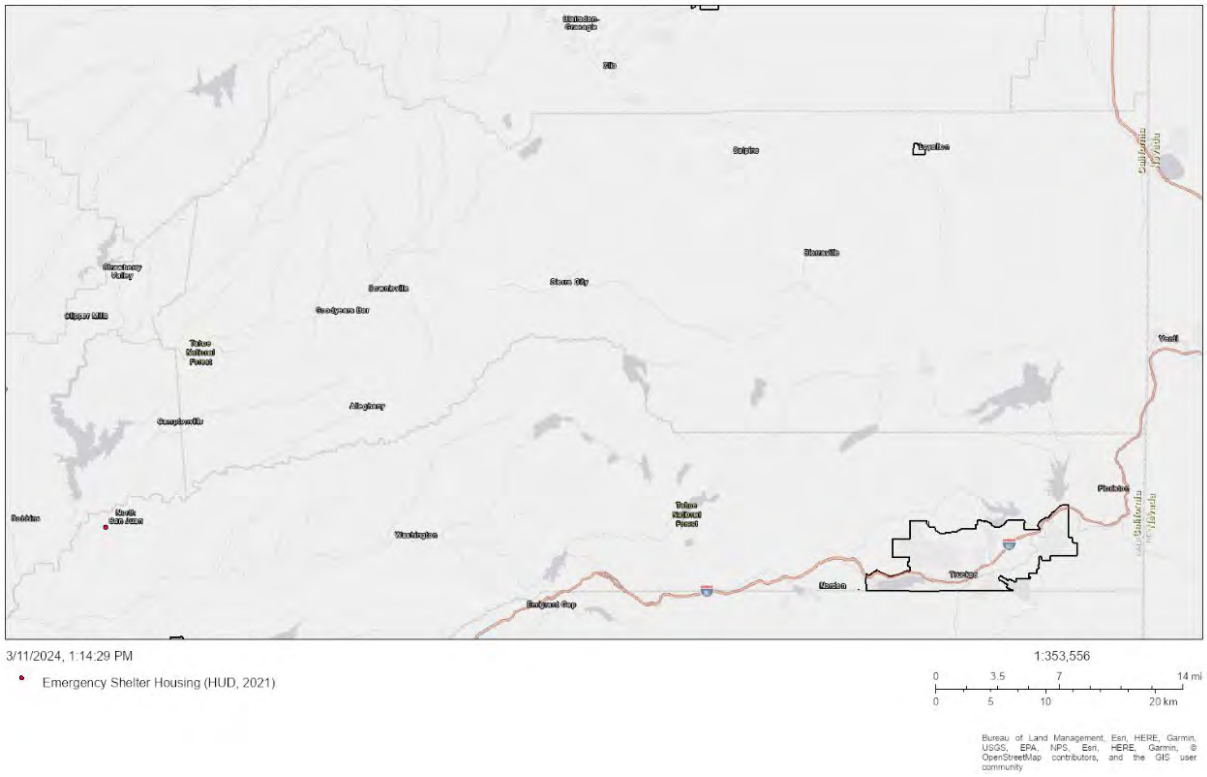
There is one senior housing complex in the county, located just outside Loyalton city limits. The building is not in a high flood hazard area and is at the edge of a very high hazard severity zone. However, it is not believed that senior residents in this area would have a disproportionately challenging time accessing housing in the event of a wildfire compared to other residents of the area.

Because additional information related to areas of concentration of special populations is not available, it is not possible to evaluate whether any concentrations of special populations would be disproportionately affected by natural hazard-related displacement risks. This includes residents with disabilities, seniors, and extremely low-income households.

Homelessness

Sierra County is an active participant in the NorCal Continuum of Care (NorCal CoC), a collaborative effort encompassing seven rural northern California counties: Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc. Based on the 2023 Point-in-Time (PIT) survey, the number of sheltered homeless individuals in Sierra County accounts for 0.48% of the overall sheltered homeless population in the NorCal CoC Region. Specifically, Sierra County has 12 individuals experiencing homelessness, with none of them currently residing in shelters and 12 living without shelter. There are

currently no emergency shelters in Sierra County that provide support to individuals experiencing homelessness, as shown in Figure 40.



Source(s): California Housing and Community Development, AFFH 2.0 Data Viewer, 2021. Available at: https://experience.arcgis.com/experience/834b33b812c949a0820ed25c8ee4eedd/?draft=true. Accessed March 11, 2024.

Figure 40. Point-In-Time Count – Emergency Shelter Housing

As part of **Implementation Measure 4.2,** the County will continue to support nonprofit and other social service organizations and encourage the maintenance and development of emergency and transitional housing for the citizens of the county, by providing incentives, such as fee reductions and modifications to development standards, annual outreach to developers and providers, ongoing referrals to existing providers, and by providing assistance in obtaining grants.

Local Knowledge

There are no specific areas where homeless community members tend to congregate. Sometimes, homeless people double up in existing housing, but there isn't a specific location where this is concentrated. Due to the nature of winter conditions in the area, homelessness tends to be seasonal. Homeless people often live off the grid in the woods but cannot do this in the winter. When grant opportunities come about, the County does outreach to underhoused people. Typically in this outreach, no one asks for housing, because they do not want to be locked into housing in the community anywhere, they're just looking for services instead while they're down on their luck or in transition between housing. Sometimes people suggest providing mobile showers or mobile laundry, but there has not been a significant demand to build these facilities or permanent supportive housing in the County. The County's Social Services Department often connects homeless residents with transportation resources. The Salvation Army and church communities also provide resources like sleeping bags and other essential items. Because of the lack of facilities in the county, local service providers have found it more useful to combine resources regionally and send community members to programs in Quincy or other areas.

Fair Housing Goals and Priorities Based on Identified Contributing Factors

Ranking of Contributing Factors

Contributing factors are the factors that create, contribute to, perpetuate, or increase the severity of fair housing issues, including the following factors identified. The first contributing factor is the limited availability of rental housing. The County has a variety of programs to come into compliance with State law and support the development of a variety of housing types in Sierra County to reduce disparities in access to opportunities.

The second contributing factor relates to lack of accessible forums for public participation (e.g., webcast, effective communication, reasonable accommodation procedures). Most Sierra County boards and commissions have publicly accessible meetings with remote and in-person options, including for the Board of Supervisors, Behavioral Health, Justice System, Local Agency Formation Commission, Planning Commission, and Transportation Commission.

Several contributing factors are related to the limited infrastructure currently available to support new housing. The County has identified programs related to facilitating infrastructure projects and identifying partnership opportunities to address these issues.

Lack of community revitalization strategies for aging housing stock was also indicated as a contributing factor. Programs are focused on achieving greater energy efficiency, as homes are in ongoing need of repair to reach modern efficiency standards and reduce cost burden on households.

The final contributing factor pertains to lack of resources for fair-housing agencies and organizations. As a community relatively distanced from population centers with the highest access to fair housing resources, Sierra County can actively pursue connection

with regional partners and fulfill fair housing actions as an independent resource. Program actions contained in the Housing Strategy include a range of regional and local solutions.

Contributing Factors and Housing Program Actions

The program actions in Table 11 will be implemented to address these prioritized fair-housing issues and contributing factors (ranked by high and moderate priority).

Table 11. Fair Housing Issues, Contributing Factors and Program Actions

Contributing Factor	Program Actions
Limited availability of rental housing (*High Priority*)	**2.1 County Support of Low and Moderate Income and Special-Needs Housing Development** **2.3 Expansion of Housing Choice Vouchers (Section 8)** **2.4 Increase the Supply Replacement of Workforce and Affordable High-Density Housing (especially permanent rental housing units)** **2.5 Accessory Dwelling Unit Ordinance** **4.1 Incentives for Special-Needs Housing** **4.2 Emergency Shelters and Transitional Housing** **4.3 Monitor Affordable Housing** **5.2 Furthering Fair Housing**
Limited sewer infrastructure (*High Priority*)	**1.2 Improvement of Community Water and Sewage Facilities** **1.3 Water and Sewer Priority**
Lack of community revitalization strategies for housing rehabilitation (*Moderate Priority)*	**3.1 Housing Rehabilitation** **3.2 Energy Conservation** **3.3 Code Compliance** **5.4 Hazard Mitigation to Vulnerable Communities**
Limited communications infrastructure (*Moderate Priority*)	**5.3 Reduce Barriers to Fair Housing**
Lack of resources for fair housing agencies and organizations (*Moderate Priority*)	**5.1 Housing Discrimination** **5.2 Further Fair Housing**

Housing Programs and AFFH Considerations

The housing programs outlined in Chapter 2 of this Element address a variety of fair-housing issues and opportunities, including housing mobility, the provision of new housing opportunities in areas of higher opportunity, place-based strategies for community revitalization, anti-displacement measures, and outreach and enforcement mechanisms to ensure that the County is proactively engaging the community to access these

programs. Each program includes metrics that the County will use throughout the planning period to measure its success in AFFH (Table 12).

Table 12. Housing Program Metrics to Affirmatively Further Fair Housing					
Action Area	**Key Program**	**Specific Commitments**	**Timeline**	**Geography**	**2024-29 Metrics**
Housing Mobility	2.1: County Support of Low and Moderate Income and Special Needs Housing Development.	The County will provide support services such as: • Helping identify sites where housing will be compatible with existing zoning regulations and general plan policies/programs; • To the extent the County has financial resources, applying for state and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • To the extent the County has resources, supporting funding applications by housing providers; and • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.	At least twice in the planning period and ongoing as needed.	Countywide	Four units of affordable housing, including at least 1 low- and 1 very low-income housing unit.
		The County shall provide information to developers of the funds available from state and federal programs to provide housing for extremely low-, very low-, low- and moderate-income households.			
	2.3: Expansion of Housing Choice Vouchers (Section 8)	In partnership with the CDC, the County will implement a Housing Choice Voucher (Section 8) education program to share information about the program with rental property owners and managers and hold	Assist the Plumas CDC with publicizing the Section 8 program at least biannually on the	These efforts will be prioritized in areas that are in close	Assist at least 5 households with accessing the HCV program. Encourage at least 5 new

Table 12. Housing Program Metrics to Affirmatively Further Fair Housing					
Action Area	**Key Program**	**Specific Commitments**	**Timeline**	**Geography**	**2024-29 Metrics**
		trainings on avoiding discriminatory practices based on income or other protected classes. The County will also review available funding opportunities on an annual basis and create incentives for participating property owners as funds become available.	County's website and social media pages to facilitate access to housing mobility opportunities. The County will also seek funding annually to provide incentives for property owners to rent to Section 8 households, including households that apply to build ADUs.	proximity to existing services.	property owners to participate in the program.
Place-Based Strategies for Community Revitalization	1.2 Improvement of Communi-ty Water and Sewage Facilities	Provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants to create and maintain joint or shared sewage disposal systems for new subdivisions.	Review infrastructure grant funding opportunities on a bi-annual basis.	Countywide	N/A
	5.3: Reduce Barriers to Fair Housing.	a. Review funding opportunities annually and pursue funding as available to invest in sewer, stormwater, active transportation, and park infrastructure, such as sidewalks and/or accessible playground equipment. b. Facilitate a meeting or other coordination between the County, demand response transit service non-profits, community service providers, and local school leadership to assess the need for improved transit options, including access for students. c. Review funding opportunities and apply as opportunities are available in order to provide subsidies for telecommuni-cations access or install infrastructure to	Annual; see specific metrics.	Countywide	a. To the extent funding is available, fund one project annually. b. Improve active transportation to residents. c. Increase tele-communication access to at least 300 residents every year. d. Connect with at least 20 residents during the planning period.

Table 12. Housing Program Metrics to Affirmatively Further Fair Housing					
Action Area	**Key Program**	**Specific Commitments**	**Timeline**	**Geography**	**2024-29 Metrics**
		increase availability and reliability of telecommunicaions infrastructure across the county. d. Coordinate with the Northern Sierra Air Quality Management District to conduct outreach about available grant and incentive programs.			
Déplacement	5.5: Reduce Hazards to Vulnerable Communities	Review funding opportunities on an annual basis and apply as funds become available in order to provide hazard mitigation home rehabilitation grants and incentive funding for affordable housing. Additionally, the County will identify and implement opportunities for offering infrastructure phasing, flexible building standards, or other incentives for residents rebuilding their homes after fires or floods.	Apply for funds on an annual basis	Countywide	Obtain funding for one community during planning period.
Outreach and Enforcement	3.3: Code Compliance	Continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. The County will focus code enforcement efforts in the Sierraville/Alleghany/ Pliocene Ridge area where there is a greater need for housing improvement to help residents make critical repairs to deteriorated housing stock. The County will support local educational and home repair clinics by supplying fliers and announcements of the clinic on the County website.	Ongoing	Countywide, but with targeted efforts in the Sierraville and Alleghany/ Pliocene Ridge areas.	Preserving the County's housing stock, including at least 5 lower-income residents in the Sierraville and Alleghany/ Pliocene Ridge areas.

County of Sierra

Housing Element 2024-29

APPENDIX H

Transitional, Supportive and Employee Housing and Capacity Analysis for Emergency Shelters, and Low Barrier Navigation Centers

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Effective in 2008, Senate Bill 2, which was codified in Government Code Section 65583, Requires the County to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government. The zoning category must be identified in the locality's housing element and include sites with sufficient capacity to meet the local need for emergency shelter. It also requires the County to identify at least one such site. The County amended the Zoning Code in April 2016 to ensure requirements for emergency services, transitional housing, and supportive housing are the same as for any residential use; that these forms of housing will be allowed without discretionary review in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same time in the same zone. The Zoning Code now defines an emergency shelter, supportive housing, and transitional housing as follows:

- **"Emergency Shelter"** shall mean housing with minimal support services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay.

- **"Supportive Housing"** shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

- **"Target Population"** shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV, or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with § 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans and homeless people.

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

Properties that allow for emergency shelters include developed and undeveloped properties including:

1. All Residentially Zoned properties, including those zoned R-1 (Residential One-Family), R-2 (Residential, One- and Two-Family), R-3 (Residential Multiple Family), RR (all Rural Residential) zones.

2. Agricultural Zoned properties, including A1 (Agriculture).

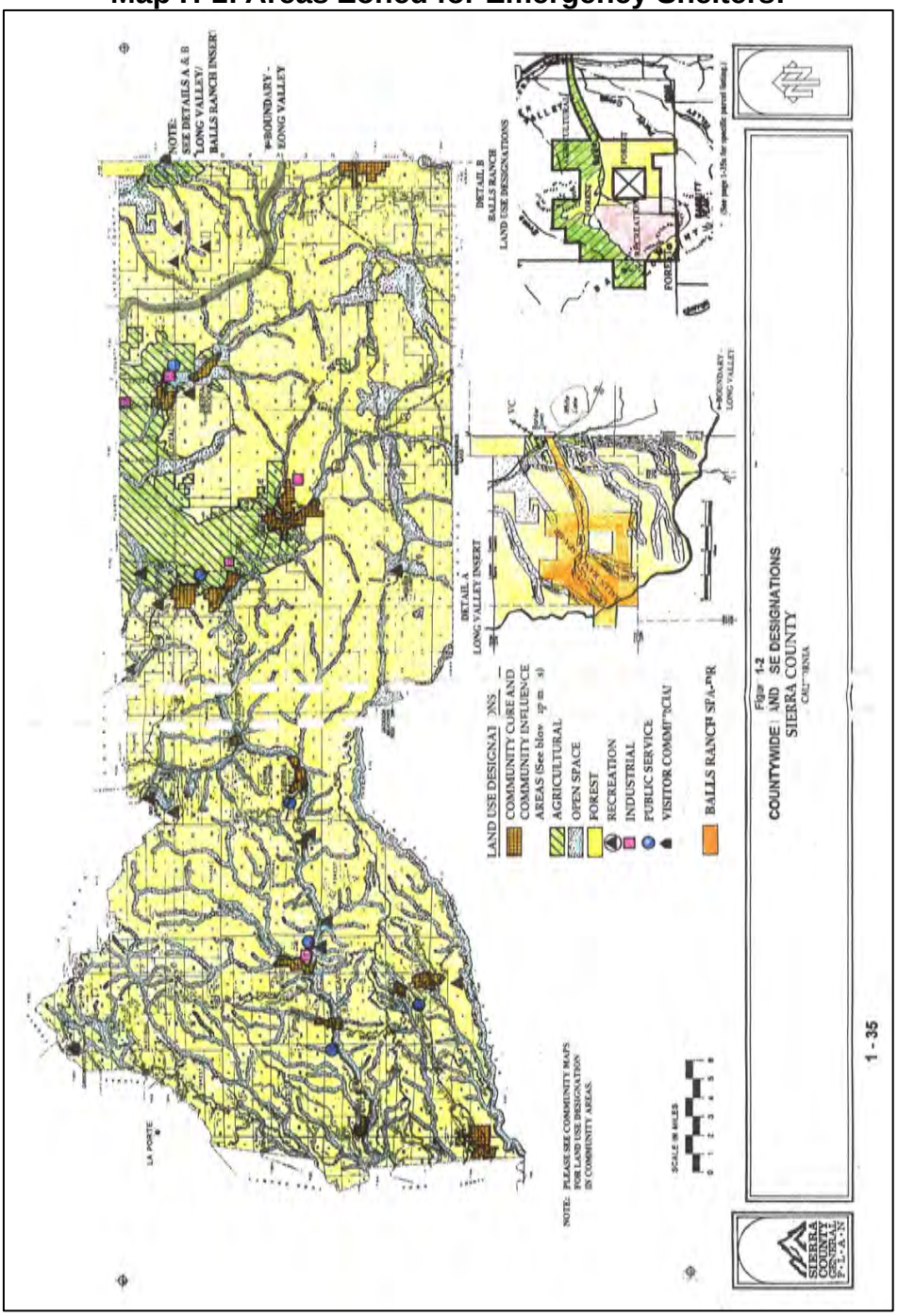
3. Capacity for Emergency Shelters: Based on an assessment by the Project GIS Coordinator, the Community core areas have over 8,417.59 acres (see Table H-1 below) with parcels ranging in size from 0.5 acres to 20 acres with the majority being 1-4 acres in size. Parcels located within community boundaries have aes to services including grocery stores, post office, and employment centers. Loyaton and Downieville also have medical offices and commercial buildings.

Table H-1: Sierra County Acreage by Community & Vacant Residential Acreages by Zone

			Total Vacant Residential Acres by Community				
Id	**Community Boundaries**	**Acres**	**R-1**	**R-2**	**R-3**	**RR**	**A-1**
1	Alleghany	106.15	2.02				
2	Calpine	455.96	3.75				
3	Downieville	297.96	10.1				
4	Forest City	89.59	0				
5	Goodyears Bar	226.68	2.89				
6	Indian Valley	300.19	0				
7	Adjacent to Loyalton	66.20	41.69		24.51		
8	Pike	1,256.46	0				
9	Sattley	549.49	0				
10	Sierra Brooks	780.48	108.64				
11	Sierra City	390.45	37.02		1.74		
12	Sierraville	1,677.10	172.39		5		
13	Verdi	2,220.88	0			817.83	
	Totals	**8,417.59**	**378.50**		**31.25**	**817.83**	**0**

4. All residential and agriculturally zoned properties are referenced by the General Plan Land Use Map. As shown in the overall map, the areas shown in brown are the Community Core areas where emergency shelters would most likely locate to (see Map H-1 below):

Map H-1: Areas Zoned for Emergency Shelters:



5. There are several Community Core sections of the County that show where these properties residential designated areas where emergency shelters could be located. This community mapping is broken down into several community core areas where emergency shelters could be developed and/or established.

Capacity for Low Barrier Navigation Centers: In addition, the State law established Low Barrier Navigation Centers (LBNC), per California Government Code 65662 as a

housing shelter focused on “Housing First, low-barrier, service-enrichment for the purpose of moving people into permanent housing. In accordance with California Government Code Sections 65660 through 65668, this housing shelter use provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelters and housing. In accordance with Implementation Measure 2.2, LBNCs has been included to comply with State law.

County of Sierra

Housing Element 2024-29

APPENDIX I

Zoning Code Update Recommendations

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Background

The following state laws pertain to updating the Zoning Code for Sierra County. The Zoning Code will require amendments to bring the Code into compliance with State housing law. The following are recommended changes to the Code Update that is currently being prepared scheduled for completion by the end of 2024. These recommended changes are shown in "track change."

Recommended Changes

Changes are divided into two sections: (1) New Laws for 2024; and (2) Previous Laws prior to 2024.

1. Regulatory Amendments for 2024

Programs will be developed to have the Zoning Code updated to include these newer laws:

- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- SB 423 (extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules).
- AB 1287 (additional density bonuses for very low- or moderate-income units)
- AB 821 (local agency obligation to resolve general plan and zoning conflicts).
- AB 976 (owner-occupancy of ADU requirements prohibited beyond 2025)
- AB 1332 (streamlined 30-day approval for preapproved ADU plans)
- AB 1308 (no increased minimum parking requirements on single-family home renovations
- Government Code Section 65583 (a)(4) (Amend parking standards for emergency shelters that do not require more parking for emergency shelters than for other residential or commercial uses in the same zone)
- Government Code Section 65583(c)(3)) (Allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use

developments are permitted, including nonresidential zones permitting multifamily uses

- Health and Safety Code Section 17021.5 Allow employee housing for six or fewer individuals by right in all zones that allow residential subject only to those requirements applicable to residential

California Government Code Section 65583 – Include parking requirements for emergency shelters based on parking needs for all employees and volunteers on duty when the shelter is open to clients; not more parking than other commercial or residential uses in the same zone.

Current Laws prior to 2024-Examination of what needs to be Amended in the Sierra County Zoning Code:

- Include a statement in the purpose of the Zoning Code (§ 102) that discusses furthering fair housing and California fair housing law.

- Add section to allow development by right, pursuant to California Government Code § 65583.2(c), when 20% or more of the units are affordable to lower income housing on sites identified in the vacant land inventory for MUR.

- Develop a ministerial review option or permitted use for proposed developments where at least 50% of the units are affordable to households making below 80% of the area median income, in compliance requirements in California Government Code § 65913.4(e)(1).

- Allow farmworker housing consistent with California Health & Safety Code § 17021.6 which states that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household shall be deemed an agricultural land use and no conditional use permit, zoning variance or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone (see recommended changes to definitions section below).

- Modify the definition of “family” consistent with state law to remove the limit of five unrelated persons living together in a dwelling unit (see recommended changes to definitions section below).

- Modify the definition of “dwelling, one-family” to include employee housing for six or fewer persons, in accordance with California Health & Safety Code § 17021.5 (see recommended changes to definition section below).

- Add definition of “group home” consistent with state law (see recommended changes to definitions section below).

- Allow group homes for six or fewer persons (regardless of licensing) similar to a single-family use in all zones allowing single family uses and permit (not subject to a Conditional Use Permit) group homes for seven or more persons (regardless of licensing) in all zones allowing residential uses similar to other residential uses of the same type in the same zone, subject only to clear, transparent, and objective standards.

- Adopt a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws.

- Allow for Low Barrier Navigation Centers to be a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if they meet requirements in California Government Code § 65662(a-d).

- Establish regulations for density bonuses per California Government Code § 69515.

- Adopt an accessory dwelling unit ordinance in compliance with the California ADU statute and ensure ongoing compliance with California Government Code § 65852.5.

2. Specific Land Use Requirements and Standards

Omit § 15.10.030, Secondary dwelling units and guest houses. The definitions section of the recommended changes indicate that secondary dwelling units established prior to adoption of this ordinance may be considered legal. Secondary units established after adoption of this ordinance shall be considered accessory dwelling units that shall comply with applicable standards of this ordinance.

Add some additional language referencing statute and adding low barrier navigation centers to § 15.10.050 regarding emergency shelters, transitional housing, and supportive housing.

Clarify Ministerial Review/Action by the Planning Director

- Site Plan Review
- References by zoning district that all uses allowed by right, such as multiple-family in MUR Districts, assessor dwelling units, low barrier navigation centers, and emergency shelters.

Recommended Amendments to Definitions

“Affordable housing development“ shall mean any development project that results in adding residential dwellings or mixed-use projects consisting of at least 2/3^{rds} of the square footage of the buildings devoted to residential uses which are restricted to lower income families as defined in California Health and Safety Codes § 50106. Affordable

housing development may also include supportive and transitional housing (also see “Housing development”).

“Child care, in-home, small” shall mean a private residence where a total of 8 or fewer persons under the age of 18 attend for the purposes of custody, care or instruction and which persons are not a part of the resident family.

“Child care, in-home, large” shall mean a private residence where a total of between nine and fourteen persons under the age of 18 attend for the purposes of custody, care or instruction and which persons are not a part of the resident family.

“Community care facility” shall mean any facility, place or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care or home finding agency services for children, adults or children and adults, including, but not limited to, the physically handicapped, mentally impaired or incompetent persons. “Community care facility” shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency and social rehabilitation facility, as defined in California Health and Safety Code § 1502.

“Condominium“ shall mean the joint ownership of certain common property along with private, separate ownership of living space, including stock cooperatives and timeshare developments.

“Density” shall mean the total number of dwelling units permitted per acre of land. Accessory dwelling units are not counted in the total number of dwelling units when calculating density.

“Density bonus” shall mean a density increase over the otherwise maximum permitted density for residential dwelling units as specified by the zoning district or general plan land use designation.

“Disabled person” shall mean a person who has a medical, physical or mental condition that limits a major life activity, as those terms are defined in California Government Code § 12926, anyone who is regarded as having such a condition or anyone who has a record of having such a condition. It includes a person or persons or an authorized representative of a disabled person. The term “disabled person” does not include a person who is currently using illegal substances, unless he or she has a separate disability.

“Dwelling unit” shall mean a habitable room or group of internally connected or more habitable rooms, designed to be occupied by one family, with facilities for living, sleeping, cooking, eating and sanitation. that have permanent sleeping, cooking, eating and sanitation facilities which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

“Dwelling unit, accessory dwelling unit” means an attached or a detached residential dwelling unit that provides completely independent living facilities for one or more persons and is located on the same lot as the proposed or existing primary residence. It shall

include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes an efficiency unit, as defined in California Health and Safety Code § 17958.1, and a manufactured home, as defined in California Health and Safety Code § 18007.

“Dwelling unit, junior accessory dwelling” means a dwelling unit that complies with the requirements of California Government Code § 65852.22, as amended from time to time.

“Dwelling, multiple family” shall mean a single detached building designed for and occupied exclusively by two or more families living independently of each other as separate units, including apartment houses, condominiums, duplexes, triplexes and fourplexes.

“Dwelling, single-family” shall mean a single detached dwelling designed for and occupied exclusively by one family alone. Single-family dwelling includes “factory-built housing” as defined in Health and Safety Code § 19971.

“Dwelling, two-family” shall mean a single detached building designed for and occupied by two families alone, living independently of each other as separate units and having but two kitchens. “Two-family dwelling” includes duplex. A two-family or duplex is considered a multiple family dwelling use.

“Emergency shelter” shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay consistent with California Health and Safety Code Section 50801(e). Emergency shelters or other interim interventions including but not limited to, navigation centers, bridge housing, and respite or recuperative care, pursuant to Government Code section 65583, subdivision (a)(4).

“Employee housing (employee quarters)” shall mean housing as described in California Health and Safety Code § 17008 and shall be subject to the provision of California Health and Safety Code §§ 17021.5 and 17021.6. Employee quarters” means a accessory residential structures that house people employed by the residents of the principal building or owners of the property and that is not used for rental purposes. “Fair housing laws” shall mean: (1) the Federal Fair Housing Act (42 U.S.C. § 3601 and following); and (2) the California Fair Employment and Housing Act (California Government Code § 12955 and following), including amendments to them.

“Factory-built housing” means a residential building, dwelling unit or an individual dwelling room or combination of rooms thereof or building component, assembly or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage or destruction of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted pursuant to California Health and Safety Code § 19990.

Factory-built housing does not include a mobile home, a recreational vehicle or a commercial modular.

“Family” means one person or more occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants.

“Farmworker housing” means housing up to 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the State of California program standards for farmworker housing. The term also includes employee housing.

“Family day care home, large” means a residential facility providing care for 7 to14 children consistent with California Health and Safety Code § 1596.78.

“Family day care home, small” means a residential facility providing care for 8 or fewer children consistent with California Health and Safety Code § 1596.78.

“Farm labor camp” means living accommodations, including structures, tents, trailers and mobile homes, manufactured homes, mess halls, garages and accessory buildings and uses, for any number of persons, maintained in connection with any work or place where work is being performed and including the premises on which said buildings and uses are situated or the area set aside for them. Labor camp and labor quarters shall also include any such living accommodation and the premises which they occupy, which are owned, operated or maintained by any person engaged in the business of supplying lodging or meals for five (5) or more persons who are or may be employed by him or by others.

“Farm labor quarters” means rooming and boarding houses, mobile homes, manufactured homes, single-family dwellings and dining halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said structures.

“Foster family home” means any residential facility providing 24-hour care for 6 or fewer children which is owned, leased or rented, and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed.

“Group home” means a shared living residence that provides support for people with disabilities. In a group home, unrelated people share living areas, such as cooking, dining, and other living areas.

“Health care facility” means any facility, place or building which is organized, maintained and operated for the diagnosis, care, prevention and treatment of human illness, physical or mental, including after convalescence and rehabilitation and including care during and after pregnancy or for any one (1) or more of these purposes, for one (1) or more person, to which the persons are admitted for a 24-hour stay or longer. “Health care facility” shall include general acute care hospital, acute psychiatric hospital, skilled nursing facility, intermediate care facility, intermediate care facility/developmentally disabled habilitative, special hospital or intermediate care facility/developmentally disabled.

“Housing development” means any development project that results in adding residential dwellings or mixed-use projects consisting of at least 2/3^{rds} of the square footage of the buildings devoted to residential uses. Housing development shall also include supportive and transitional housing (also see “Affordable housing development”).

“In-home childcare” means a State licensed family day care home serving children where care, protection and supervision are regularly provided in the caregiver’s own home for periods of less than 24 hours per day, while the parents or guardians are away. The permitted number of children shall include children under the age of 10 years who reside at home.

“Kitchen” means any area within any structure including one or more of the following facilities that are capable of being used for the preparation or cooking of food: oven/microwave oven, stove, hotplate, refrigerator exceeding 6 cubic feet, dishwasher, garbage disposal, sink having a drain outlet larger than 1.05 inches in diameter and cabinets, counter space or other areas for storing food.

“Living area” means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

“Living space” means the improved interior ‘habitable’ area within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

“Low Barrier Navigation Center” means a housing shelter focused on “Housing First, low-barrier, service-enrichment for the purpose of moving people into permanent housing. In accordance with California Government Code Sections 65660 through 65668, this housing shelter use provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelters and housing.

“Manufactured housing” means a structure constructed on or after June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or more in length, in the traveling mode or when erected on site, is 320 s.f. or more, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein and which is placed on a permanent perimeter foundation. “Manufactured home” also includes any structure that meets all the requirements of this paragraph for which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C. § 5401 and following). If not placed on a permanent foundation the manufactured home is defined as a mobile home as set forth in § 17.02.365.

“Ministerial” means a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project.

“Mobile home” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width or 40 body feet or more in length, in the traveling mode or when erected on site, is 320 s.f. or more, is

built on a permanent chassis and designed to be used as a dwelling with or without a foundation when connected to required utilities and includes plumbing, heating, air conditioning and electrical systems contained therein as set forth in California Health and Safety Code § 18008. Mobile home includes any structure that meets all the requirements of this paragraph and is either certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. § 85401 and following) or complies with state standards for mobile homes in effect at the time of construction. Mobile homes do not include any automobile, trailer, camp trailer, camper, house car, motor vehicle, recreational vehicle or other vehicle defined in the California Vehicle Code, a commercial coach or a manufactured home as defined by state law.

“Mobile home park” means an area of land where two or more mobile home spaces are used, rented, leased or held out for use, rent or lease, to accommodate mobile homes for human habitation. For purposes of this Chapter, “mobile home park” shall not include a mobile home subdivision, stock cooperative or any park where there is any combination of common ownership of the entire park or individual mobile home spaces. This shall not include recreational vehicle parks or portions of parks that include recreational vehicle spaces.

“Nursing home” means a residential facility that is maintained primarily for the care and treatment of inpatients under the direction of a physician. The patients in such a facility require supportive, therapeutic or compensating services and the availability of a licensed nurse for observation or treatment on a 24-hour basis. Nursing care may include but is not limited to terminal care; extensive assistance or therapy in the activities of daily living; continual direction, supervision or therapy; extensive assistance or therapy for loss of mobility; nursing assessment and services which involve assessment of the total needs of the patient, planning of patient care and observing, monitoring and recording the patient’s response to treatment; and monitoring, observing and evaluating the drug regimen. “Nursing home” includes intermediate nursing facilities for the mentally retarded or developmentally disabled.

“Reasonable accommodation” means the allowance of disabled persons flexibility in the application of land use and zoning regulations and procedures or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. It may include adjustments to standards such as yard area modifications for ramps, handrails or other such accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation, which would (1) impose an undue financial or administrative burden on the County, or (2) require a fundamental alteration in the nature of the County’s land use and zoning program.

“Recreational vehicle” means a motorhome, travel trailer, park trailer, truck camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with an area of less than 480 s.f. and consistent with California Health and Safety Code § 1810. Recreational vehicles shall also include trailered boats.

“Recreational vehicle park” means any area or tract of land, where one or more spaces are rented or leased or offered for rent or lease or held out for use to owners or users of recreational vehicles or tents and which is utilized for transient occupancy.

“Residential care facility, large” means any state licensed family home, group care facility or similar facility family home, group care facility or similar facility providing 24-hour non-medical care for more than six persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. The term includes, but is not limited to, foster care homes.

“Residential care facility, small” means any state licensed family home, group care facility or similar facility family home, group care facility or similar facility providing 24-hour non-medical care for up to six persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. The term includes, but is not limited to, foster care homes.

“Second dwelling unit” is either a detached or attached dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary unit is situated. Secondary dwelling units established prior to adoption of this ordinance may be considered legal. Secondary units established after adoption of this ordinance shall be considered accessory dwelling units that shall comply with applicable standards of this ordinance.

“Senior independent living center (SILC)” shall mean a multiple residential structure(s) that provide housing for occupants who are 55 years or older. In the case of double occupancy of a unit, only one resident is required to be at least 55 years of age. Such a center shall consist of, but not be limited to, individual units, community dining centers and common recreation areas. The facilities are physically accessible to elderly citizens. The individual units may be in the form of multiplexes, cottages, townhouses, patio homes or single-family homes. Generally, senior independent living centers will provide two meals per day, provide transportation for residents and offer indoor and outdoor recreational areas.

“Social Service Provider” shall mean an agency or organization licensed or supervised by any federal, state or local health/welfare agency that participates in the federal Homeless Management Information System (HMIS) and has demonstrated experience with the homeless population by assisting individuals and families achieve economic self-sufficiency and self-determination through a comprehensive array of programs and actions.

“Streamlined housing” shall mean a housing development project that meets the qualifications of California Government Code § 65913.4 and, therefore, is eligible for a ministerial and streamlined approval process.

County of Sierra

Housing Element 2024-29

APPENDIX J

Board of Supervisors Resolution

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2025-013

A RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN BY ADOPTING THE 2024-2029 HOUSING ELEMENT UPDATE

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law (Cal. Government Code Sections 65580 – 65589.8); and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law for the five-year planning period of 2024-2029; and,

WHEREAS, the 2024-2029 Housing Element has been prepared, consisting of an amendment to the General Plan that contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with the California Government Code, substantially in the form as presented by Planning Department and staff and attached to Planning Commission Resolution 2025-01 as Exhibit A, incorporated herein by reference; and

WHEREAS, the 2024-2029 Housing Element is internally consistent with other elements of the Sierra County General Plan; and

WHEREAS, a Preliminary Draft of the 2024-2029 Housing Element was submitted for review by the California Department of Housing and Community Development (HCD) on July 5, 2024, and HCD issued a letter to the County on November 20, 2024, indicating that the draft complies with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to HCD pursuant to Government Code Section 65585 (g); and

WHEREAS, the County did properly conduct outreach to a variety of agencies, interested parties, public utilities, and community water system purveyors; as well as requested comments and consultation with all Native American tribes listed by the Native American Heritage Commission under SB-18, pursuant to Government Code Section 65352.3, for a minimum of 90 days, but received no comment; and,

WHEREAS, both the Planning Commission and Board of Supervisors find that since the proposed Housing Element update is minor in nature and does not include any changes to land use designations, zoning, building heights and intensities, infrastructure, or residential densities in order to accommodate the projected RHNA and implement the various proposed policies, the project is therefore exempt under the California Environmental Quality Act (CEQA) Guidelines, Cal. Code of Regulations, Title 14, Section 15061(b)(3); and

WHEREAS, on January 16, 2025, the Sierra County Planning Commission held a duly noticed public hearing as required by law to accept testimony and public comments; and hearing none, adopted a Resolution making a recommendation to the Board of Supervisors that they approve and adopt the proposed Housing Element Update as presented by the Planning Department staff, without modifications; and

WHEREAS, on March 4, 2025, the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update and General Plan Amendment.

NOW THEREFORE BE IT RESOLVED that the Sierra County Board of Supervisors hereby finds on the basis of the whole record before it, including Staff Recommendation no. 1265, the Planning Commission recommendation and Resolution 2025-01, and comments received, that there is no substantial evidence that the project will have a significant effect on the environment; and that the proposed Housing Element Update 2024-2029 is eligible for a "common sense" exemption under CEQA Guidelines, Cal. Code of Regulations, Title 14, Section 15061(b)(3); and hereby directs staff to file a Notice of Exemption with the Sierra County Clerk-Recorder and State Office of Planning & Research; and,

BE IT FURTHER RESOLVED that the Sierra County Board of Supervisors hereby approves the proposed General Plan Amendment and adopts the 2024-2029 Housing Element Update, attached to Planning Commission Resolution 2025-01 as Exhibit A, incorporated herein, and as recommended for approval by the Sierra County Planning Commission; and that changes or modifications directed by the Board of Supervisors during the public hearing process, if any, are hereby found to be of a minor, technical and/or insubstantial nature and do not require remanding back to the Planning Commission or recirculation of the final document; and.

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law subject to any minor, conforming and technical or clarifying changes approved by the Planning Director.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 4th day of March 2025 by the following vote:

AYES: Supervisors Heuer, Roen, LeBlanc, Dryden and Adams
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

LEE ADAMS, CHAIR
BOARD OF SUPERVISORS

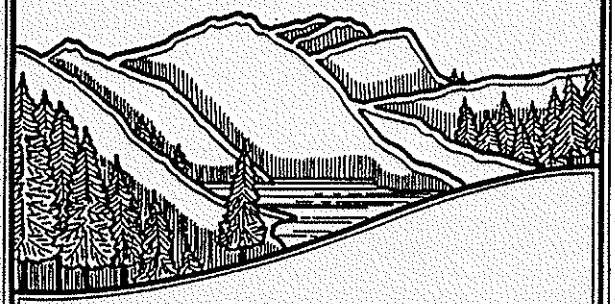
ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

RHETTA VANDER PLOEG
COUNTY COUNSEL

CIRCULATION ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

4. Circulation Element

Introduction

The State of California General Plan Guidelines specify the content of the required Circulation Element

> Government Code Sections 65302(b): The General Plan shall include a Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation route, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

This Element is intended to meet these requirements. The "other local public utilities and facilities" item is discussed in the Public Facilities Element.

Background

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

-Existing roadway condition and levels of service
-Scenic highways
-Roadway maintenance
-Safety roadside rests and vista points

-Carpool/ park and ride lots
-Community parking
-Funding
-Safety
-Trucks
-Logging related concerns
-Public transportation
-Aviation
-Railroads
-Water transportation
-Pipelines and transmission lines
-Recreational traffic

Element Goals

1. It is the goal of the County to provide a comprehensive, efficient, and safe transportation system within the existing roadway network.

2. It is the goal of the County to maintain a system of safe rural roads that preserves the rural quality of life of County residents.

3. It is the goal of the County to prevent growth inducement along transportation corridors that is inconsistent with existing land use patterns.

Future Needs

This section describes the impacts of buildout under the General Plan Land Use diagram on the circulation system of Sierra County. Projected traffic volumes, general levels of traffic service and the impact of future development on specific locations are discussed.

Projected Traffic Volumes

Daily traffic volumes were projected for the major street network based on the traffic generation of the land uses contained in the General Plan at full buildout population and employment. Table 4-3 shows the expected growth in countywide traffic at General Plan build-out. The traffic growth was

assigned to the roadway system in Sierra County and results are show on Figure 4-1. Through-traffic on the State Highway system (State Route 49 and 89) was estimated based on historic growth in highway traffic over the last 20 years.

In general, the increase in traffic on roads within the County will result in increased maintenance needs and, with increase winter recreation activities in the County, a more active snowplowing program.

State Highways

The most significant traffic increases are expected on the State highways in the Sierra Valley area of the County. The reason for the increase is due to residential land use growth in Sattley, Loyalton and Sierraville and industrial/ employment growth in the Loyalton area and in Plumas County. Traffic levels on State Route 89, south of Sierraville are projected to exceed LOS C (Level of Service C). All other segments of the State Highway system are projected to be operating at LOS B or better. The results of the analysis are shown in the Background report. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

With total buildout of the General Plan, State Route 49 from the Yuba County Line to Sierra City, and from Sierraville to Loyalton are projected to be operating at LOS C. On State Route 89, the section between Sierraville and Calpine is projected to be operation at LOS C and the section south of Sierraville is projected to be operating at LOS E. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

Table 4-1
SIERRA COUNTY RECREATION TRAFFIC AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49, Yuba Co. Line to Sierra City	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 49, Sierraville to Loyalton	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, Sierraville to Calpine	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, south of Sierraville	Passing lanes, limited shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

SR 89, south of Sierraville	Passing lanes, limited shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

Local Roadways

Smithneck Road, south of State Route 49 is projected to be operating at LOS C with growth in the Sierra Brooks development and more intensive use of industrial lands south of the Loyalton city limits. Jackson Meadows Road, west of State Route 89, and Gold Lake Road, north of State Route 49 are projected to be operating at LOS C. All other County roads are projected to be operating at LOS B or better. No improvements are recommended to any county roads to increase capacity.

At buildout of the General Plan the following roads are projected to be operating at LOS C or worse: Smithneck Road, between Sierra Brooks and State Route 49 (LOS D), Smithneck Road, south of Sierra Brooks (LOS C), Jackson Meadows Road, west of State Route 89 (LOS C), Gold Lake Road, north of State Route 49 (LOS C) and Ridge Road, State Route 49 to Pike (LOS C).

Table 4-2
SIERRA COUNTY LOCAL ROADWAY AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvemt Needed	How Funded
Smithneck Rd, Sr 49 to Sierra Brooks	Shoulder widening	Future Development	Turn lanes at intersctns, shoulder widening	Future Development
Smithneck Road, south of Sierra Brooks	None	--	Increased mainten.	Forest Service, Future Development
Jackson Meadows Rd	Shoulder widening	Future Development	Shoulder widening	Future Development

STATE OF CALIFORNIA, COUNTY OF SIERRA
LOCAL TRANSPORTATION COMMISSION

IN THE MATTER OF
AMENDING AND REAFFIRMING
ADOPTION OF 1993 REGIONAL
TRANSPORTATION PLAN (RTP)
AS MEETING THE 1998 RTP
REQUIREMENTS

RESOLUTION NO. 98-001

WHEREAS, the Sierra County Local Transportation Commission (SCLTC), a designated Regional Transportation Planning Agency, is responsible for determining portions of the Regional Transportation Plan that require updating; and,

WHEREAS, the Regional Transportation Planning Guidelines adopted by the California Transportation Commission (Section J. Regional Transportation Guidelines) allow the Regional Transportation Planning Agency to amend and/or reaffirm prior plan's adoption; and,

WHEREAS, Sierra County LTC amends the Regional Transportation Plan to include the 1998 Regional Transportation Improvement Program of projects; and,

WHEREAS, Sierra County LTC has reaffirmed the 1993 plan in 1994 and 1995 is adequate and continues to represent the desires of the Region; and,

NOW, THEREFORE, BE IT RESOLVED by the Sierra County Local Transportation Commission to amend the 1993 Regional Transportation Plan to include the 1998 Regional Transportation Improvement Program of projects and reaffirms the 1993 Regional Transportation Plan.

This Resolution was passed and adopted by the Sierra County Local Transportation Commission this 19th day of February, 1998, by the following vote:

AYES:	Arnold, Gutman, LeBlanc, Luchessi, Peterson, Whitley
NOES:	None
ABSENT:	None
ABSTAINED:	None

SIERRA COUNTY
LOCAL TRANSPORTATION COMMISSION

Patricia Whitley
Chairman

ATTEST:

TIM H. BEALS, Executive Director

Gold Lake Rd	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
Ridge Rd	None	--	Shoulder widening, turnouts	Future Development

AMENDMENT 2/19/98 **LTC Resolution 98-001**

Goodyears Bar Bridge	Reconstruct North & South Approaches	Federal Emergency Repair/Local Match	Reconstruct North & South Approaches	Fed/Local Match 1998/99

Gold Lake Rd	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
Ridge Rd	None	--	Shoulder widening, turnouts	Future Development

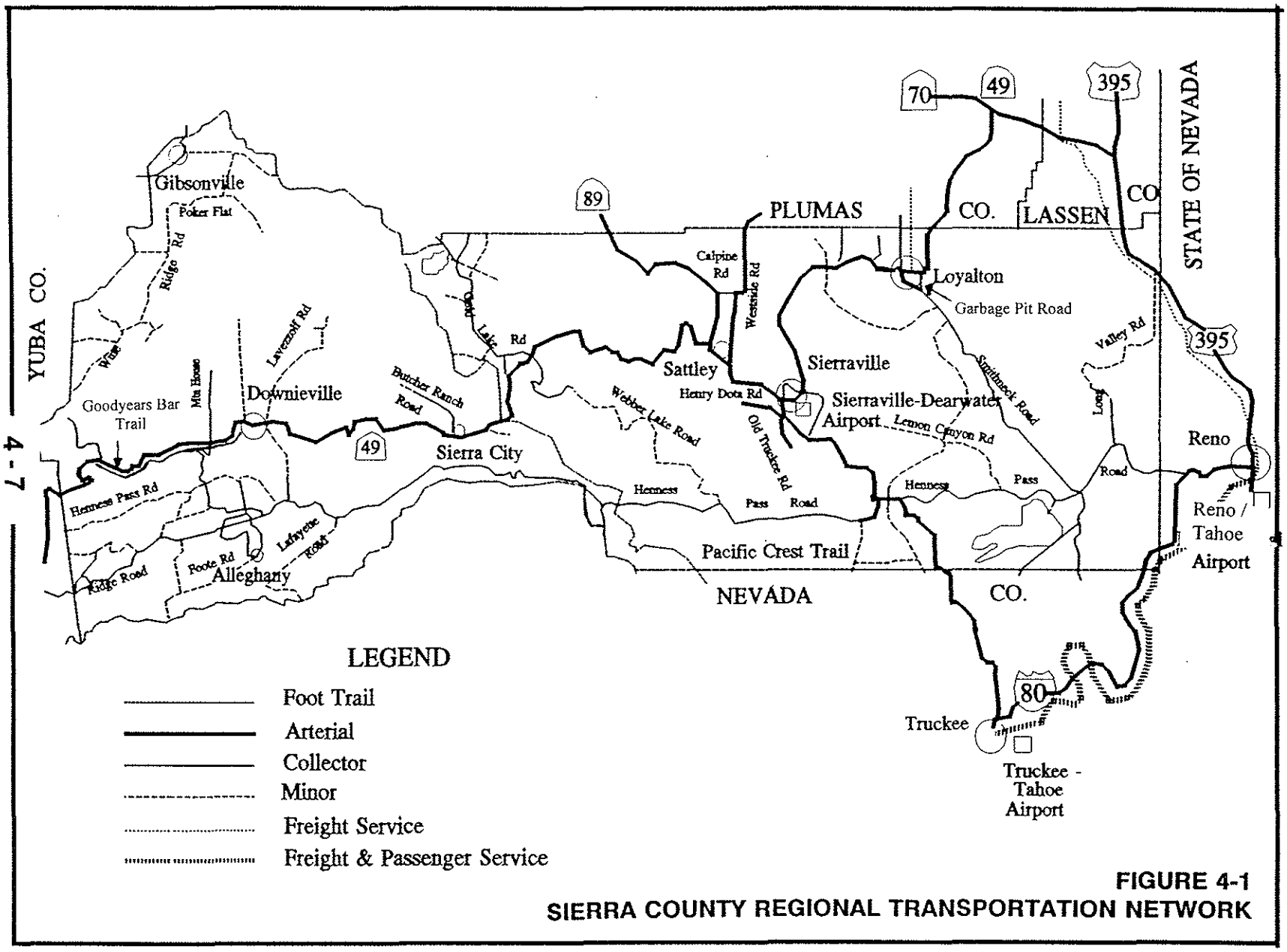


FIGURE 4-1
SIERRA COUNTY REGIONAL TRANSPORTATION NETWORK

Table 4-3
TRIP GENERATION ANALYSIS

Location	Existing Trip Generation	General Plan Build-out Trip Generation
Alleghany	1,066	1,705
Bassetts	514	996
Calpine	1,473	3,090
Downieville	2,217	3,491
Goodyears Bar	350	1,107
Loyalton[1]	1,497	2,781
Pike	544	1,505
Sattley	618	1,845
Sierra Brooks	1,196	3,933
Sierra City	4,083	7,197
Sierraville	3,701	10,069
Verdi	621	5,309
Other County	7,146	13,095
Total	25,026	56,117

Notes: 1 = Does not include areas within the City of Loyalton city limits
No adjustments made for changes in 5/95 Land Use Map due to insignificance

Special Study Areas

Old Truckee Road - Old Truckee Road currently acts as a long Cul-de-sac, as the paved section of the road ends prior to the crossing of Cottonwood Creek. South of Cottonwood Creek the road becomes an unpaved road with some areas of steep grades. The road basically serves residential land uses and resort activities (Canyon Ranch). Build-out of the General Plan land uses along this road will increase traffic volumes. This is likely to increase delay at the intersection of Old Truckee Road and State Route 89 and could reduce the quality of life along the road. In addition, increased development along a road that is essentially a dead-end street could present a problem for emergency vehicles or evacuation of the area during a fire. A secondary access to State Route 89 will need to be developed if the area develops out completely. (See Figure 4-5.)

Balls Ranch ~ An access road, would need to be constructed / improved in the event of approval of a specific plan for a destination resort. The configuration, location, and dimensions of any road improvement will be determined as part of the specific plan.

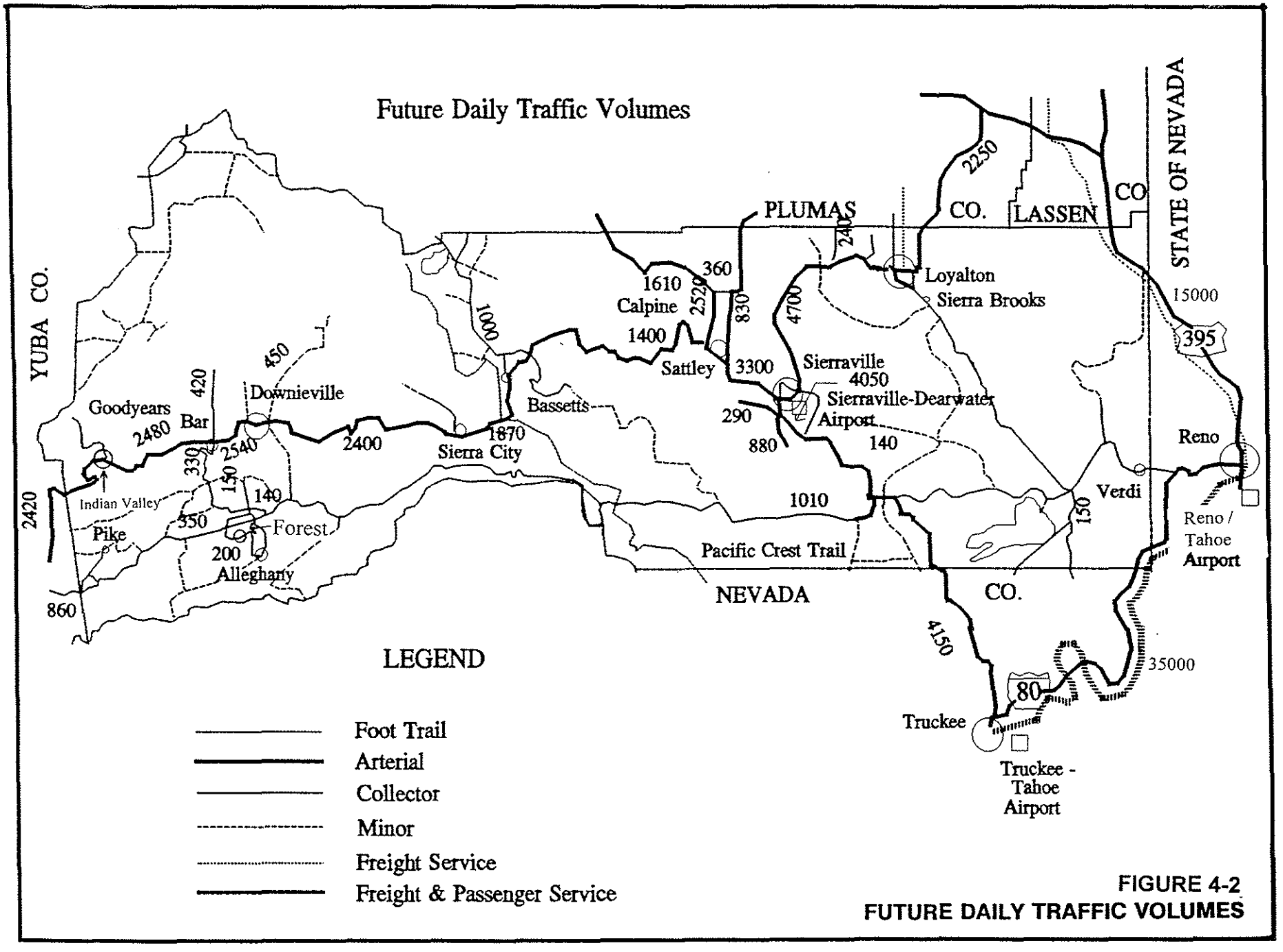


FIGURE 4-2
FUTURE DAILY TRAFFIC VOLUMES

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Emergency Access	Second access	Future Development	Second access	Future Development

Campbell Hot Springs/Airport Industrial Area in Sierraville ~ Expansion of the Campbell Hot Springs resort can be served via an unpaved (gravel) road provided that traffic levels do not exceed 300 vehicles per day (LOS B for a two-lane unpaved road). If daily traffic volumes exceed 300 vehicle per day then a two-lane paved collector road should be constructed to the resort. (See Figure 4-5)

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Campbell Hot Springs Rd	Pave road	Future Development	Pave road	Future Development

Smithneck Road from State Route 49 to Sierra Brooks ~ Potential development along Smithneck Road (Sierra Brooks build-out and recreation use on the Occidental Lands) is projected to cause Smithneck Road to operate at LOS D. Land uses that would access Smithneck Road should be monitored to limit development to a total of 1,800 vehicle per day (LOS C).

Carmen Valley ~ Development of recreation uses in the Carmen Valley area would impact Westside Road, State Route 89 and Calpine Road. If recreation uses similar to Canyon Ranch, in Sierraville, were developed then traffic impacts to the surrounding roads are not projected to be significant. No improvements are needed.

Sattley Area ~ Development of planned residential lands and redevelopment of the mill site north of Sattley would add traffic to State Route 89 and is likely to require improvements, such as turn lanes, in the mill area. To limit the improvements access to the two development areas should be planned carefully. To accomplish this goal the following recommendations are presented and shown conceptually on Figure 4-4.

- Access to the residential area should be limited to a loop road through the development. Direct access from residential land uses to State Route 89 should be restricted.
- Access to the mill site should be accomplished via an internal road system that would have two access locations on State Route 89. No direct driveway access should be allowed onto State Route 89.

Calpine Area ~ Development of planned residential areas south and southeast of Calpine will require additional roadway improvements connecting to State Route 89.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 89	Left turn lanes at intersections	Future Development	Left turn lanes at intersections	Future Development
Internal road system	Construct road system to Co. Stds.	Future Development	Construct road system to Co. Stds.	Future Development

Loyalton-Garbage Pit Road Industrial Area ~ Development of the planned industrial area in the Garbage Pit Road area east of Loyalton should include a second access road (in addition to Garbage Pit Road) and addition of right and left turn lanes on State Route 49 at Garbage Pit Road and the access to the industrial area. No direct driveway access should be taken off of State Route 49.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49	Left turn pocket on SR 49	Future Development	Left turn pocket on SR 49	Future Development

Bassetts Area ~ Gold Lake Road could need to be improved with the buildout of the General Plan for the Bassetts area or if more intensive recreation activity were to be allowed in the Gold Lake area. Improvements would include addition of turn lanes at intersections, addition of passing lanes/turnouts and limiting of driveway/street access. Winter recreation uses of Gold Lake Road need to be identified and analyzed in greater detail to maximize public access and availability of recreation areas.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Lake Road	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
SR 49	Chain install lane	Future Development	At Gold Lake Ramp	Future Development

Downieville-Gold Bluff Road ~ Gold Bluff Road is a narrow one to two-lane road serving land uses on the west side of the Downie River in north Downieville. Additional residential development along this road will increase the potential for conflict between vehicles along the road. To reduce the possibility of conflict without widening the road to two-lane standards, which could result in impacts to the surrounding environment, turnouts should be installed along the road at 250 to 500 foot spacing, depending on the ease of installation. On-street parking should be prohibited.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Bluff Rd	Add turnouts	Future Development	Add turnouts	Future Development

Goodyears Bar Area ~ Buildout of the General Plan in the Goodyears Bar Area is expected to generate increased traffic levels, particularly on Goodyears Creek Road, but the traffic should be able to be accommodated on the existing roadway system. If development occurs north of the existing County Corporation Yard, north of Goodyears Creek, the existing one-lane bridge over Goodyears Creek would need to be replaced with a two-lane bridge and a turn around would need to be constructed on Goodyears Creek Road.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Goodyears Creek Rd	Add turnaround	Future Development	Add turnaround, improve bridge	Future Development

Related Plans

Sierra County Hazardous Waste Management Plan

The County has adopted a Hazardous Waste Management Plan (1989). It notes that the California Highway Patrol (CHP) has approved State Routes 89 and 49 for hauling explosives and military items. Interstate 80 and U.S. Highway 395 are also approved for hauling explosives (Sierra County Hazardous Waste Management Plan, 1989).

Tahoe Forest Plan

The Tahoe Forest Plan (1990) includes Transportation System Management Goals/Management Direction (pp.V40-41). The goals of particular interest to the County call for:

- Considering the separation of conflicting motorized traffic (#10, p. V-40).
- Obliteration of roads not necessary for resource management (#11, p. V-40).
- A system for addressing subdivision access across Forest lands when proposals are made on private land within the County (#13, p. V-40).
- Coordination with local agencies when planning activities on Forest lands which only result in traffic impacts (#14, p. V-41).
- Creation of an Off Highway Vehicle Designated Routes Plan by 1991.

Individual Management Area standards and guidelines of particular concern to the County within the Tahoe Forest Plan include:

- Smithneck Road: Classified as a Forest Highway. Any construction proposal would be made in conjunction with

Sierra County and the Federal Highway Administration (p. V-120).

- Highway 49: Additional recreation withdrawals called for in the vicinity of developed campgrounds. Protection of scenic views along Highway 49 is a goal (p. V-128).

- Off Highway Vehicle Restrictions: Designated routes only in all management areas except Smithneck (011) (which is open except for designated routes in Bear and Jones Valleys) and Cornish (020) which is open. Additionally, a road and wheel track management plan for the Stampede Management Area (032) is recommended.

Plumas National Forest Plan (1988)

The Plumas National Forest Plan (1988) includes a number of transportation related goals. Those of most concern to the County include:

- Transfer to the counties maintenance responsibility for routes serving subdivided private lands (#17a, p. 4-10).

- Eliminate, close or obliterate unneeded roads (#17a, p. 4-10).

California Department of Forestry SRA Fire Safe Regulations

The CDF SRA Fire Safe Regulations (June 1991) include a number of stipulations that could affect road construction in Sierra County. The regulations do not apply to existing structures, roads, streets and private lanes or facilities. The regulations do apply, as appropriate, to all construction within the SRA approved after January 1, 1991. The affected activities include, but are not limited to:

- Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code Section 66412(d),

- Application for a building permit for new construction, not relating to an existing structure,

- Application for a use permit,

- The siting of manufactured homes,

- Road construction, including construction of a road that does not currently meet minimum standards of fire regulations.

- Road Width: All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

- Roadway Surface: The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

- Roadway Grades: The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

- Roadway Radius: No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.

  The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than 100 feet.

- Roadway Turnarounds: Turnarounds are required on all driveways and dead-end roads. The minimum turning radius for a turnaround shall be 40 feet from center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

- Roadway Turnouts: Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

- Roadway Structures: All driveway, road, street and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750 and 35250.

Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capacity of each bridge.

A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

- One-Way Roads: All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

- Dead-End Roads: The maximum length of a dead-end road, including all dead-end roads from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	2640 feet
Parcels zoned for 20 acres or larger	5280 feet

All lengths shall be measures from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

Each dead-end road shall have a turnaround constructed at its terminus.

Assumptions

In order to accurately predict the short-range and long-range transportation needs of Sierra County, it is necessary to examine past trends in population growth and transportation needs and then develop goals and policies based on these assumptions. An assumption is not a goal, but a finding of an expected condition.

1. An attempt by State and Federal agencies may be made to control local land use planning. This could result in some uncertainty in transportation planning by the County and is to be resisted by the County.

2. The County will continue to be primarily dependent upon the single-occupancy motor vehicle for regional and inter-regional travel.

3. There is no anticipated change in the current level of public transportation in the County.

4. No consistent additional major funding sources, either public or private, are expected to become available for improving, existing or constructing new transportation facilities.

5. Some influx of commuters is expected throughout the County.

6. A greater growth pressure is expected throughout the County.

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

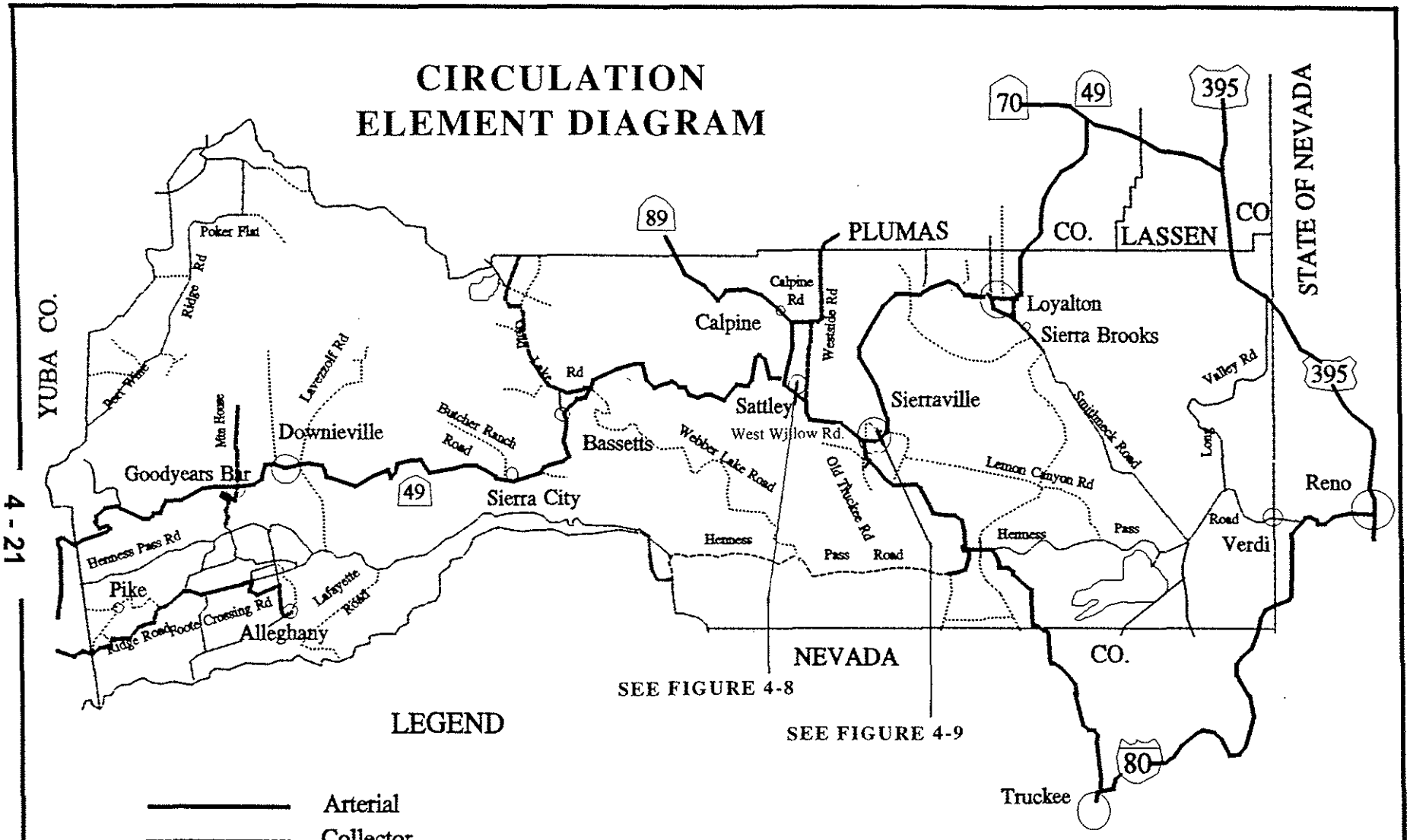
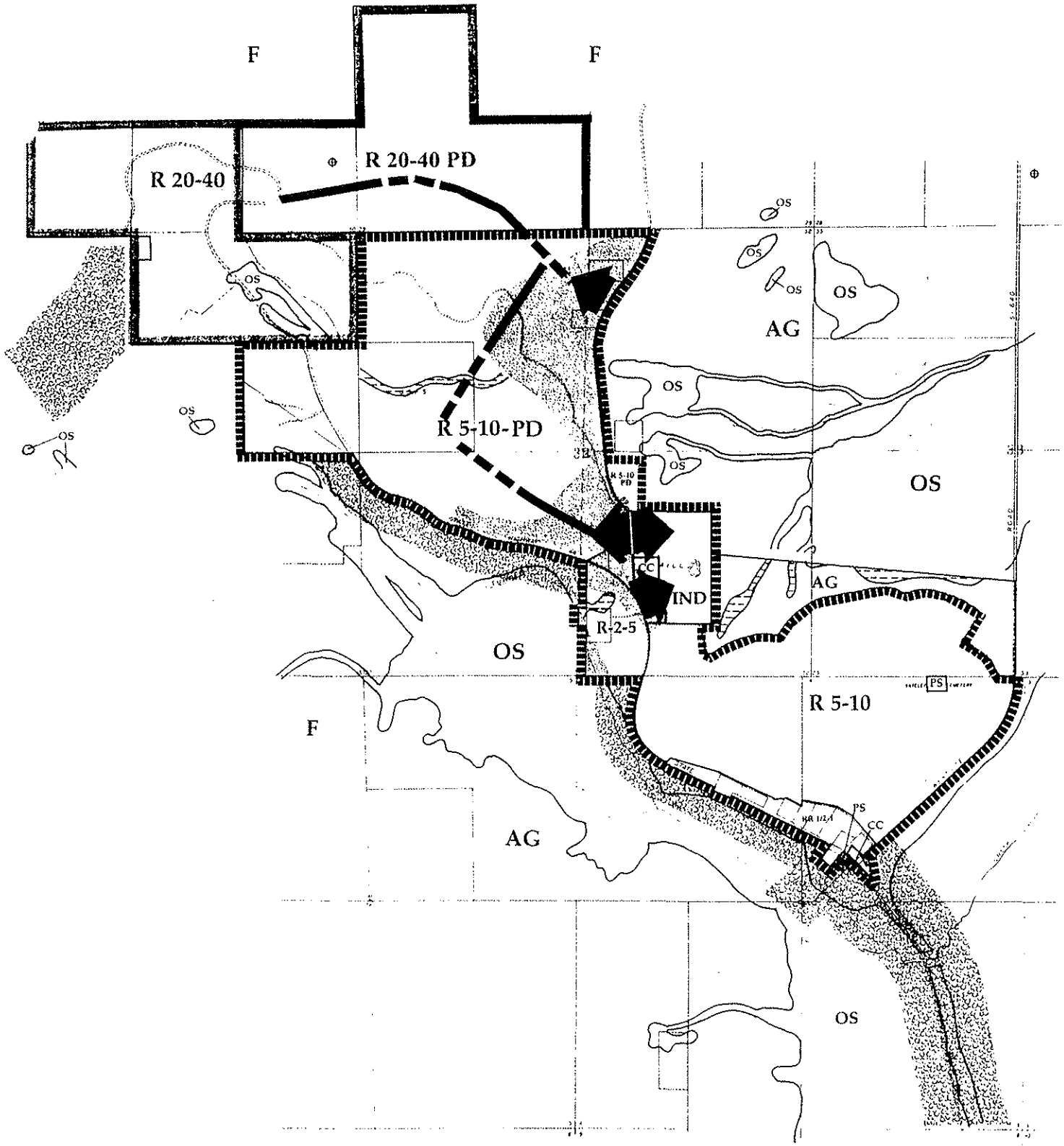


FIGURE 4-3
CIRCULATION ELEMENT DIAGRAM



SPECIAL TREATMENT AREAS

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

LAND USE DESIGNATIONS

RR	RURAL RESIDENTIAL, LOT SIZE NOTED
R	RURAL, LOT SIZE NOTED
IND	INDUSTRIAL
CC	COMMUNITY COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
AG	AGRICULTURAL
F	FOREST
	COMMUNITY CORE
	COMMUNITY INFLUENCE
PD	PLANNED DEVELOPMENT

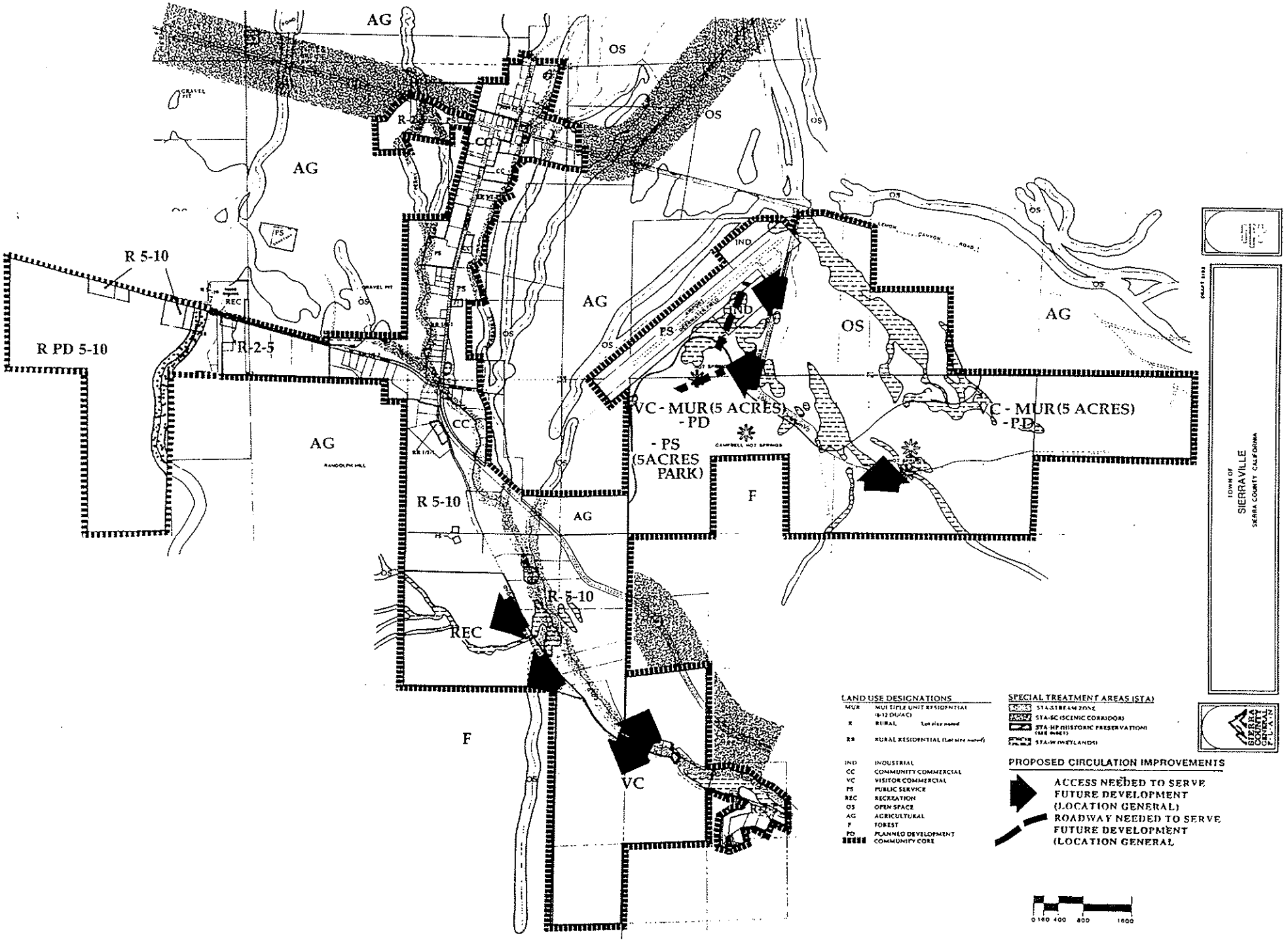
PROPOSED CIRCULATION IMPROVEMENTS

- ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
- ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL

0 180 400 800 1600

SIERRA COUNTY GENERAL PLAN

TOWN OF
SATTLEY
SIERRA COUNTY, CALIFORNIA


AG
OS
R-2-5
CC
AG
R 5-10
R PD 5-10
R-2-5
REC
PS
IND
AG
OS
AG
VC - MUR (5 ACRES) - PD
- PS (5ACRES PARK)
VC - MUR (5 ACRES) - PD
CC
AG
R 5-10
AG
F
R-5-10
REC
F
VC
LAND USE DESIGNATIONS
MUR MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
R RURAL
RR RURAL RESIDENTIAL
IND INDUSTRIAL
CC COMMUNITY COMMERCIAL
VC VISITOR COMMERCIAL
PS PUBLIC SERVICE
REC RECREATION
OS OPEN SPACE
AG AGRICULTURAL
F FOREST
PD PLANNED DEVELOPMENT
COMMUNITY CORE
SPECIAL TREATMENT AREAS (STA)
STA-STREAM ZONE
STA-SC (SCENIC CORRIDOR)
STA-HP (HISTORIC PRESERVATION)
STA-W (WETLANDS)
PROPOSED CIRCULATION IMPROVEMENTS
ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL
0 180 400 800 1600
TOWN OF SIERRAVILLE
SIERRA COUNTY CALIFORNIA
SIERRA COUNTY GENERAL PLAN

4-25

AG
OS
R-2-5
CC
IND
PS
VC - MUR(5 ACRES)
- PD
- PS
(5ACRES
PARK)
F
R 5-10
REC
VC
TOWN OF
SIERRAVILLE
SIERRA COUNTY CALIFORNIA
LAND USE DESIGNATIONS
MUR MULTIPLE UNIT RESIDENTIAL (4-12 DU/AC)
R RURAL Lot size noted
RR RURAL RESIDENTIAL (Lot size noted)
IND INDUSTRIAL
CC COMMUNITY COMMERCIAL
VC VISITOR COMMERCIAL
PS PUBLIC SERVICE
REC RECREATION
OS OPEN SPACE
AG AGRICULTURAL
F FOREST
PD PLANNED DEVELOPMENT
COMMUNITY CORE
SPECIAL TREATMENT AREAS (STA)
STA-STREAM ZONE
STA-SC (SCENIC CORRIDOR)
STA-HP (HISTORIC PRESERVATION (SEE INSET))
STA-W (WETLANDS)
PROPOSED CIRCULATION IMPROVEMENTS
ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL
0 160 400 800 1600

Table 4-4
CIRCULATION ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

	Responsibility[1]				Years from GP Adoption				
	PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN									
1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.									
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water.									
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.									
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.									
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.									
CIRCULATION GOALS									
1. It is the goal of the County to provide a comprehensive, efficient, and safe transportation system within the existing roadway network.									
2. It is the goal of the County to maintain a system of safe rural roads.									
3. Prevent growth inducement along transportation corridors that is inconsistent with existing land use patterns.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Maintenance	1. Maintenance of the existing system should be assured prior to considering the construction of new County maintained roadways. New major roadways are not desired.	1. Adoption of the General Plan and ongoing development review.			✓	PW					✓
	2. Encourage the Forest Service to adequately maintain National Forest roads which are utilized by recreationists, logging trucks, and other traffic.	2. Yearly at annual General Plan progress report session and subsequent correspondence if needed.			✓	PW					✓
	3. Provide input to the Regional Transportation Plan and recommend that Caltrans utilize the Regional Transportation Plan to prioritize maintenance and improvements.	3. Letters to and coordination with Caltrans.				PW					✓
	4. Maintain as many roads for year round travel as budget will allow.	4. Annual budget process.				PW					✓
	5. Require and expect property owners to maintain new residential roads; the County is generally not interested in accepting new residential roads for maintenance due to funding restrictions. Evaluate road maintenance agreement (including those in CC&Rs) to ensure that Homeowners Associations or other appropriate entities will be funded adequately to maintain private roads. Consider acceptance of private road offers of easement dedication.	5. Review of individual projects.		✓	✓	PW					✓
	6. The County shall provide the maintenance and minor improvements needed to perpetuate its system of safe rural roads.	6. Annual budget process.				PW					✓
Safety	7. Develop a continuing program to install guardrails to improve curve safety on State highways.	7. Capital Improvement Program and annual interface with Caltrans at General Plan progress report session.			✓		✓	✓			

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	8.	Provide road widening and turnout areas on all existing one-lane roads to improve safety and traffic flow as new development is proposed.	8.	Review of individual projects.		✓	✓	PW[1]					✓
	8a.	Develop policy on speed limit control, reduction and enforcement on State Roads which pass through communities.					✓	PW			✓		
	9.	Develop public and private roadway standards consistent with the Roadway Classifications chart in this Element which ensure safety balanced with environmental concerns.	9.	Develop County Road Standards.				PW[1]	✓				
New Roads/ Major Improvements	10.	Oppose the development of high-speed thoroughfares on new or existing Federal, State or County maintained roads.	10.	Ongoing oversight of proposals by other agencies.			✓	PW[1]					✓
	11.	Oppose the development of major new roads (other than local roads to serve residential development or major improvements to existing State, Federal, or County roads which would be required by higher standards or higher design speeds than those normally acceptable to the County.	11.	Ongoing oversight of proposals by other agencies.			✓	PW[1]					✓
	12.	Sierra County's highest priorities for all road improvements are: driver and pedestrian safety, increasing safety on curves and narrow roads, and improving access to existing development areas.	12.	Yearly budget process.				PW[1],TC[2]					✓
	13.	Level of Service B as defined in the 1985 Highway Capacity Manual shall be the target on all roadways (State and County).	13.	Ongoing Development Review, adoption of appropriate development fees, capital improvement program, annual General Plan progress report.		✓	✓	PW[1]					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	14. Bridge structures should be repaired, reinforced or replaced as needed on a basis compatible with existing roadway widths and architecture. Upgraded standards should be used only if necessary for safety reasons or if needed to obtain State or Federal funding.	14. Oversight of proposals by other agencies and internal use of this policy by Public Works Department.				PW[1],TC[2]					✓
	15. Provide improvements to existing roads when needed to ensure safety.	15. Capital Improvements Program on a five year cycle.				PW[1],TC[2]					✓
Public Transportation	16. The County should coordinate the services for all transportation proposals and gain maximum benefits for the residents of the region.	16. Adoption of the General Plan and Regional Transportation Plan.				TC[2]					✓
	17. The highest priority for regional public transportation is to serve the handicapped, elderly and reduce traffic impacts.	17. Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
	18. The County should be the lead agency, but not the operating agency for public transportation.	18. Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
	19. Encourage application of non-profit and private enterprise for transit grant funds available.	19. Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
Logging-Related Concerns	20. Oppose creation of unnecessary timber roads within Timber Harvest Plans. Recommend to CDF in responses to individual Timber Harvest Plans that roadways constructed for timber harvests on private lands be revegetated and that particular emphasis be given to road impacts within existing scenic corridors/ scenic highways.	20. Local policy and transmittal of letters to the California Department of Forestry. Annual discussion at General Plan progress report session. 20a. Request review team member status with CDF on review of Timber Harvest Plans.		✓	✓	PW[1]					✓
	21. Designate timber hauling routes through developed areas.	21. N/A				PW[1]			✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Hazardous Material Spills	22.	Actively ensure that hazardous waste management is current with State and Federal laws.	22.	Annual review of county Hazardous Waste Management Plan, adoption of the General Plan and coordination with the California Highway Patrol and Caltrans.			✓	PW[1]					✓
Recreational Traffic	23.	Transportation improvements for recreation travel should be directed toward development and protection of scenic routes and support the local economy .	23.	Consistency of Capital Improvements Plan.				PW[1]					✓
Road Design Impacts	24.	Ensure that new roadway development and circulation improvements are designed with the goals of the "most minimal" impact in mind. For example, special standards should be used in the following areas: -along waterways -adjacent to steep slopes which would require extensive cut/fill -Adjacent to weltands -Where visually important specimen trees of tree standards exist -At existing bridges -Along scenic Highways	24.	Consistency of Capital Improvements Plan.				PW[1]					✓
	25.	Recognize that California Department of Forestry (CDF) road design standards for fire safety will result in unwanted environmental impacts in many instances, restrict land uses to areas where road development to these standards will result in least impact.	25.	Ongoing development review and adoption of Land Use Diagram consistent with this concern.		✓	✓	PW[1]	✓				✓
	26.	Develop standards that require that erosion control plans, including use of Best Management Practices for runoff control, be prepared for all new roadway designs and circulation improvement projects.	26.	Creation of new Development Standards along with updated Zoning Ordinance.		✓	✓	PW[1]		✓			✓
	27.	Develop special roadway standards for steep slopes and environmentally sensitive areas.	27.	Creation of new Development Standards along with updated Zoning Ordinance.		✓	✓	PW[1]		✓			✓
Airports	28.	Keep at least one airport open for public use in Sierra County.	28.	N/A			✓	PW[1],TC[2]					✓
	29.	Retain Dearwater Airport in Sierraville as a public airport for use by local residents and the general public.	29.	Pursue planning funds to develop and update a master plan.			✓	PW[1]					✓
	30.	# not used.	30.	# not used									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	31. The County shall support legislation to increase the State and Federal allocation for small airport funding and seek viable State or Federal grants to correct deficiencies.	31. Support as proposed.			✓	PW[1]					✓
Parking	32. Work towards creation of new parking opportunities in congested areas (tourist, recreation and other).	32. Capital Improvements Plan. 32a. Adopt Parking Development Standards.			✓	PW[1]					✓
Funding	33. Seek funding sources that will support transportation improvements and maintenance.	33. Coordination with State and Federal Agencies.				PW[1]					✓
	34. Support efforts of Federal and State government to reduce conditions on transportation funding, which would require the County to use design standards higher than County standards.	34. Respond as proposals are made.			✓	PW[1]					✓
	35. Establish a development fee program to collect funds to pay for roadway improvements necessitated by new development.	35. Adoption of a development fee program.			✓	PW[1]		✓ ✓			
	36. # not used.	36. # not used.									
Interagency Cooperation											
	37. Cooperate with the USFS to reduce traffic impacts which would impact either jurisdiction.	37. Respond as proposals are made.			✓	PW[1]					✓
	38. Continue to work with USFS to resolve differences in road management objectives.	38. Respond as proposals are made.			✓	PW[1]					✓
	39. Actively oppose USFS road management objectives which are in conflict with County goals.	39. Respond as proposals are made.			✓	PW[1]					✓

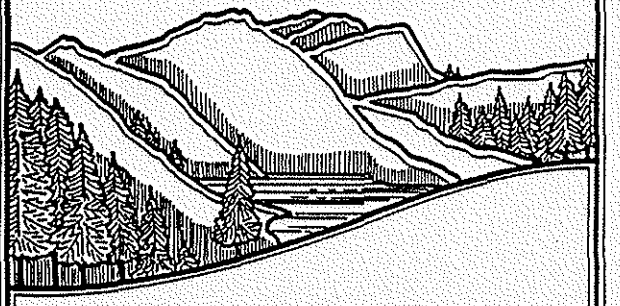
Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Trails / Sidewalks	40.	Support creation of new trails and sidewalks and encourage linkages to public trails and Community Areas as new development is proposed.	40a.	Review of individual projects and acceptance of trail easements when appropriate.				✓					
	41.	# not used.	40b.	Adopt a street improvement standard which includes sidewalk and pedestrian facilities.				✓					
Bicycle Facilities	42.	Provide long range plans for bicycle use.	42.	Develop a Bicycle Master Plan.				PW			✓		
	43.	Reduce conflicts that occur in bicycle events on County and State routes.	43.	Coordination with Sheriff's Dept, CHP, Emergency Response Agencies and bicycle interests.				PW					✓

[1]Department of Public Works

Table 4-5
ROADWAY LEVEL OF SERVICE MONITORING CHECKLIST

Monitoring Agency:	Public Works Department
Responsible Agency:	Public Works Department
Update Required:	Annually in February
Target Level of Service:	LOS C
Action to be Taken if LOS is Not Met:	Building restrictions in area of concern. Also see fiscal impact recommendations in Public Facilities Element.

PUBLIC FACILITIES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

5. Public Facilities Element

Introduction

A Public Facilities Element is not explicitly required by State planning law. However, the Circulation Element requirements include a mandate to look at all public facilities:

> **Government Code Section 65302(b):** [The general plan shall include] a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public facilities and services, all correlated with the land use element of the plan.

The following mandatory issues are listed in the General Plan Guidelines Circulation Element discussion:

- Major Thoroughfares
- Transportation Routes
- Terminals
- Other Local Public Utilities and Facilities

The first three issues are discussed in the Circulation Element, the "other" category is the subject of this Element.

The public facilities discussed in this Element include:

- Water Supply

— Storm Drainage
— Police Protection
— Fire Protection
— Schools
— Solid Waste
— Cemeteries
— Cable Television
— Electric Service
— Gas Service
— Hospital
— General Governmental Services
— Libraries

Sewage disposal is discussed in the Water Resources Element. Circulation facilities are discussed in the Circulation Element. Parks and recreation facilities are discussed in the Parks and Recreation Element.

A few key discussions and recommendations are retained among the following pages - pertinent information regarding these subjects is contained in the Background Report.

Element Goals

It is the goal of the County to provide for essential public facilities and services and allow for the provisions of quasi-public facilities and services which are in keeping with the customs, culture and heritage of Sierra County

Priority for public facilities is directed to community core areas.

Background/Future Needs

Detailed information related to Public Facilities is contained within the Background Report. Specific Public Facility topics discussed in the Background Report include:

- Schools
- Water Supply

- Police Protection
- Fire Protection
- Libraries
- Utilities
- Cemeteries
- Cable Television
- Sewer Systems
- Medical Services
- Telephone
- Animal Control
- Solid Waste
- County Service Areas
- Post Office
- State Highway Maintenance Stations
- General Government

Schools

Needs

District Superintendent Michael Moore indicated that the District does not have the money necessary to build or replace school facilities currently needed. The Loyalton Intermediate School is in need of replacement. (Cost estimates to repair the school are approximately 70-75% of new school costs.) In addition, the Downieville School needs shower and locker facilities for the gym and a cafeteria for the school. Lunches are prepared for students at the Downieville Community Hall or provided by independent contractors.

The District had considered placing a tax override measure on the November 1993 ballot in order to raise the necessary funds for the needed improvements at the Loyalton and Downieville Schools. However, a District-funded survey indicated that a tax override measure would not receive the necessary two-thirds vote needed to pass. The survey indicated that only 50-60% of the population supported the tax override proposal. The District has no immediate plans to attempt to raise necessary funds through tax overrides or bond measures. To reduce costs, the School Board is drafting a new policy to require non-school related use of District facilities to reimburse the District for heating, lighting and custodial costs.

The District's 1992-1993 budget is $5.2 million; the previous year's budget was approximately $10 million (Michael Moore, Personal Communication, September 1992).

Water Supply

Introduction

Most of the County's population living in or near the various communities are served by one of the numerous public and/or privately owned water utilities. The Sierra County Planning Department has identified 17 individual water companies operating in the County serving anywhere from 3 to 200+ individual customers. In Sierra City alone, there are nine different privately owned water companies. The remainder of the County's residents not connected to one of these public/private water utilities have either tapped into springs or surface water supplies, or have dug their own wells. Detailed information related to the County's water supply is contained within the Background Report.

Police Protection

Sheriff's Department

Police Protection Needs

Sierra County Sheriff Lee Adams identified four primary concerns of the Department as development occurs within the County. The following is an excerpt from Sheriff Adams August 28, 1992 letter:

> 1. Communications system. Our current radio communications system was designed in 1972 to cover the major population centers of the county at a minimal cost. With two mountain top repeaters, good coverage is provided to Downieville, Goodyears Bar, the entire Sierra Valley, and the SR 49 and 89 corridors. Weaknesses to the system did exist in Sierra City, and were corrected with the addition of a local base station within that community. Weakness to the system continues to exist in the Alleghany, Forest City, Verdi, and Long Valley areas. While alternate communications from those areas does exist, substantial development in those areas should consider emergency communication needs. Likewise, our dispatch center remains the sole emergency services dispatch center within Sierra County. In addition to fielding the communications needs of this office, it further relays fire and emergency medical calls county-wide through our law enforcement radio system. Any substantial development within the county should also consider the overall impact to that existing system.
>
> 2. Staffing. Currently this office has staff assigned county-wide to meet the historic need. While staff exists within the communities of Downieville, Goodyears Bar, Sierra City, Alleghany, Loyalton, Sierraville, and Verdi, any significant changes in demographics both within and especially outside of those population centers should consider our staffing needs.
>
> 3. Jail. The office continues to operate a Type 1 (short-term) jail within Downieville. While that facility is currently undergoing an extensive remodeling, it will continue

to be rated and operated as a short term holding facility for the housing of prisoners awaiting trial. With the exception of trustee workers, all long term prisoners will be housed in outside county jails. Any development should consider the immediate transportation and incarceration of a person to a jail facility located in Downieville, as well as the financial impact of long term housing costs.

4. Specialty needs. Specialty assignments in this office are based on historic needs and those to date have primarily been search and rescue, boating, and marijuana eradication programs. Any development that deviates from historical land uses within the county, should be considered for their overall impact to this office. Examples of such would be the need for such specialties as a SWAT team, hazardous materials team, etc.

Fire Protection

Fire protection and suppression services in Sierra County are provided by the U.S. Forest Service, California Department of Forestry (CDF), and various community fire protection districts. Detailed information related to Fire Protection Services in the County is contained in within the Background Report.

Libraries

Library Needs

The library system in Sierra County is operated by the Plumas County Library system and funded from the Sierra County general fund. According to Plumas County Librarian Ross Olmstead, Sierra County needs permanent library facilities and increased funding for library services. However, the scattered population within the County necessitates a decentralized system. A full service library is being considered at Loyalton and is in the planning stage.

Utilities

Electric power is provided to residents of Sierra County by the Pacific Gas & Electric Company (PG&E), Sierra Pacific Power Company, and the Plumas-Sierra Rural Electric Cooperative. There is no piped gas service available in Sierra County.

Utility Needs

Over the long term, new substations may be needed throughout the County particularly to serve any new large scale industrial mill, or mining operations

which are allowed under the General Plan. Additional power lines could be needed to serve this type of development also. These facilities are not shown on the Land Use Map because the actual need and appropriate location to serve special uses are difficult to predict. However, this Element includes policies calling for County cooperation in locating electrical facilities needed to serve General Plan permitted land uses.

Cemeteries

There are currently four active cemetery districts in the County. District No. 1 serves the communities of Downieville, Sierra City and Goodyears Bar; District No. 2 serves the communities of Alleghany, Pike, and Forest City; District No. 3 serves the City of Loyalton; and District No. 4 serves the communities of Sattley and Calpine. Funding is via the general fund. Detailed information related to cemeteries in Sierra County is contained within the Background Report.

Cable Television

Cable Needs

Cable television is useful in rural areas for access to educational programs which cannot be offered locally; this may become a more important asset in the future to assist high technology firms and the school district. Detailed information related to cable television in Sierra County is contained within the Background Report.

Sewer Systems

The City of Loyalton is the only community in the County that has a sewer system. It is at capacity and is currently undergoing expansion. The remainder of County residents and businesses use on-site septic disposal systems.

Sewer System Needs

Community sewer or shared septic systems may become necessary in Downieville, Sierra City, and Sierraville and perhaps other communities in the future. In the interim, minimum residential parcel sizes in all communities should be increased from the current 8,000 square feet (with a public water system) to one-half acre to better ensure adequate repair area.

Medical Services

Sierra Valley District Hospital. The Sierra Valley District Hospital provides emergency medical services for Sierra County residents living east of the Yuba Pass. The Western Sierra Medical Clinic located in Downieville provides out patient medical and dental services for the western portion of Sierra County. Detailed information related to medical services available in Sierra County is contained within the Background Report.

Medical Service Needs

The eastern part of the County is reasonably served by medical and hospital facilities at the Sierra Valley District Hospital in Loyalton. However, the hospital is facing budget cutbacks due to a reduction in federal and State medical room rate reimbursements. In addition, the recent State budget stalemate almost resulted in the SVDH not being able to meet its payroll. A private lending institution stepped in and extended a line of credit to the hospital. The SVDH is currently trying to negotiate a solution with the County in the event future State budget stalemates occur. The County is being asked by the SVDH to co-sign for a line of credit with a private lending institution. A private dentist also provides service to the Loyalton area.

The western part of Sierra County does not have comparable facilities and is actually closer to emergency medical facilities in Nevada County. However, in the near future the Western Sierra Medical Clinic will need to expand its facility to include additional exam rooms. In addition, due to State budget constraints the clinic cannot rely on annual State grants.

EMT, ambulance and fire emergency services are available throughout the County and for the most part are supplied by volunteer organizations.

Telephone Service

Pacific Bell provides telephone service to residents of Sierra County. According to Public Works Coordinator S.C. Del Real, Pacific Bell can continue to serve Sierra County within the parameters of its Long Range Outside Plant Plans in accordance with requirements of and at rates and charges specified in its scheduled tariffs on file with the California Public Utilities Commission.

Telephone Needs

Over the long term, new switching stations may be needed throughout the County particularly to serve any new large scale development allowed under

the general plan. Additional telephone lines could be needed to serve new developments. However, it is anticipated that telephone lines will follow or utilize power lines installed to serve the same development. This Element includes policies calling for cooperation in locating electrical/ telephone facilities needed to serve general plan permitted land uses.

Animal Control

Animal control services in Sierra County were formerly provided by Placer County through a contract administered by the Sierra County Health Department. The entire County was served under this contract. The Sheriff's Department also responds to animal control calls they receive. There is no animal impoundment facility in the County.

Parks and Recreation

This subject is discussed in the Parks and Recreation Element (Chapter 6).

Snow Removal

This subject is discussed in the Circulation Element (Chapter 4).

Solid Waste Disposal / Collection

Solid Waste

Solid waste in Sierra County historically was managed in accordance with the Sierra County Solid Waste Management Plan, adopted by the Sierra County Board of Supervisors on December 7, 1982. This Plan was amended to the 1968 Sierra County General Plan and was determined to be "in strict compliance with the County General Plan (1968) and Zoning law" (Solid Waste Management Plan, 1982, p. 2) when adopted.

The California Integrated Waste Management Act of 1989 (CIWM Act) created a new system of solid waste management in the State of California Assembly Bill 939 (AB939) replaces the existing County Solid Waste Management Plan with both City and County elements. Sierra County and the City of Loyalton

are currently preparing the Sierra County Integrated Waste Management Plan in accordance with AB 939 requirements The County/City has submitted their plans to the California Integrated Waste Management Board by January 1, 1994.

Solid Waste Needs

The County's existing disposal system is operating satisfactorily this time and the County expects to continue operating the four transfer stations and the Loyalton Landfill. The County is presently considering options for solid waste disposal once the life expectancy of the landfill expires. The Board of Supervisors has been approached by John McMorrow of Plumas County who is trying to establish a multi-county regional solid waste organization that would transport Sierra County waste to a newly proposed landfill site near the Susanville prison. In addition, Rick Ross, owner of Intermountain Disposal Company currently operating in Sierra County, has approached the Board with a proposal to haul waste to Reno's Sanitary Landfill. With 11-16 years of life remaining at the Loyalton Landfill there is sufficient time to plan new solid waste disposal strategies for Sierra County. In the interim, the transfer stations and the landfill should continue to be protected by compatible land uses.

Post Offices

There are currently seven post offices serving residents of Sierra County. They are located in Alleghany, Goodyears Bar, Downieville, Sierra City, Calpine, Sierraville and Loyalton which ensure ready access to all of the more populated areas of the County.

Post Office Needs

These federal facilities are outside the direct control of the County. However, the County should do everything in its power to ensure continued operation of each of these facilities. They are integral to the identity and economic development of each community.

State Highway Maintenance Stations

There are presently two Caltrans highway maintenance stations located in Sierra County. One station is located in Downieville and the other is located in Sierraville. These facilities are shown on the Land Use Maps. From these two stations Caltrans maintains approximately 100 miles of State roads.

State Highway Maintenance Needs

According to Caltrans Planner Kay Hansen, these facilities are adequate to the needs of the County and no expansion is anticipated at this time. Mrs. Hansen indicated that at this time she is unaware of any existing land use conflicts adjacent to any of their facilities. However, it will be important to ensure that incompatible land use designations are not located surrounding these facilities.

County Service Areas

There are five County service areas that are coterminous with the boundaries of the five supervisorial districts. The tax rate assessments in each district varies and is dependent on the services and level of service requested by the residents of that particular District. The types of services authorized by the Board of Supervisors that may be provided within each district are listed below.

- Extended police protection
- Structural fire protection
- Local park, recreation or parkway facilities and services
- Extended library facilities and services
- Water service
- Sewer service
- Pest and rodent control
- Street and highway lighting and sweeping
- Refuse and garbage collection and disposal
- Solid conservation and drainage control
- Flood control
- Animal control
- Ambulance service
- Area planning
- Accumulation of reserve funds
- Any other service authorized by law to be performed by a county service area
- Any other governmental services which the County is authorized to perform and which the county does not perform to the same extent on a countywide basis.

County Service Area Needs

Needs for the various services provided are discussed throughout this Element. However, in general, the County Service Area which provide some of these service parcel charges do not reflect actual needs. The studies are

needed for each of the services provided and a more equitable method of service priority and revenue distribution among the service areas needs to be evaluated.

Loyalton

The County provides various services to the City of Loyalton. Annual review of the fee structure is needed to ensure that actual costs are covered.

General Government / Fiscal Impacts of General Plan Buildlout

As the second smallest county in population within the State, Sierra County has no fewer problems financing public services than elsewhere. Indeed, the cost per capita of County services is higher than larger counties which causes a problem inverse to population served. That is, a small population must carry fixed costs assigned by the State legislature. In addition, the dispersal of the county population imposes costs for services delivery that are not found in more populous counties simply because travel time is less, customer groups served are closer together and service delivery is relatively easier. Detailed information related to general government fiscal impacts is contained within the Background Report.

Related Plans

No related plans have been prepared in the recent past.

Assumptions

See Economic Element assumptions.

Table 5-1
PUBLIC / PRIVATE FACILITIES AND SERVICES MONITORING CHECKLIST

Public Facility / Service:	**Water Supply**
Monitoring Agency:	County Department of Public Works
Responsible Agency:	Water Districts and Sierra County DPW
Update Required:	Annually in February
Target Level of Service:	Adequate domestic water supply meeting State drinking water standards for every residence and establishment in the County is an appropriate goal. To meet this goal, the following levels-of-service should be used: — Access to a piped water supply meeting State domestic water standards for all parcels less than one acre in size in Community Core areas. (The intent is to allow for adequate separation from septic systems.) — Construction of wells in accordance with State Water Well standards on parcels over one acre in size where public water supply is not supplied.
Action to be taken if LOS not met:	In Community Core Areas – Assistance with grant applications to improve water systems – Reduction in building permit issuance until capacity/quality problems are solved In Outlying Areas – Adjustment in land use designations if problem areas are identified

Public Facility / Service:	**Fire Protection**
Monitoring Agency:	County Planning Department/County Auditor
Responsible Agency:	Fire Districts
Update Required:	Annually in February
Target Level of Service:	Community Core and Community Influence Areas, Industrial, Recreation, and Destination Resort designations: 5 minute response time with facilities appropriate to structures and activities in service area and ISO of 7. Outlying areas: response time of 5-15 minutes.
Action to be taken if LOS not met:	Recommend increased fire district annual and buy-in fees. See franchising recommendations in this Element. Analyze fire agency expenditures and revenues.

Public Facility / Service:	**Sheriff's Department**
Monitoring Agency:	Sheriff's Department
Responsible Agency:	Sheriff's Department
Update Required:	Annually in February
Target Level of Service:	Based on the Needs discussion, the following are appropriate target levels of service: Communications – continuation of existing levels of service. Major new residential development in Alleghany, Forest City, Verdi, and Long Valley require improvements. Staffing – Continuation of existing levels of service of approximately one sworn personnel/350 residents and at least one officer on duty on either side of the County at all times. Jail – Short-term holding facility status meeting State standards. Specialty Needs – To be provided as need is created.
Action to be taken if LOS not met:	Increased funding including development fees and financing mechanisms discussed in this Element, increase in volunteers, building permit reduction, or private patrol requirements for new development.

Public Facility / Service:	**General Government**
Monitoring Agency:	Individual departments
Responsible Agency:	County Auditor/Controller
Update Required:	Annually in February
Target Level of Service:	Continuation of current levels for all departments not financed from user fee or special revenues.
Action to be taken if LOS not met:	Moratorium on new development could be considered until financing becomes available, shift County services to other providers, investigate new form of governance such as charter county or consolidate with other counties; develop public-private partnerships. Consider creation of a long-term "County Service Management Plan".

Public Facility / Service:	**Schools**
Monitoring Agency:	County Planning Department
Responsible Agency:	Sierra-Plumas Joint Unified School District
Update Required:	Annually in February
Target Level of Service:	No exceedance of planned student ratio to buildout capacity including capacity for portables at each school
Action to be taken if LOS not met:	Discuss options with School District. Some options include: – Building permit issuance reduction – Assistance in establishing Mello-Roos Districts – Support of other financing mechanisms

Public Facility / Service:	**Libraries**
Monitoring Agency:	County Planning Department
Responsible Agency:	Plumas County Library
Update Required:	Annually in February
Target Level of Service:	20 minute driving distance from all community areas to a lending outlet. Unincorporated area per capita expenditures of at least $4.00.
Action to be taken if LOS not met:	Increased funding. (See Element text for options.)

Public Facility / Service:	**Electricity**
Monitoring Agency:	County Planning Department
Responsible Agency:	Various private utilities
Update Required:	Annually in February
Target Level of Service:	Electrical service in all Community Core and Community Influence Areas, Industrial, Recreation, and Destination Resort uses.
Action to be taken if LOS not met:	County assistance in designating areas for needed facility improvements.

Public Facility / Service:	**Propane gas / heating oil**
Monitoring Agency:	County Planning Department
Responsible Agency:	Various private firms
Update Required:	Annually in February
Target Level of Service:	Safe location of propane gas/diesel distribution/storage to allow for delivery throughout the County.
Action to be taken if LOS not met:	Regulatory action for safety concerns.

Public Facility / Service:	**Medical Services**
Monitoring Agency:	Public Health Department and Sierra Valley Hospital District, Wetern Sierra Medical Clinic
Responsible Agency:	Same as above.
Update Required:	Annually in February
Target Level of Service:	Continuation of existing levels of service: one bed per 88 residents medical and dental clinic service to western Sierra County and ambulance service for the entire County; retention of Western Sierra Medical Center.
Action to be taken if LOS not met:	Explore funding options or seek to attract service providers.

Public Facility / Service:	**Post Offices**
Monitoring Agency:	County Planning Department
Responsible Agency:	U.S. Post Office
Update Required:	Annually in February and when there are plans proposed to reduce outlets or service hours
Target Level of Service:	Continuation of all 8 existing post offices.

Update Required:	Annually in February and when there are plans proposed to reduce outlets or service hours
Target Level of Service:	Continuation of all 8 existing post offices.
Action to be taken if LOS not met:	Board of Supervisors discussions with Postmaster. Potentially request for EIS preparation on any closures.

Public Facility / Service:	**Solid Waste / Hazardous Waste**
Monitoring Agency:	County Department of Public Works
Responsible Agency:	Department of Public Works
Update Required:	Annually in February
Target Level of Service:	Landfill: Ten year life expectancy of landfill available (in or out of County) at any one time in order to ensure an adequate period to increase capacity or identify new solutions. Collection: Availability of refuse collection service at least twice per month in all Community Core and Community Influence areas.
Action to be taken if LOS not met:	Landfill: See Solid Waste and Hazardous Waste Management Plans Collection: Discussions with refuse collectors, potentially seek new contracts.

Public Facility / Service:	**Animal Control**
Monitoring Agency:	Health Department/Sheriff
Responsible Agency:	Health Department
Update Required:	Annually in February
Target Level of Service:	Officer in County 3 days/week.
Action to be taken if LOS not met:	Increased funding.

Public Facility / Service:	**Cemeteries**
Monitoring Agency:	Public Works
Responsible Agency:	Various Cemetery Districts
Update Required:	Annually in February
Target Level of Service:	Existing maintenance levels and space available on both sides of County at all times.
Action to be taken if LOS not met:	Increased funding, land dedication, volunteer efforts, or other methods should be identified.

Public Facility / Service:	**Ambulance Service**
Monitoring Agency:	Board of Supervisors
Responsible Agency:	N/A
Update Required:	Nine (9) year cycle
Target Level of Service:	Replace ambulances each year - review contract annually, provide adequate service, extend service to all communities

SIERRA COUNTY GENERAL P·L·A·N

Table 5-2
PUBLIC FACILITIES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.											
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.											
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.											
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.											
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.											
PUBLIC FACILITIES GOAL											
1. It is the goal of the County to provide for essential public facilities and services and allow for the provision of quasi-public facilities and services which are in keeping with the customs, culture, and heritage of Sierra County.											
2. Priority for public facilities is directed to county core area.											
Public Facilities – General	1. Ensure the provision of essential public and quasi-public facilities in a timely manner based on growth projections, actual growth rates, and planned pattern of land uses.	1a. Designate existing and needed public and quasi-public facility sites Public Service on Land Use Diagram.	✓	✓	✓		✓[2]				
		1b. Adopt target levels of service.		✓	✓		✓[2]				

[1] PD = Planning Department PC = Planning Commission BOS = Board of Supervisors [2]Upon Plan adoption.

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		1c. Review each public/quasi-public facility and service annually for ability to meet these targets, and take appropriate action if levels of service are not being met or if there is evidence that they may not be met within the foreseeable future. Request providers to submit annual report. (See Target LOS Checklists at end of policy chart.)	✓	✓	✓	PW[1]		✓			
		1d. Grant discretionary land use approvals (conditional use permits, subdivisions, zone changes, and General Plan amendments) only when all essential public and quasi-public services and facilities can be provided in an adequate and timely manner consistent with the goals and policies of this Element; i.e., fiscal impact and economic impact analyses shall be required of all discretionary land use approvals funded by the applicant, prepared by the County or its contractor. (See Element text, 5-51)	✓	✓	✓						✓
		1e. Require each development under discretionary review to organize and approve a mechanism for maintaining public services and facilities. This mechanism is to create public revenues other than traditional property taxes and related fees/charges.	✓	✓	✓			✓			
		1f. Where specific resort type complexes are considered and fiscal impacts are of concern, the County may require a deposit of a cash reserve for County trusteeship. This reserve will be retained for a period of time long enough to assure that self-supporting revenues are available from the project. The intent is to protect County taxpayers against ownership transfer, default or development below anticipated levels in future years. (See Recreation Element text for background discussion)	✓	✓	✓						✓
					✓					✓	

[1]Department of Public Works.

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	2. Ensure that new development funds its full fair share of needed public facility/service capital and operating/maintenance expenditures. The timing of public facility upgrading and/or development be coordinated with the capacity, the facility infrastructure, and available financing/revenues for the needed public facilities.	2a. Establish and continually update public facilities impact mitigation fees.			✓	PW[1]		✓			✓
		2b. Create new financing mechanisms to ensure that new development will pay its way. (See Element, text pages 5-51 to 5-53 and discussions under each facility/ service section)	✓		✓	CC[2]			✓		
	3. Actively pursue new funding sources to ensure that the goals and policies of this Element can be met.	3a. Provide technical assistance to public and private public facility/service providers in applying for grants and loans.	✓			EC[3]					✓
		3b. Prepare or assist in preparation of detailed analyses of public facilities services throughout the County including General Government to determine which services should be provided by the County through benefit assessment districts, CSAs, a countywide water agency, etc., and appropriate funding levels. Adjust CSA parcel charges accordingly.			✓	PW[1]		✓			
	4. Differentiate between rural and community area levels of service to ensure cost effective provision of services.	4. Differentiation on target LOS checklists. The County should encourage and may require that funding of public facilities and services be conditioned as part of approval of a discretionary permit. This may include impact fees, creation of a public entity or district.	✓	✓	✓	PW[1]	A[1]				
Water Supply	5. Ensure that adequate and safe water supply is available to all users.	See Implementation Measures 1a,b,c,d, 2, 3a,b.							✓		✓
		5a. Consider forming a County Water Agency and prepare a Water Supply Master Plan.			✓	PW[1]		✓			✓
		5b. Develop standards for parcel development that assure a level of adequate and safe water and area for sewage disposal. Where feasible, water supply to parcels within a Community core should be served by community water systems.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	5b. Encourage community water systems where economically feasible and assure a legally enforceable mechanism is in place for long term financing and maintenanceof a water or sewage disposal system.	5c. Maintain a requirement for minimum lot sizes for single family residential uses based upon water and sewer faciiities required and assure that in the case where groundwater well and individual sewage disposal is proposed, lot size shall be no less than 1.5 acres.	PW[1]		✓				✓		✓
		5d. In particular, assist Water Districts in securing funding to upgrade to meet federal and State drinking water standards. Consider formation of a Marks-Roos investment pool to finance improvements and/or to pay for consolidation of smaller districts.									
		5e. Enforce State well production minimum standards in areas not served by water systems.	✓	BD[1]							✓
		5f. Sierra Brooks – Maintain a benefit assessment district or assist Homeowner's Association in acquiring the system to ensure adequate funding of the Sierra Brooks water system. Develop a long-range capital improvement plan.		PW[2]	✓				✓ (5 yrs)	✓	
		5g. The Environmental Health Department should identify users of untreated surface water supplies and monitor the water quality of these systems.				EH[3]			✓ (5 yrs)		
		5h. Annual level of service review.	✓		✓	WD[4]					✓
Police Protection	6. Adequately finance Sheriff's Department needs for facilities expansion, staffing, and equipment to correspond to Plan area growth and development.	6a. Annual level of service review.	✓		✓	SD[5]					✓
		6b. Adopt new development impact fee.			✓	SD[5]			✓		
	See also Policies 1, 2, and 3.	6c. Consider new financing methods when capital improvements are needed for current residents (such as for a Countywide parcel fee). (See Element text page 5-21 for detail)			✓	SD[5]					✓
Fire Protection	7. Encourage and assist Fire Districts to meet the fire protection needs of the County at existing levels of service.	7a. Annual level of service review.	✓		✓	FD[6]					✓
	Also see Policies 1, 2, 3, and 5.	7b. Review individual discretionary development permit applications for fire safety design. Require on-site improvements and equipment as needed.	✓	✓	✓						✓

[1]Building Department
[2]Department of Public Works
[3]Department of Environmental Health
[4]Water Districts
[5]Sheriff's Department
[6]Fire Districts

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from Adoption 1	2	3	4	on-going
		7c. Assist Districts in preparation of impact fee studies.			✓	PW[1]					✓
		7d. Prepare Fire Services Master Plan and consider more efficient organization including consolidation, CSA, CFD, etc. (See Element text page 5-31)			✓	PW[1]			✓		
Libraries	8. Provide or enhance all library services in Loyalton.	8a. Yearly LOS review.		✓	✓	LD[2]					✓
	8a. Cooperate with the City of Loyalton and SPJUSD to determine location of and extent of library services for eastern Sierra County.	8b. Explore funding mechanisms discussed in this Element as needed. (See Element text page 5-33 for detail)			✓	LD[2]					✓
	Also see Policies 1, 2, and 3.										
Utilities: Electric/Phone	9. Cooperate with utility companies in locating needed facilities in keeping with visual and landform disturbance policies in this General Plan.	9. Assistance and project review as facilities are proposed.	✓	✓	✓						✓
		9a. Encouragement for underground installation of utilities.									
	Also see Policies 1, 2, and 3.										
Cemeteries	10. Provide for adequate cemetery expansion room and funding to provide for County needs.	10a. Adoption of Land Use Diagram with cemetery expansion designations.		✓	✓		A[4]				✓
		10b. Maintain existing funding levels or seek establishment of cemetery districts or other maintenance assurance.			✓	PW[1]					✓
Cable Television	11. Encourage establishment of cable service to all Community Areas consistent with visual and landform disturbance policies of the General Plan.	11. Application assistance and project review as facilities are proposed. Explore royalty franchise fees to cover County costs.		✓	✓						✓
		11a. Encourage underground utilities.		✓	✓						✓
Medical Services	12. Encourage and assist retention of existing medical service levels.	12. Annual level of service review.			✓	SS[3]					✓
Animal Control	13. Provide animal control services to meet the needs of County residents.	13. Annual level of service review.			✓	PW[1]					✓

[1]Department of Public Works 2.Library Dist. 3. Dept. Social Services 4. Upon Plan Adoption

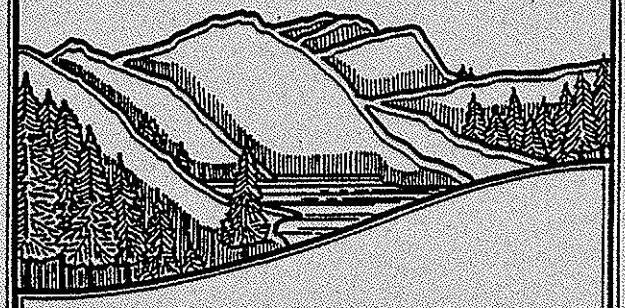
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
Solid Waste	14. Provide for refuse disposal and collection to meet the needs of County residents.	14a Annual level of service review.			✓	PW[1]					✓
		14b Adopt a recycling and household hazardous waste plan.			✓	PW[1]				✓	
Post Offices	15. Encourage and assist continued operation of all existing post offices.	15. Respond as needed to any proposals to eliminate post offices.	✓		✓						✓
Airport	See Land Use Policy K.										
Parks and Recreation	See Parks and Recreation Element										
Snow Removal Highway Maintenance	See Circulation Element See Land Use Policies 15 and 28.										
Schools: Loyalton	16. Strive to assist School Districts in achieving school attendance at or below built capacities of each school.	16a. Identify all existing and planned school sites on the Land Use Diagram.	✓	✓	✓		A[2]				
		16b. Rezoning and general plan amendment applications shall include a schools impact analysis and impacts identified shall be mitigated. Mitigation may include fees, land dedication, phasing, or other methods.	✓	✓	✓						✓
		16c. Encourage the School District to prepare Facility Master Construction and Funding Plan to determine actual funding needed. Encourage the Districts and assist where possible in utilizing every financing mechanism possible to achieve preferred levels of service. Resources may include dedication of school sites, development fees, development agreements, Community Facilities Districts, assessment districts, general obligation bonds, special taxes, and State funds. If a Community Facilities District is formed, school funding should absorb only a portion of the revenues, other needed facilities should be funded by this mechanism also.			✓			✓			✓
		16d. Annual review of school capacities and related concerns with appropriate action taken.	✓		✓	SH[1]					✓

[1]Department of Public Works
[2]Upon Plan adoption

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Sewage Disposal	17a. Ensure that adequate sewage disposal is provided throughout the County.	17a. Appoint task force to evaluate formation of septic system maintenance district and long range County plan.			✓	PW[2]				✓	
	17b. Pursue a septage receiving and processing facility at Loyalton for service to all of the County.	17b. Continue to work with Loyalton to ensure sewering of Industrial and Multiple Unit Residential designations near the City.			✓	PW[2]					✓
		17c. Require performance bond of any private, community wastewater treatment plants constructed in the County. (See Element text page 5-37 for detail)		✓	✓	PW[2]					✓
County Services provided to Loyalton	18. Continue to provide needed governmental services to the City of Loyalton on a cost effective basis.	18a. Prepare a detailed fiscal analysis of costs of providing services to City of Loyalton to ensure adequate fee structure.			✓	PW[2]			✓		
		18b. Explore formation of a city/county or a charter county to increase State revenues received and efficiency of service delivery.			✓	CC[3]				✓	
County Service Areas	19. Ensure that CSA charges reflect actual costs of providing services and ensure that services which are provided are cost effectiveand are priority services.	19. Prepare fee study for all CSA services provided.	✓		✓	PW[2]		✓			
	19a. Spheres of influence are needed for each community and for all service areas around these communities linking revenues to logical extensions of public services.	19a Consolidation of service area boundaries or elimination of current districts.									
		19b. Commission an analysis of alternative methods of service area organization including revenues.									
		19b Develop a County Service master plan designed to establish Countywide service priorities and establish a sphere of influence.									

1. School Districts
2. Dept. of Public Works
3. County Counsel

PARKS AND RECREATION ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

6. Parks and Recreation Element

Introduction

The State General Plan Guidelines require that the distribution of recreation facilities be set forth in the General Plan (Land Use Element Guidelines) as well as access to waterways and links between major recreation and open space reservations (Open Space Element Guidelines). A Parks and Recreation Element is not required specifically. However, this Element is intended to discuss recreation issues required in other elements as well as recreation issues critical to Sierra County.

Element Goals

1. Provide a wide variety of recreational opportunities in the County that direct priority to County needs.

2. Provide a level of public and private recreation and tourism that does not destroy the quality of life or environmental quality of the County.

Background/Future Needs

Detailed information related to Parks and Recreation is contained within the Background Report. Specific Parks and Recreation topics discussed include:

- Adequate Recreation Land and Facilities
- Private Facilities
- Federal Lands Campground
- Recreation Use Compatibility
- Waterways
- Trails
- Winter and Private Resorts
- Special Areas

Related Plans

The Tahoe National Forest Management Plan **(1990)**, describes a variety of goals and desired future conditions for these Forest lands. These goals relate to several broad issues:

— Maintaining and providing new areas for diverse, dispersed recreational opportunities, in cooperation and concert with appropriate government agencies.

— The continuing inventory, evaluation and selection of outstanding areas and/or life forms within the National Forest.

— The emphasis of wildlife viewing opportunities throughout the forest.

— The value, scarcity and desired retention of semi-primitive lands within the forest.

- The development of National Recreational Trail proposals that would provide for a wide range of users and uses, and emphasize ease of access from adjacent urbanized areas.

- There is a high demand for alpine skiing. Tahoe National Forest resorts are nearing capacity. Skiing is a popular sport on Tahoe National Forest.

***The Plumas National Forest Management Plan* (1988)** emphasizes the following general goals relating to recreational uses:

- Provide for a wide variety of recreational uses, coordinated with other uses.
- Encourage privately-operated facilities to serve public needs.
- Expand developed facilities.
- Reduce unit costs.
- Complete wild and scenic river acquisitions.
- Emphasize opportunities within semi-primitive areas.
- Minimize conflicts between recreational uses and uses especially in regard to off-highway vehicles.

Special recreational areas designated by the Forest Service are shown on Figures 6-1 and 6-2.

Toiyabe National Forest Land and Resource Management Plan. A small portion of the Toiyabe National Forest Management Areas #1 and #2 fall within Sierra County. The Land and Resource Management Plan emphasizes goals expressing the following concepts:

- Partial retention of visual features within the Highway 395 viewshed.
- Evaluation of off-highway vehicle damage areas and the restriction of use in these ares, as well as the rehabilitation of land damaged by off-highway vehicle use.
- Emphasis of soil, water and wildlife values, as well as

day-use and dispersed recreational opportunities.

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

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

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

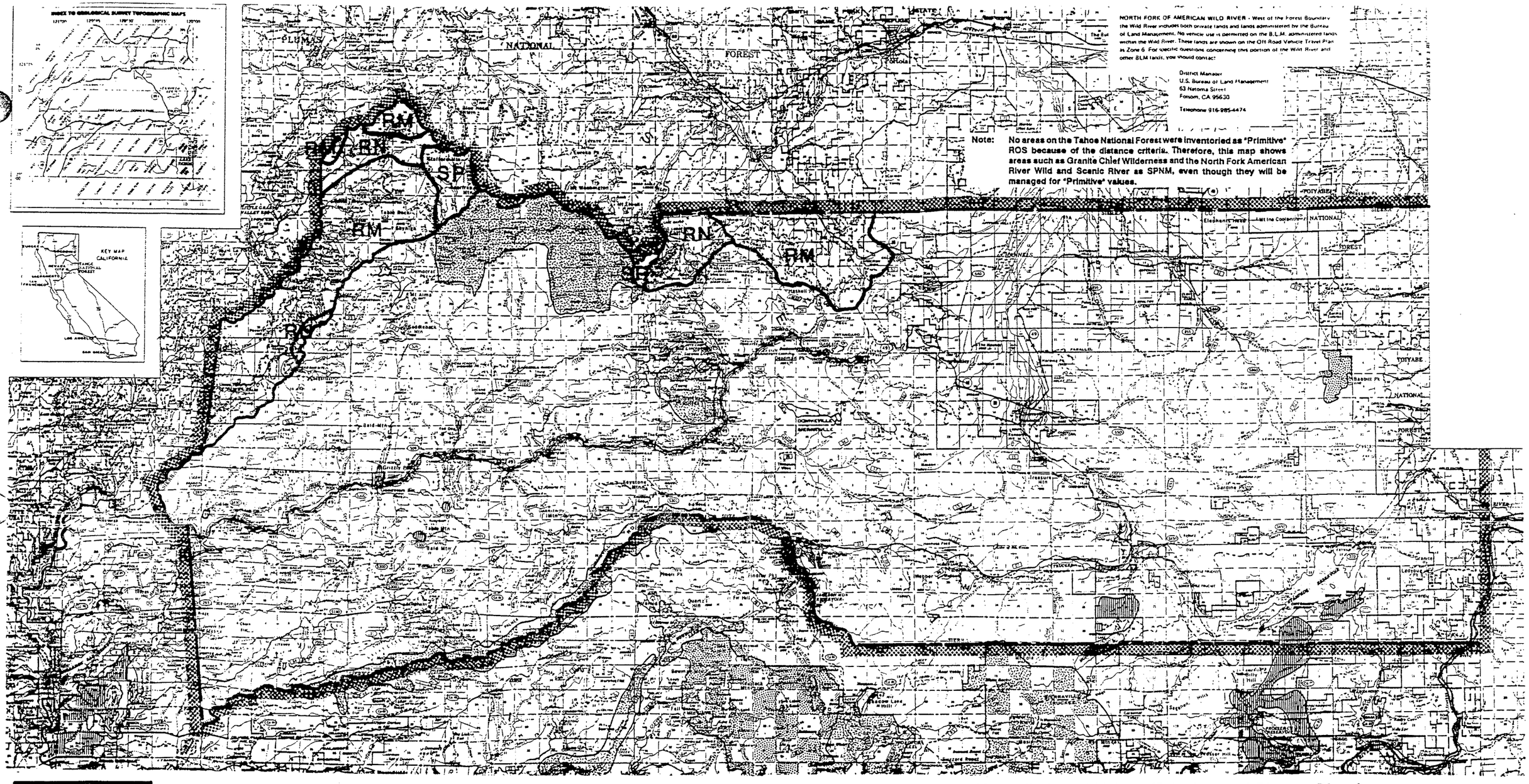
U.S. Forest Service Diversification Efforts ~ During 1992 and 1993 the Forest Service embarked upon an effort to explore ways of assisting in the diversification of Sierra County's economy. Timber sales cutbacks precipitated the effort. A number of citizens committees were formed including a Tourism Subcommittee. Two of the recommendations have already been implemented: preparation of a marketing pamphlet outlining Sierra County resorts, lodging, and related facilities and the hiring of a part-time Economic Development Council Coordinator.

NORTH FORK OF AMERICAN WILD RIVER - West of the Forest Boundary the Wild River includes both private lands and lands administered by the Bureau of Land Management. No vehicle use is permitted on the B.L.M. administered lands within the Wild River. These lands are shown on the Off Road Vehicle Travel Plan as Zone 6. For specific questions concerning this portion of the Wild River and other BLM lands, you should contact:

District Manager
U.S. Bureau of Land Management
63 Natoma Street
Folsom, CA 95630

Telephone 916-985-4474

Note: **No areas on the Tahoe National Forest were inventoried as "Primitive" ROS because of the distance criteria. Therefore, this map shows areas such as Granite Chief Wilderness and the North Fork American River Wild and Scenic River as SPNM, even though they will be managed for "Primitive" values.**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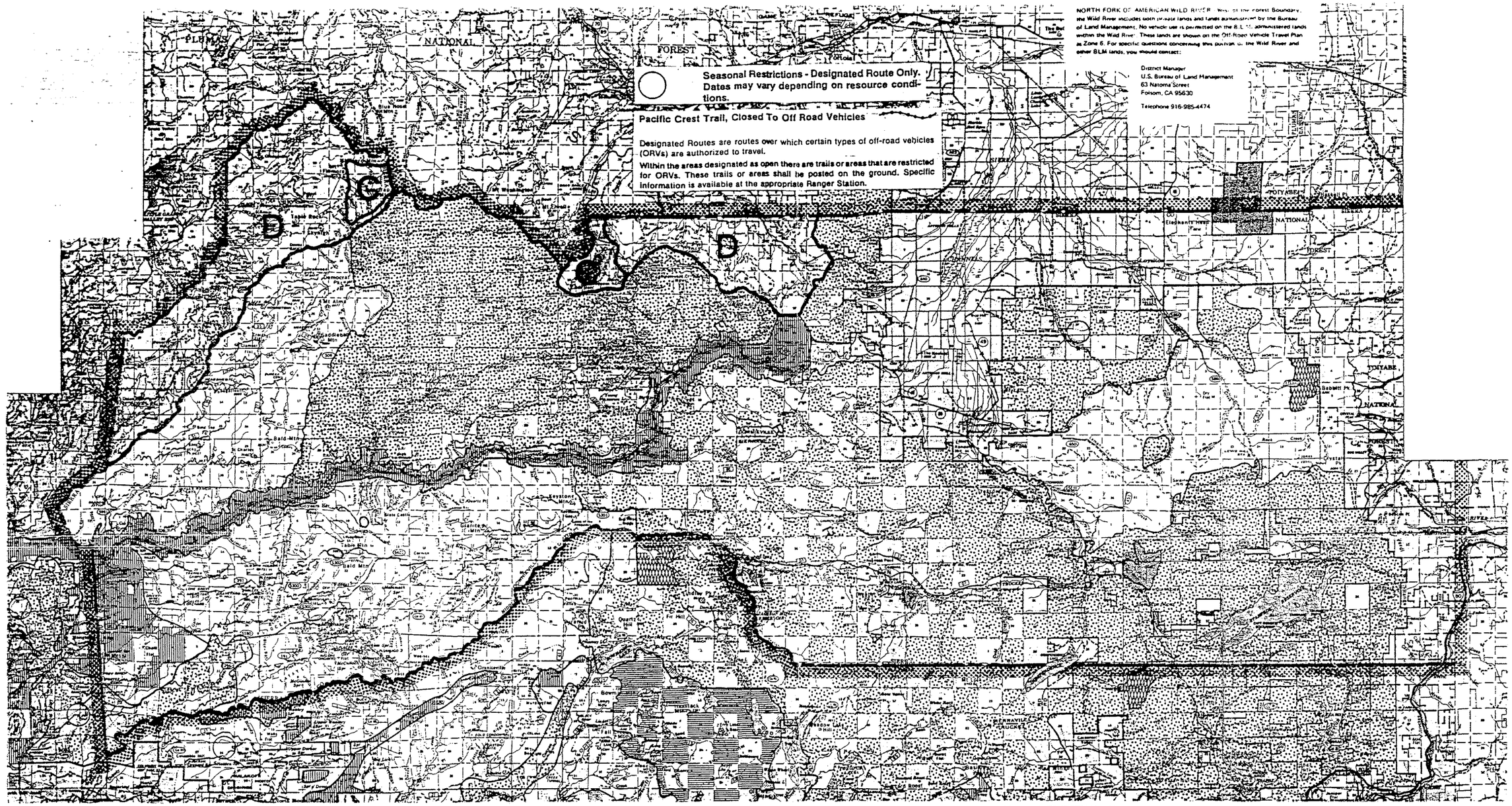


(Compilation of Tahoe, Toiyabe and Plumas Plans)

SIERRA COUNTY GENERAL P·L·A·N

LEGEND - TRAVEL PLAN FOR OFF-ROAD VEHICLES

FIGURE 6-2

TAHOE N.F.

	Travel Over Land	Travel Over Snow
	Open	Open
	Designated Route Only	Open
	Designated Route Only	Designated Route Only

	Travel Over Land	Travel Over Snow
	Designated Route Only	Closed
	Closed	Open
	Closed	Closed

PLUMAS N.F.

Zone C Motorized land vehicle travel is prohibited off of existing roads and trails and permitted on existing roads and trails except for those designated closed. Motorized over-the-snow travel is permitted. (Recreation Areas)

Zone D Motorized land and over-the-snow vehicle travel is unrestricted except for the following:

1. Land travel is subject to seasonal closure.
2. Small areas such as wet or dry meadows, sensitive stream crossings, geologic features, sensitive wildlife habitat, tree plantations, etc. are subject to appropriate closure.
3. Areas where user conflict is likely, may be subject to appropriate closure.

TOIYABE N.F.

N/A

Assumptions

In order to evaluate the background information and issues in this section and then formulate policies, the following assumptions were made:

1. Recreational users and recreational opportunities will continue to form one of the key components of the Sierra County economy.

2. There is an opportunity for desirable new recreation facilities in Sierra County.

3. Desirable recreation and environmental quality are linked.

4. A wide variety of land uses can undermine or destroy recreational potential while an over-emphasis on recreation can compete with resource based industries-therefore a balance between competing uses is critical.

5. Winter recreation is a resource that has not been adequately pursued and offers a variety of potential opportunity.

Table 6-1
RECREATION ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
	PARKS AND RECREATION GOALS										
	1. Provide a wide variety of recreational opportunities in the County that direct priority to County Needs.										
	2. Provide a level of private and public recreation and tourism that does not destroy the quality of life or environmental quality of the County.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Adequate Recreation Land / Facilities	1. Strive for the provision of developed recreational facilities geared to the needs of local residents.	1a. Designate park land in each community consistent with future needs.	✓	✓	✓			✓			
		1b. Annual progress report on success in meeting Level of Service Criteria (see Table 6-3).		✓	✓	PW					✓
		1c. Consider creation of a Countywide Recreation District.			✓			✓			
		1d. Consider inclusion of park development and maintenance in any other assessment districts formed per recommendations in the Public Facilities Element.	✓		✓	PW					✓
		1e. Utilize volunteers to maintain and develop parks to the maximum extent possible.			✓	PW					✓
		1f. Seek to purchase or lease on a long-term basis the Sierraville Rodeo Grounds.			✓	PW					5 yrs
	2. Ensure that new development funds its fair share of park development costs.	2a. Develop an AB1600 park mitigation fee.	✓		✓			✓			
	2a. Aggressively pursue funding programs to develop and/or upgrade community park facilities.	2b. Include park development requirements in all Planned Developments.	✓	✓	✓			✓			
		2c. In communities with no parks (Sattley, Sierraville, Goodyear's Bar) acquire or accept donation of park land designated on Land Use Diagram when surrounding lands are proposed for development rather than accept in lieu fees.	✓	✓	✓						✓
Federal Lands	3. Work with the Forest Service and federal government to ensure provision of ample, high quality recreation facilities and services which are compatible with the character of Sierra County.	3a. Continued liaison involvement on the Economic Development Council and other USFS diversification efforts.	✓		✓						✓
		3b. Respond quickly to any proposals to reduce existing levels of service and public access to facilities.	✓		✓						✓

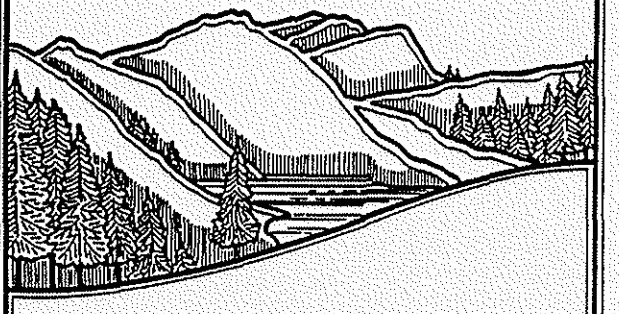
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		3c. Participate in EIS/EA process when new proposals are made.	✓	✓	✓						✓
Recreation Use Compatibility	4a. Work towards alleviation of conflicts between differing recreational uses. 4b. Coordinate future and existing recreational uses with other responsible agencies	4a. Develop a comprehensive system of open space and recreational linkages between jurisdictions that address bicycle, equestrian and trail needs through a series of plans and policies.	✓		✓			✓	✓		
		4b. Urge the Forest Service to limit motorized traffic in areas where severe recreational use conflicts may result. Also see Lakes Basin Recreation Plan: See Land Use/ Open Space Element Policy 17.	✓		✓						✓
		4c. Review individual project proposals for potential conflicts.	✓	✓	✓						✓
Waterways	5a. Ensure adequate access to public waterways. 5b. Recognize the North Yuba River as a key recreational resource	5a. Enforce Subdivision Map Act by evaluating overall access to affected waterways within a reasonable distance of proposed subdivision.	✓	✓	✓						✓
		5b. Provide recreational opportunities that do not destroy key scenic and watershed values.	✓	✓							✓
Trails	See Circulation Element Policy 40.										
Winter Recreation	See Economic Element Policy 11 See Land Use Policy 12. See also Policy 4, above.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Special Areas	6. Provide for and encourage use of methods to ensure protection of unique recreational areas in the County.	6. Use of: – PD Overlay – Special Treatment Area Overlay – Open Space designation – Scenic Corridor Overlay	✓	✓							✓
Tourism/Visitors	7. Decrease dependance on federal lands for improved recreation.	7. Encourage development of private recreational facilities by use of the recreation designation limited to resort, food service, camps and motels/hotels.	✓	✓	✓						✓
	8a. Ensure adequate access to public lakes and reservoirs.	8a. Condition discretionary projects.	✓	✓	✓						✓
	8b. Assure that boating access facilities do not encourage over- use of smaller, fragile lakes in the County.	8b. Work with other agencies to limit the size of boat ramp facilities.	✓	✓	✓						✓
	8c. Prevent location of intense use areas, including but not limited to campgrounds and equestrian areas within close proximity of lakes and reservoirs.	8c. Coordinate recreation plans with affected agencies.	✓	✓	✓						✓
	8d. Assure that adequate sanitation and maintenance is in existence for all lake users and visitors.	8d. Work with other agencies to pursue funding and implementation of measures and facilities.	✓	✓	✓						✓
	8e, Work toward alleviation of conflicts between lake users.	8e. Develop ordinance which controls boat motor size, speeds, uses permitted and prohibited.	✓	✓	✓						✓
	9. See Economic Element Policy 11 See Land Use Policy 12. See also Policy 4, above.										
	10. Encourage winter recreational uses.	10a Consider preparation of a winter recreation master plan.	✓					✓			
		10b. Identify areas in the County that are compatiblewith increased levels of winter recreation.	✓								✓
	11. Preserve and maintain high levels of forest health, including but not limited to water quality, fire protection, etc., to preserve high quality outdoor recreation experiences.	11. Refer to Timber Resources Element.									

Table 6-2
PARKS AND RECREATION LEVEL OF SERVICE MONITORING CHECKLIST

Public Facility / Service	**Parks and Recreation**
Monitoring Agency	Public Works Department
Responsible Agency	Public Works Department
Update Required	Annually in February
Target Level of Service:	12 acres of developed recreation facilities/1000 residents and one park in each community
Action to be taken if LOS not met:	Explore methods to increase funding including Recreation District. See Public Facilities fiscal impact recommendations.

NOISE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

7. Noise Element

Introduction

The State Office of Planning and Research (OPR) General Plan Guidelines require that the Noise Element identify and appraise noise problems in the community. These problems are quantified and mapped as generalized noise contours for current and projected conditions. These noise contours are required to be used in conjunction with State Office of Noise Control Guidelines as a guide for establishing the pattern of land uses in the community. Significant noise sources can include traffic on major roadways and highways, railroad operations, airports, and representative industrial activities and fixed noise sources.

Noise Element Goals

1. To protect County residents from the harmful effects and annoying effects of exposure to excessive noise.

2. To preserve the rural noise environment of the County and surrounding areas.

3. To protect the economic base of the County by preventing encompatible land uses from encroaching upon existing or planned noise producing uses.

Background/Future Needs

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

- Existing and Future Roadway Noise
- Existing and Future Railroad Noise
- Fixed Noise Sources
- Airport Noise
- Recreation Areas
- Community Noise Survey

A few key figures from the Background Report are retained among the following pages - pertinent information regarding these maps is contained in the Background Report.

Related Plans

The State Office of Noise Control publishes recommendations for noise estimation techniques and compatibility guidelines for determining the level of noise suitable for various land uses. Additionally, the State has Noise Insulation Standards contained in the California Code of Regulations, Title 24.

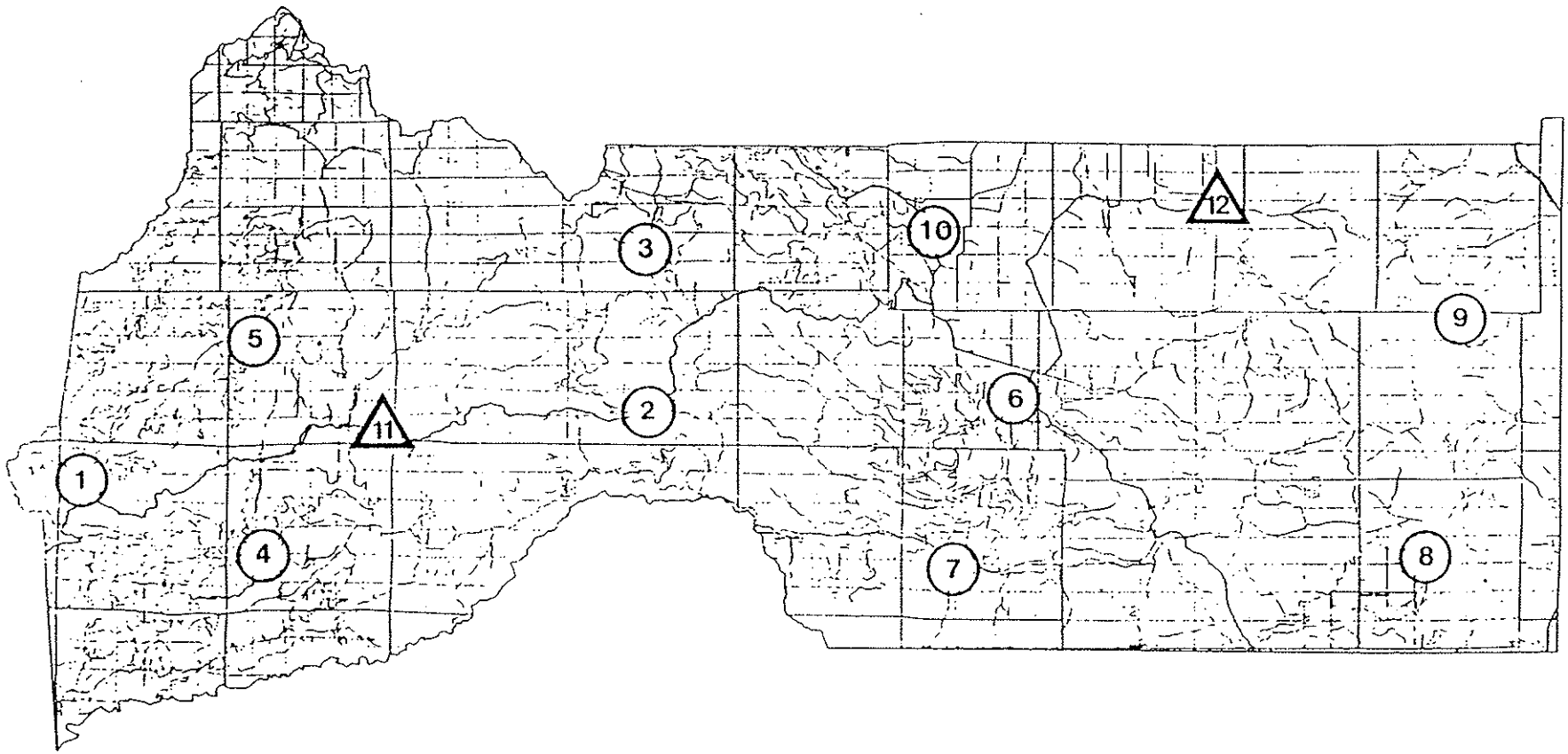
The Tahoe National Forest Land and Resource Management Plan discusses motor vehicle closure areas and limits to snowmobile use (TNF, 1990, p. III-5). While noise is not discussed specifically as an impact, "isolation from the sights and sounds of humans" is a factor in the management of wilderness areas (p. V-23). Recreation Goal #9 is, impart to "recognize the value of semi-primitive motorized (SPM) and non-motorized (SPNM) areas in the Forest because of their scarcity and the demand for the few acres remaining." (p. V-5).

Table 7-1
SUMMARY OF MEASURED NOISE LEVELS AND ESTIMATED
DAY-NIGHT AVERAGE LEVELS (L_{dn}) IN AREAS
CONTAINING NOISE SENSITIVE LAND USES

Site	Location	Date	Time	Sound Level, dB				
				L_{90}	L_{50}	L_{eq}	L_{max}	Est. L_{dn}
1	Brandy City Road (North of SR 49)	8-28-91	9:25	43	44	47	67	49
		8-28-91	14:51	41	43	45	63	
		8-28-91	22:43	36	40	41	51	
2	Sierra City - Bush Street	8-28-91	11:00	40	43	44	63	46
		8-28-91	15:48	38	42	45	66	
		8-29-91	00:05	33	36	38	44	
3	Gold Lake	8-28-91	11:50	42	44	48	63	46
		8-28-91	17:03	38	43	46	60	
		8-29-91	00:37	29	33	35	39	
4	Alleghany - City Park	8-28-91	13:02	28	34	50	72	47
		8-28-91	18:38	32	36	44	65	
		8-28-91	22:07	24	29	34	41	
5	Saddleback Mountain	8-28-91	14:06	23	24	28	40	32
		8-28-91	19:51	22	24	29	37	
		8-28-91	23:26	22	23	25	32	
6	Randolph	8-29-91	8:30	35	42	44	58	45
		8-29-91	14:40	32	38	43	61	
		8-29-91	22:02	29	33	36	43	
7	Weber Lake	8-29-91	9:15	27	36	38	56	40
		8-29-91	15:24	25	33	35	56	
		8-29-91	22:42	27	30	32	43	
8	Stampede Reservoir	8-29-91	11:22	34	39	42	61	41
		8-29-91	16:13	30	33	40	58	
		8-29-91	23:29	26	29	31	36	
9	Toiyabe Wilderness Area	8-29-91	12:35	28	36	39	57	40
		8-29-91	17:11	31	37	41	63	
		8-30-91	00:18	24	28	30	40	
10	Calpine	8-29-91	14:09	32	41	44	65	46
		8-29-91	18:39	34	45	46	71	
		8-30-91	01:27	27	33	37	44	
11	Downieville - Hoffman Street	Continuous Monitoring Site - See Figure 4 for Levels						48
12	Loyalton - 55 N. 4th Street	Continuous Monitoring Site - See Figure 4 for Levels						50

SOURCE: Brown-Buntin

FIGURE 7-1
SIERRA COUNTY
COMMUNITY NOISE MEASUREMENT SITES

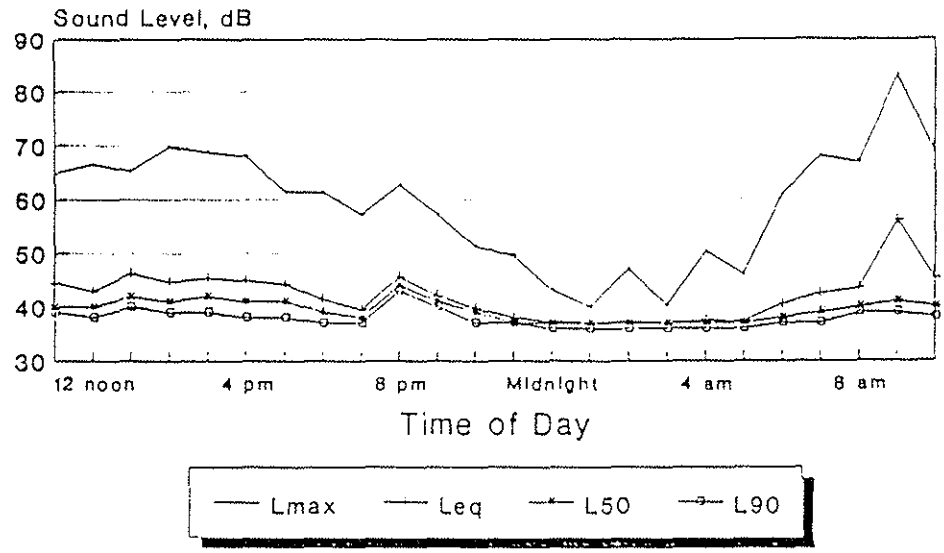


○ : Short-term Monitoring Sites

△ : Continuous (24-hr.) Monitoring Sites

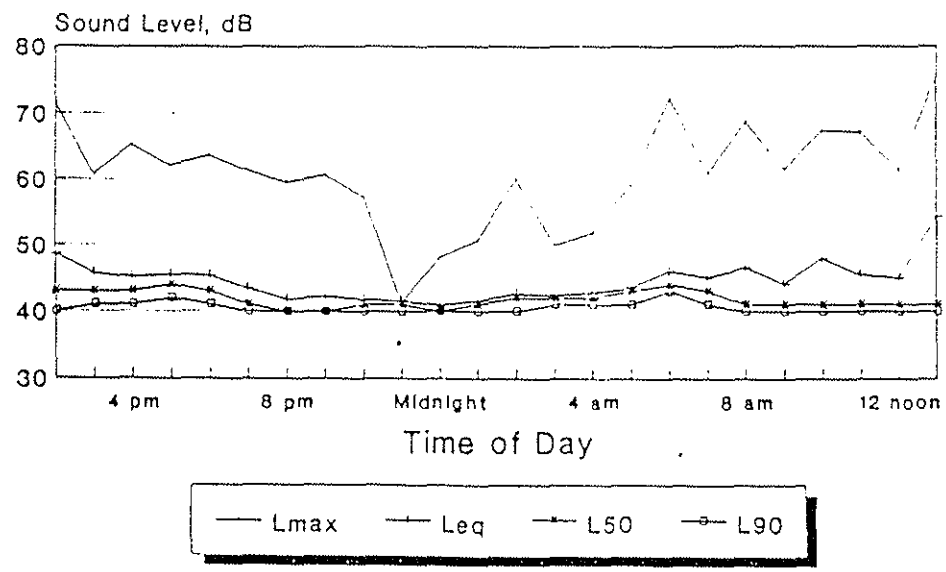
BBA

FIGURE 7-2
MEASURED AMBIENT NOISE LEVELS
Hoffman Street - Downieville
August 28-29, 1991



Measured Ldn=47.5 dB

Measured Ambient Noise Levels
55 N. 4th Street - Loyalton
August 29-30, 1991



Measured Ldn=50.2 dB

BBA

Assumptions

1. Future vehicles will continue to have similar noise producing characteristics as current-used vehicles.

2. Future roadway noise levels can be generally predicted based on estimates of future land uses and vehicle use.

3. Noise levels from existing fixed noise source could increase and become a concern. Future land uses could create new fixed noise sources of concern.

4. Regulation of transportation noise sources will continue to be within the purview of State and federal agencies. Local agencies will continue to have authority to regulate noise producing and noise sensitive land uses.

5. A number of technical assumptions inherent in noise prediction methodology are reasonable for use in estimating existing and future noise levels

Table 7-2
NOISE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. NOISE ELEMENT GOALS 1. To protect County residents from the harmful and annoying effects of exposure to excessive noise. 2. To preserve the rural noise environment of the County and surrounding areas. 3. To protect the economic base of the County by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.											
Transportation Noise and the Arrangement of Land Uses	1. The arrangement of land uses on the General Plan Land Use Maps have been, and will continue to be guided by the Compatibility Guidelines shown in Figure 7-5 below.	1. Adoption and continued observance of the Land Use Compatibility/Noise Guidelines. Implementation details are provided under Policy 2 below.	✓	✓	✓						✓

[1] PD = Planning Department PC = Planning Commission BOS = Board of Supervisors

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
New Noise-Sensitive Land Uses Near Transportation Noise Sources	2. New development of noise-sensitive land uses (residences, schools, parks, hospitals, nursing homes) will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 7-3 above.	2a. Utilization of Table 7-3 (shown above) in project/ environmental review.	✓	✓							✓
		2b. Subdivisions: Require air conditioning or a mechanical ventilation system through the project/ Environmental Review Procedures and resultant conditions/mitigations if homes will be within the 60-65 dB, Ldn/CNEL noise zone.	✓	✓							✓
	However, in no case will uses having a target of 60 dB, L_{dn}/ CNEL be allowed in areas of 65 dB, L_{dn}/CNEL or higher.	2c. Individual homes: Require air conditioning mechanical ventilation system through the building permit process if a home is to be built within the 60-65 dB, Ldn/CNEL noise zone; require the Planning Department to check	✓								✓
		2d. Continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC)	✓								
	3. Noise from Airports - The existing Sierraville airport and any new airports shall be protected from encroachment by noise-sensitive land uses.	3. Require environmental review of individual projects to assess potential noise impacts of locating near airports.	✓	✓							✓
	4. Noise from Railroads - Rail lines shall be protected from encroachment by noise-sensitive land uses.	4. Require environmental review of individual projects to assess potential noise impacts of locating near rail lines.	✓	✓							✓
	5. Noise from new transportation projects - Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 7-6 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.	5. Use of Table 7-3 in review of transportation projects.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	6.	Truck Noise - Encourage truckers to limit use of jake brakes within and near populated areas. Restrict the designation of truck routes for long-term truck traffic through areas where noise would impact residences and other noise sensitive use. (See Timber Hauling Route policy in Circulation Element for a discussion of this specific type of trucking.)	6a.	Confer as needed with the trucking industry regarding the use of jake brakes.	✓								✓
			6b.	Refrain from designating new truck routes for through traffic in noise sensitive areas.	✓	✓	✓						✓
			6c.	Encourage heavy truck traffic to roads outsideof residential areas.	✓	✓	✓						✓
New Noise- Sensitive Land Uses near Non-Transportation Noise Sources	7.	Noise Mitigation Required - New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 7-3, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 7-3.	7a.	Notation of existing and planned non-transportation noise sources on the General Plan Land Use Maps. These include: Sierra Pacific Lumber Mill, Loyalton Haypress Hydroelectric Plants; Sierra City vicinity, Sierra Pacific Power Substations, Loyalton Solid Waste Transfer Stations, Alleghany vicinity and Sierra City vicinity Corporation Yards, Goodyears Bar and Alleghany Shooting Range, Sierra City vicinity, 16-1 Mine and "ME" areas should on the Land Use Maps.	✓	✓	✓		A[1]				
			7b.	Utilization of Table 7-3 in project/ environmental review.	✓	✓							✓
New Non-Transportation Fixed Noise Sources: General	8.	Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 7-4 as measured immediately within the property line of lands designated for noise-sensitive uses. This policy does not apply to noise sources associated with agricultural operations or timber harvest on lands designated for agricultural or forest uses, but does apply to ancillary activities.	8.	Use of Table 7-4 in project/ environmental review	✓	✓							✓
Control of Noise From Existing Non-Transportation Sources	9.	Noise from existing or reoccurring land uses and activities shall conform to the noise level standards of Table 7-4. Examples include noise from stereo equipment, machinery, and dredging within townsites.	9.	Adoption of a Noise Ordinance, incorporating the standards of Table 7-4.	✓		✓			✓			✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Non-Transportation Noise Sources: Recreational Use Incompatibilities	10. The County shall work toward the separation of noise incompatible recreation uses and shall prohibit new sources of incompatible recreation noise. The use of off-road vehicles such a trail bikes, mini-bikes and snow mobiles should only be allowed in areas where the resulting noise is consistent with the county's exterior noise level standards and is compatible with adjacent land uses.	10. Conditional use permit process in the Recreation and Forest areas.	✓	✓							✓
Non-Transportation Noise Sources: Recreational Vehicle Noise	11. The County will work toward limiting unwanted noise from recreational vehicles. The County shall actively and vigorously enforce State noise standards for recreational vehicles (boats, snowmobiles, etc.) and request that the Forest Service do likewise. (See Plants and Wildlife Element Policy 15.)	11. Enforcement of State noise standards for recreational vehicles. (For example, the California Vehicle Code standard for snowmobiles is 82 dB at 50 feet.)				SD[1]					✓
Non-Transportation Noise Sources: Gunshots, Blasting, and other Impulsive Sounds	12. Gunshots/Blasting/Impulsive Sounds - Noise created by new non-transportation noise sources which produce impulsive sounds such as gunshots and blasting shall be mitigated so as not to exceed a peak linear overpressure of 122 dB, or a C-weighted Sound Exposure Level (CSEL) of 98 dB. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB L_{dn} or $CNEL_c$ on any given day. These standards are applied immediately within the property line of lands designated for noise-sensitive uses.	12a. Blasting: Blasting plans should be required as part of the Improvement Plans which predict noise levels and mitigate them per the specifications of Policy. When appropriate the County should comment on blasting plans on forest lands and solicit USFS input on blasting plans on private lands.	✓			SD[1]					✓
		12b. General Impulsive Noise: Noise Ordinance	✓	✓	✓			✓			✓
Acoustical Analysis	13. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 7-4 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the project/ environmental review process so that noise mitigation may be included in the project design.	13. Use of Table 7-3 for acoustical analysis in project/ environmental process review.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	14. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels of specified in Table 7-3 or the performance standards of Table 7-4, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	14. Use of Table 7-3 for acoustical analysis in project/environmental review.	✓	✓							✓

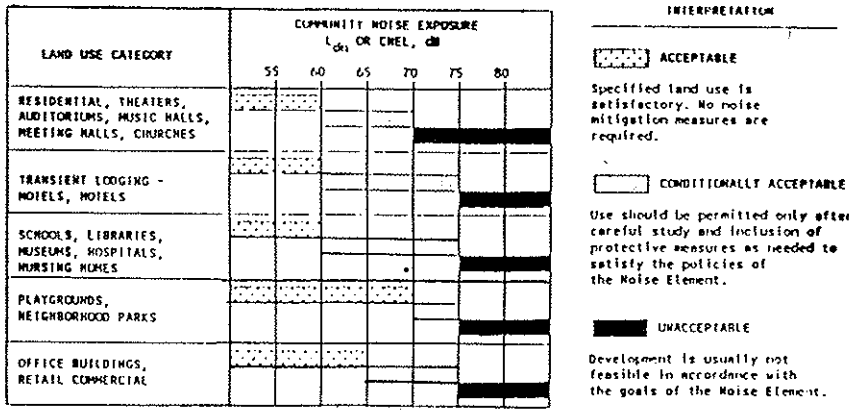
Table 7-3
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL dB	Interior Spaces L_{dn}/CNEL dB	L_{dn}/CNEL dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[3]	--	40
Office Buildings	60[3]	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Schools, neighborhood Parks	70	--	--

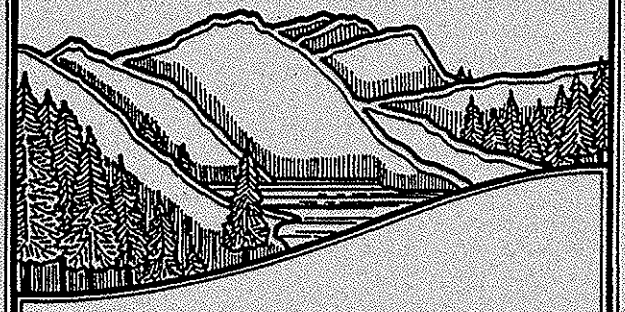
[1] Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
[2] As determined for a typical worst-case hour during periods of use.
[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

[1] Sheriffs Department

Table 7-4
LAND USE COMPATIBILITY NOISE GUIDELINES FOR DEVELOPMENT



WATER RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

8. Water Resources Element

Introduction

This Element addresses various issues surrounding the water resources of Sierra County and is intended to satisfy that part of the State General Plan Guidelines which calls for a conservation element to conserve, develop, and utilize natural resources, including water and its hydraulic force, rivers and other waters, and others (p. 115). Flood control is addressed in the Safety Element, and the other issues are addressed in this Element.

Element Goal

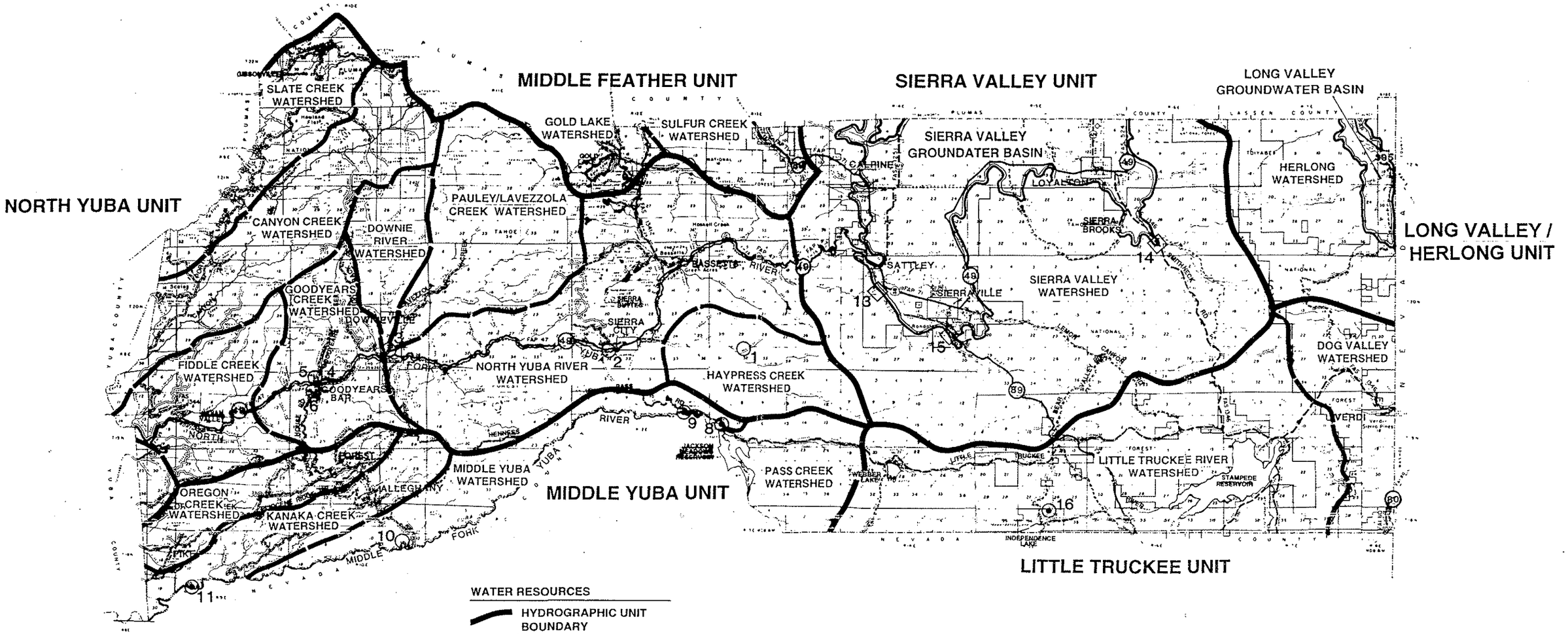
1. It is the County's goal to protect and maintain its water resources for the benefit of County residents and natural habitats and to assure protection of its watersheds as a primary land use constraint.

Background/Future Needs

Detailed information related to water resources in Sierra County is contained within the Background Report. Specific water topics discussed include:

- Climate
- Geology
- Surface Water Features
- Springs
- Surface Water Rights
- Groundwater
- Water Use
- Stream Diversions and Impoundments: Environmental Effects
- Economic Development Potential
- Exportation of Water
- Water Supply
- Groundwater Management
- Growth Inducement
- Geothermal
- Surface Water Quality
- Weather Modification
- Potential Wild and Scenic

The Background Report includes various maps related to these topics -- one, the Watersheds of Sierra County Map, is retained in this document because it provides geographical orientation to the discussion.



WATER RESOURCES

- HYDROGRAPHIC UNIT BOUNDARY
- WATERSHED BOUNDARY
- USGS GAGING STAION (ACTIVE)
- USGS GAGING STATION (INACTIVE)
- DWR GAGING STATION (INACTIVE)
- GROUNDWATER BASIN BOUNDARY

SCALE IN MILES

0 1 2 3 4 5 6

SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

FIGURE 8-1
WATERSHEDS OF SIERRA COUNTY

Related Plans

Approximately 3/4 of the County is under the jurisdiction of the three National Forests — Tahoe, Plumas, and Toiyabe. The majority of the National Forest of Sierra County is the Tahoe National Forest. The following excerpts from the "Tahoe National Forest Land and Resource Management Plan" (1990) provide an overview of the approach to water resources management in the Forest.

The Land and Resource Management Plan
Goals and Desired Future Conditions

SOIL, WATER, AND RIPARIAN AREAS

1. Produce water of sufficient quality and quantity to meet or exceed identified use requirements and improve water quality by the year 2030.

2. Maintain or improve soil productivity and prevent excessive, cumulative watershed impacts.

3. Conserve soil and water resources and prevent activities that will significantly or permanently impair the productivity of the land.

4. Protect streams, lakes, wetlands, streamside management zones, and other riparian areas

Desired Future Condition

Greater emphasis on environmental quality will have positive effects on soil and water resources. Specific riparian and streamside guidelines will have maintained current riparian conditions. Direct soil and water improvement projects will have stopped the decline and in some cases restored or improved the productivity of key watersheds. Instream flow requirements will have protected riparian-dependent communities against incompatible water resource development. Greater emphasis on water resources, soil, and watershed management will have resulted in greater project success and less impact on soil

and water resources. Monitoring will provide information on management-induced impacts on soil and water resources. This knowledge will be used to improve project implementation. (V-9).

The following excerpt from the *Tahoe National Forest Land and Resource Management Plan* (pages IV-7 to IV-9) gives further indication of how the TNF manages water resources:

> Water How should the management of tnf resources respond to the demands and allocations for water quality, quantity, storage, and transmission?
>
> What should be the management emphasis to increase available runoff or to alter timing of flow?
>
> **Resolution** - Because of other resource constraints, water yield increases and changes in timing are incidental to other uses. Increases are a response to other activities, especially timber harvest. Water yield increases and changes in timing are borne out of the FORPLAN analysis for water yield, which showed little potential to increase water yield even in the high-water-yield benchmark. Forest practices allow for some permanent increase in water yield, primarily on low productivity range sites on the east side of the TNF. The changes in water yield resulting from different resource emphasis are documented in the planning records.
>
> What are the water requirements for on-Forest use for management of resources? What quality standards should be established to meet these requirements?
>
> **Resolution** - Total on-Forest needs are very insignificant compared to total water production from Forest lands. Water quality standards have already been established by the Lahontan and Central Valley Regional Water Quality Control Boards.
>
> To what extent can the TNF respond to increasing off-Forest needs for water, including timing of flows and water quality?
>
> **Resolution** - FORPLAN analysis, through water yield coefficients, shows the changes in water yield with different resource emphasis. The potential for increase is minor and the differences among alternatives are insignificant and would not begin to

meet ultimate downstream needs. Water quality is discussed in the above resolution.

How should existing and future water storage projects be used for recreational and fishery purposes?

Resolution - This issue has been partially resolved by designating management areas associated with large reservoirs and numerous small lakes. Recreation use and the need for fisheries improvement are identified for these management areas. Existing and future storage projects have been identified in appropriate management ares. Specific prescriptions that recognize recreational and fishery uses have been developed for these areas. In certain specific cases, TNF needs associated with existing water storage projects are subordinate to or in conflict with the operation of these facilities because of prior superior rights or higher downstream needs. Where possible, agreements were made with the water storage facility operator, the TNF, and the California Department of Fish and Game to protect the associated recreation and fisheries opportunities. Similar agreements will be pursued for future projects.

What is the role of the TNF in providing land for future impoundments?

Resolution - Future impoundments are evaluated on a case-by-case basis. Specific lands allocated to impoundments are identified in specific authorization bills. The TNF's role is primarily advisory in the selection of such lands and in offering and incorporating mitigation measures where possible to protect fish, wildlife, recreation, and water quality.

What is the TNF's role in providing off-stream storage to meet peak power demands through hydroelectric generation?

Resolution - Such project proposals are evaluated on a case-by-case basis. Mitigation measures and specific constraints, such as channel maintenance flow requirements, are normally incorporated into these projects to reduce and minimize impacts to other TNF uses.

How does the TNF asses the instream flow needs with other beneficial uses?

Resolution - Instream flow needs are not resolved in the Forest Plan. They will be assessed with the California Department of Fish and Game, such as in the case of small hydroelectric proposals.

What is the fair share of change in water quality to be allocated to on-site National Forest uses versus off-site uses?

Resolution - The Best Management Practices (BMP's) developed in response to Section 208 of the Federal Clean Water Act are designed to keep on-site changes within practical and feasible limits. Ongoing monitoring will measure the effectiveness of BMP's in accomplishing these objectives. There is no allocation of water quality degradation to users. Instead, all users must meet standards developed by the Regional Water Quality Control Boards.

To what extent should overall watershed integrity and water quality (cumulative watershed effects) be influenced by TNF activities?

Resolution - Forestwide S&G's address the resolution of this concern. Cumulative watershed effect analysis procedures are being refined and are used on a case-by-case basis for small watersheds.

Forest Service management plans have now been partly superseded by new regulations within the Clean Water Act and the SWRCB.

Assumptions

1. Watershed protection is one of Sierra County's most critical responsibilities and water is one of Sierra County's most important natural features.

2. Diversion of large quantities of water for use by other jurisdictions will have deleterious effects on the environment and limit local opportunities.

3. Natural waterways have an important role in maintaining the County's character and contribute to the tourism and recreational economy.

4. Water conservation will continue to be important.

5. Many, if not all and more, of the stream degradation problems reported in the County's 1977 Wildlife Element are likely to continue to exist.

6. A large variety of land uses have the potential to degrade water quality, but no one use is inherently and uncontrollably degrading.

7. Interjurisdictional cooperation regarding watershed protection is a growing necessity. The County needs to pursue strengthening the "area of origin" concept related to water resources.

8. The County's role in surface water quality is effectuated on USA lands through SMARA and through the Uniform Building Codes.

Table 8-1
WATER RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Water Supply: Availability of water for County uses	1. Encourage local water suppliers to file for water rights if they have not already done so.	1. Send letter to water suppliers.	✓				✓				
	2. Request information from the Water Resources Control Board (WRCB) on the availability of new water rights and seek to obtain them if feasible.	2a. Send letter request to WRCB.	✓				✓				
		2b. Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its water rights, to help in its efforts to conserve water, and to further the goals and policies of this Element.			✓				✓		
	3. Support adjudication of surface water rights if potential growth induced as a result is compatible with existing land uses (eg, North Yuba Hydrographic Unit).	3. Letter of support as appropriate.	✓								✓
	4. Investigate the potential to establish additional water rights for fish and wildlife; work with the California Department of Fish and Game if that potential exists and can be balanced with other traditional local uses. INTENT: To confirm, through water rights, the legitimacy of the existing use of water in the County for biotic resources and to discourage exportation of water from the County that would harm those resources.	4. Send letter and/or make contacts requesting information regarding water rights for fish and game.	✓				✓				
Exportation of Water: Potential for Loss of Water to Other Jurisdictions	5. Oppose new diversions of water outside of watersheds and transfers of water rights to any other jurisdiction.	5a. Prepare written comments on EIRs and EISs and other correspondence.	✓								✓
		5b. Pursue local and State laws to provide this assurance.	✓		✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			5c.	To the extent feasible, explore the potential to restrict water transfers through water use criteria, area of origin principals, or other means.	✓								✓
Economic Development Potential: Use of Water for Recreation	6.	Encourage quiet and non-polluting recreational use of water.	6a.	Amend Zoning Ordinance to require conditional use permit for common noise and pollution generating uses.	✓		✓			✓			
			6b.	Work with the Forest Service to control camping along rivers and lakes.	✓								✓
Water Supply: Water Conservation	7.	Encourage water conservation, require water-saving fixtures, and encourage water suppliers to require water meters.	7a.	Prepare water conservation ordinance requiring water-saving fixtures in new construction.	✓		✓				✓		
			7b.	Send letter to water suppliers regarding water meters.	✓				✓				
			7c.	Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its efforts to conserve water and to further the goals and policies of this Element.			✓				✓		
Weather Modification	8.	Oppose any weather modification efforts which may adversely affect the County.	8.	Send letter(s) of opposition to agencies proposing adversely impacting weather modification and letters of comment on related EIRs and EISs.	✓								✓
Growth Inducement: Use of Lake Water	9.	Discourage the establishment of new water rights to water in natural lakes which would permit major new land uses around lakes.	9a.	Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its water rights.			✓				✓		
			9b.	Send letters of opposition and attend hearing to the Dept. of Water Resources in response to notification.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Geothermal Use	10. Encourage further efforts to find a low-impact use of the low temperature County geothermal waters so long as any associated uses do not encroach upon agricultural or other important resource areas. (Also see Energy Element Policies. 3, 10-15.)	10. Designate and zone limited areas as "Mineral Extraction Overlay" in which a number of uses are conditionally permitted.	✓		✓			✓			
Water Use: Agricultural Waters and Marshes	11. Encourage ranchers to continue irrigation which contributes to marshes.	11. Include a ranching representative on the Sierra County Fish and Game Commission (FGC).				✓ FGC			✓		
Economic Development Potential: Access to Water Features	12. Encourage reasonable access to marshes, lakes, rivers, and streams.	12. Require access through subdivisions and other proposed developments.	✓	✓							✓
Groundwater Recharge	13. Restrict large developments with impervious surfaces, and those with septic systems, in groundwater recharge areas.	13. Maintain large lots in recharge areas through Land Use Element policies and maps focusing development in Community Areas.	✓	✓							✓
Water Quality Degradation from Mining	14. Cooperate with State and federal agencies in the control of water pollution, require sufficient performance bonds of mining projects to allow for revegetation and water quality restoration efforts, and pursue funding sources to repair abandoned mining sites which continue to pollute. (See also Mineral Management Element Policies 7-17).	14a. Revise Reclamation Plan requirements to increase bond amounts.	✓		✓				✓		
		14b. Apply for federal and State grant funds as they become available.	✓		✓						✓
Water Quality degradation from Solid Waste Landfill Sites	15. Cooperate with State and federal agencies in the control of water pollution and seek grants to repair abandoned landfills.	15. Apply for federal and state grant funds as they become available.	✓		✓						✓
Water Quality Effects of Dredging	16. Encourage dredging techniques that have the least effect on water quality of those available. (Also see Mineral Management Element Policy 11.)	16a. Prepare an information sheet on low impact dredging techniques.	✓						✓		

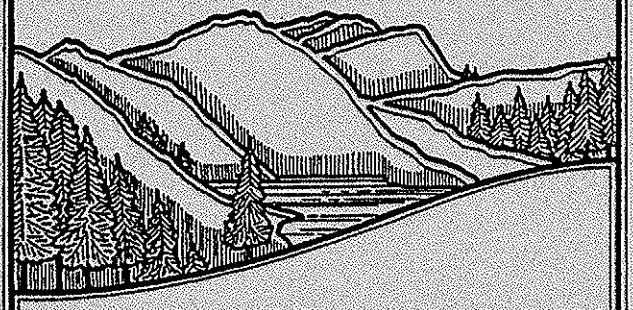
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		16b. Support reasonable restrictions within the Fish and Game Code.									
Water Quality Effects of Inadequate Septic Systems	17. Cooperate with State and federal agencies to address water quality and require: - Retrofits of failing systems with alternative systems where appropriate when any related permit is sought, and - Proper sealing of wells when any related permit is sought.	17. Develop sanitary disposal system ordinance.			✓	✓ EnvHlth		✓			
	18. Pursue funding sources for: - Septic system and well retrofitting, or - Centralized sewage treatment systems.	18. Apply for federal and State grants as they become available. (Also see Public Facilities Element fiscal concerns discussion.)	✓		✓						✓
Water Quality effects Timber Harvest	19. Request regulations to allow for County input on setbacks, post-project road closure, and other water quality protection measures with an eye toward avoiding cumulative impacts on water quality. (Also see Timber Element Policy 19.) Pursue and maintain high levels of water quality, including watershed values, to avoid deleterious, cumulative impacts from land uses.	19a. Nominate any degraded watersheds as sensitive to CDF if needed, or assist others in the nomination process.	✓		✓						✓
		19b. Have information available on the CDF California Stewardship Incentive Program.	✓		✓						✓
		19c. Refer to Timber Resource Element and Recreation Element.									
			✓				✓				
Hazardous Wastes	20. Oppose the long-term storage, use or transport of hazardous materials through the County.	20a. Comment on environmental documents related to hazardous materials transport.	✓								✓
		20b. Develop Hazardous Materials ordinance restricting long-term storage and use.			✓	✓ EnvHlth		✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		20c. Explore the feasibility of appropriateness of restricting or prohibiting transportation of hazardous materials and hazardous waste via California Vehicle Code Section 31304(a).	✓							✓	
		20d. Explore the feasibility of adopting a hazardous waste transport notification ordinance. (Also see Hazardous Waste Management Element.)	✓							✓	
Erosion and Sediment Control	21. Cooperate with State and federal agencies in the requirement of reasonable Best Management Practices (BMPs).	21a. In project conditions require State and federally approved Best Management Practices or functional equivalents.	✓	✓							✓
		21b. In areas over 25% slope, require site adaptive development techniques to minimize earth disturbance.	✓	✓							✓
		21c. Incorporate into Environmental Review Procedures and development applications to ensure use.	✓	✓			✓				
		21d. Consider filing complaints with the appropriate Regional Water Quality Control Board when required Best Management Practices are violated resulting in readily demonstrabile water quality degradation.			✓						✓
Water Quality Benefits of Swales and Wetlands	22. Protect natural swales and wetlands, plus a buffer from those features, for water quality protection. (Also see related Plant and Wildlife Element Policies 1-3.)	22a. Revise Zoning Ordinance stream and wetland setbacks.	✓		✓		✓				
		22b. Utilize setbacks in project review.	✓	✓							✓
Effects of New Diversions and Impoundments	23. Actively oppose major new diversions or impoundments which have significant environmental effects or limit the County's use of the water.; Seek mitigation of effects created by small diversions and impoundments. (Also see Energy Policies 2-9.)	23a. Review conditional use for impacts, comment on EIRs and EISs.	✓	✓							✓
		23b. By letter, suggest that local water purveyors incorporate mitigaiton and water conservation costsinto their fee structure.	✓				✓				
		23c. Consider filing formal protests with the State Water Resources Control Board when the following occur: - New major water rights applications are filed; - Potentially impacting changes in diversion are sought; - Water use permitees create major impacts to fish and [illegible]e, wastewater repeatedly in an o[illegible]us fashion, or otherwise violate the [illegible] of th[illegible]er			✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Project Review Process	24. Organize an interagency and inter-disciplinary Water Resources Task Force for the purpose of assisting in project review.	24. Solicit involvement of the Forest Service, the Department of Fish and Game, water purveyors, the Groundwater District, and others.	✓				✓				
Groundwater Management	25. Maintain strong management policies in the Sierra Valley and Long Valley to protect groundwater resources.	25. Continue to support the Long Valley and Sierra Valley Groundwater Management Districts.	✓		✓						✓
	26. Identify other groundwater basins in the County that require management direction.	26. Create groundwater districts and/or policies to protect and enhance groundwater resources in the Little Truckee Basin as a first priority.	✓		✓					✓	
Surface Water	27. Identify surface water management policies and water rights in existence to determine potential uses, transferability and other options.	27. Develop inventory and plan.	✓							✓	
	28. Identify surface water resources that could be at-risk to be sold, used and or transfered to other basins.	28a. Develop policies to protect and prevent basin transfers of surface water.	✓		✓					✓	
		28b. Support activities of the Sierra Valley Water Company and coordinate protective covenants over the Orr Ditch water rights to Sierra Valley Water Company.	✓		✓					✓	✓
Truckee River Resources	29. Organize a task force to continue monitoring all negotiations associated with ground and surface water resources of the Truckee River Basin.	29. Adopt water policies and firmly stand on negotiations which favor Sierra County needs.	✓		✓					✓	✓
	30. Actively oppose any effort of water purveyors, water utilities, and other public or private entities from purchasing, transferring, developing, diverting or otherwise attempting to use ground and/or surface water resources for use in the State of Nevada.	30. Adopt specific water policies, seek State legislation, and appoint a task force to monitor activity.	✓		✓					✓	✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Potable Drinking Water-General	30a. Work with local water purveyors to minimize degradation of drinking water.	30a. Encourage water purveyors to identify Drinking Water Supply Influence Zones and work with agencies and land owners to minimize potentially water-degrading activities in these zones.			✓						✓
Degradation of ground-water quality	30b. Encourage industrial land use proposals which are consistent with this General Plan and which use a minimum of polluting materials or which employ proven technologies to contain hazardous materials.	30b.1 Require industrial development applications to disclose any hazardous materials used and proposed containment technologies.	✓				✓				
		30b.2 Consider bonding, monitoring, and phasing as mitigation options in environmental review proposals	✓								✓
Stream Setbacks	31. Preserve the integrity of water courses throughout the County.	31. Adopt, as part of site development standards, minimum building setback lines from perennial streams, springs, and major wetlands which are adequate to protect stream resource values, recreational use, wildlife habitat, and aesthetic values.	✓		✓				✓		

TIMBER RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

9. Timber Resources Element

Introduction

This Element addresses the issues surrounding timber production in Sierra County, focusing on economic issues and on the County's jurisdiction in assigning land use designations and managing land use compatibility conflicts. The Timber Element is intended to meet the required features relating to the conservation, development, and utilization of forest resources (General Plan Guidelines, pages 115 and 129). Related issues, such as the protection of soils and watersheds are also addressed. The California Timberland Productivity Act has a major influence on how local agencies respond to timber issues, as described in the following excerpt from the State General Plan Guidelines.

> The Timberland Productivity Act of 1982 requires all counties and cities with productive private timberland to establish "Timberland Production Zones," called TPZs, for the purpose of discouraging the premature conversion of timberland to other uses (Government Code Sections 51100 et (seq.). The land use element must reflect the distribution of existing TPZ zoning and have a land use category that provides for timber production. TPZ zoning can also be used to implement the conservation element by husbanding timber resources.
>
> Patterned after the Williamson Act, TPZs are rolling ten-year contracts providing preferential tax assessments to qualified timberlands. Under this program, assessments on timber are based on the value

of the timber at the time of harvest, rather than an annual assessment on the market value of standing timber. Assessment of zoned timberland is based on a statutory value of land that is related to site capability, and is annually indexed to changes in the periodic immediate harvest value.

During the first two years of the act, local governments could adopt TPZ zoning on qualified parcels without approval of the property owner provided that the statutory procedures were followed. Currently, additions to the local program are limited to requests from property owners.

Subject to approval by the local legislative body, land may be removed from a TPZ by rezoning. However, the effective date of the new zone will be deferred until expiration of the ten-year restriction. The local legislative body may, under special circumstances, approve immediate rezonings as well.

The Timberland Productivity Act is used to protect resource lands from premature urbanization much like the Williamson Act. However it differs from the Williamson Act because it did not rely on voluntary inclusion.

Element Goals

1. It is the goal of the County to support the prudent management of timber and to maintain the timber industry as a viable part of the County economy.

2. It is the goal of the County to bring back and maintain the forest, lake, and stream environment in Sierra County to a healthy, fire resistant and productive system that will be a strong asset to the quality of life and citizens of Sierra County.

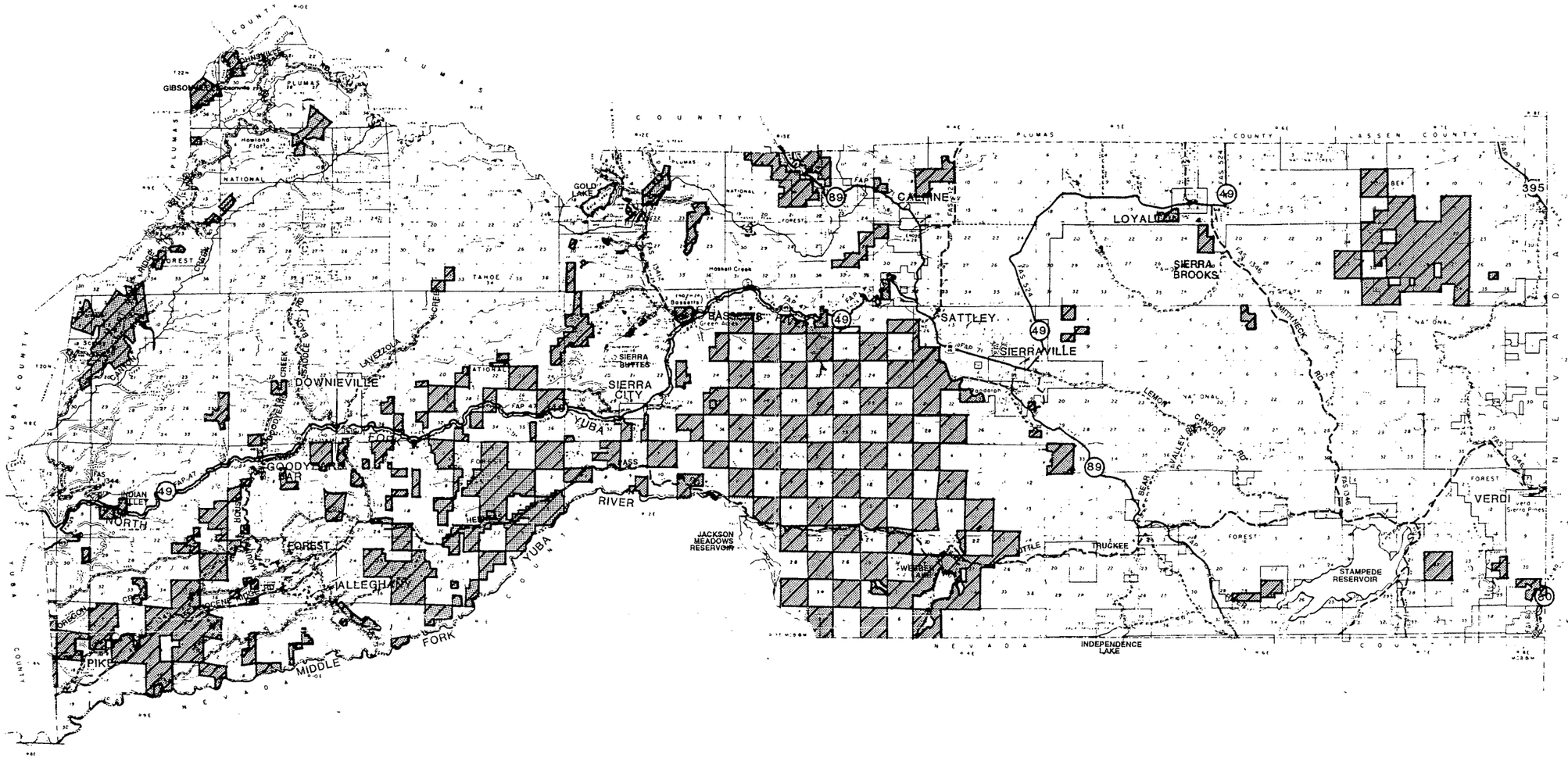
Background/Future Needs

Detailed information related to Agriculture in Sierra County is contained within the Background Report. Specific agriculture topics discussed include:

- Timber Resources
- Importance of Timber to the Sierra County Economy
- Environmental Concerns and Timber Management
- Future Timber Harvest Levels
- The Future of the Timber Industry in Sierra County

- The County's Role in Timber Management

The Background Report includes various maps related to these topics -- one, the Sierra County TPZ Map, is retained in this document because of its relationship to policy and land use.



SIERRA COUNTY TPZ LANDS

SCALE IN MILES

0 1 2 3 4 5 6

FIGURE 9-1
SIERRA COUNTY TPZ LANDS

Related Plans

Sierra County General Plan 1970

The 1970 General Plan designated a significant portion of the of the County in General Forest and Intermediate Forest, translated to General Forest zoning over 82% of the County. The 1970 General Plan also called for protection of forest resources and the timber industry and noted the importance of the industry to the County's economy.

Tahoe National Forest Plan 1990

The 1990 Tahoe National Forest Plan emphasizes the economic uses of the Forest (including timber harvesting) that are compatible with other resource and amenity values. To this end the Plan includes an inventory of timber by type and classifies land suitable for timber harvest. Non-suitable acreage includes non-forested land, area surrounding reservoirs, existing and potential developed recreation sites, spotted owl habitat, Research Natural Areas and Special Interest Areas, and other lands with Special Status (TNF Plan, 1990, Appendix, p. 1-2).

The Plan then includes a Timber Sale Program which quantifies allowable sales quantities to ensure sustained yield by vegetation management practice and by ranger district for a 5-year period and more generally over a 10-year period (1990-99). The 1992-1994 Downieville and Sierraville Ranger District Timber Sale Action Plan averages 57 million board feet (See Table 9-14). A Forest Plan implementation monitoring schedule is also part of the Plan.

According to the TNF Plan EIS (1990), the average annual programmed sale quantity for the entire Forest is 147.6 million board feet (MMBF). The majority of this volume is derived from the 306,000 acres established for intensive forest management in the Timber Management Plan. As described previously, however, these volumes no longer appear to be achievable.

CASPO Guidelines

Guidelines for management of the spotted owl and habitat.

Table 9-1
TEN-YEAR TIMBER SALE ACTION PLAN

DISTRICT/ SALE NAME	COMPARTMENT NUMBER	VOLUME (MMBF)	AREA (ACRES)	ROAD MILES (CONST.)	ROAD MILES (RECONST.)	PROBABLE HARVEST METHODS
FY 1990						
DOWNIEVILLE						
Arctic	110	3.0	120	—	1.8	100%T [SWD, CCR]
Butcher	125	12.1	400	0.8	2.5	75%T, 25%SS [CCR, SWD]
Morristown	175	9.0	400	1.3	1.6	25%T, 75%LS [CCR]
Lafayette	075	6.3	200	2.7	4.0	80%T, 20%SS [CCR, SWD]
PRIMROSE 1/	145	[4.8]	137	0.5	—	100%T [OSR, CCR]
QUARTZ POINT 1/	150	[5.2]	113	2.4	—	65% T, 35% SS [CCR]
Small Sales	—	2.5	—	—	—	100% T
FORESTHILL						
Cavanah N. (BO)	260	12.0	500	0.0	0.0	75%T, 25%SS [CCR]
Bear Wallow (BO)	275	2.5	080	0.0	0.0	100%T [CC]
Hardclimb (BO)	290	4.0	160	0.0	0.0	70%T, 30%SS [CC]
Duncan	305	10.4	300	10.0	3.8	70%T, 30%SS [SWD,CCR,O]
CAVANAH CEN.1/	270	[9.5]	430	0.0	0.0	70%T, 30%SS [CCR]
CAVANAH SO. 1/	270	[7.5]	320	0.0	0.0	100%T [CCR]
Small Sales	—	1.5	—	—	—	100%T
NEVADA CITY						
Magonigal	490	13.0	800	4.2	7.9	100%T [SWD,OSR]
Devils Canyon	455	6.5	580	1.6	3.1	35%T, 65%H [CCR, OSR]
Texas Helicopter	555	4.0	500	0.5	1.0	100%H [OSR, CCR]
Small Sales	—	1.9	—	—	—	100%T
SIERRAVILLE						
Sardine	635	3.9	420	0.0	0.5	100%T [CC, SWD]
Camp	680	3.0	1,000	0.0	1.4	100%T [I, CCR]
Delta	710	4.6	300	1.3	0.2	100%T [SWD, CCR]
Burma	715	3.3	170	0.0	0.0	100%T [CCR, SWD, I]
Church	720	4.6	290	0.7	0.8	100%T [SWD, I, CCR]
Wood Camp	700	3.0	380	0.0	0.8	100%T [SWD, I]
Small Sales	—	2.0	—	—	—	100%T

SOURCE: Tahoe National Forest Land & Resource Management Plan 199, Vol. 2, Appendices, p. J-5

Plumas National Forest Plan

There are 39,845 acres of Plumas National Forest within Sierra County. Those lands suitable for timber harvest have not been specifically calculated, but are estimated to be approximately one-half of the 39,845 acre total (Court Bennett, Forest Planner, Plumas National Forest, personal communication, 9/23/92).

Toiyabe National Forest Plan

Land suitable for timber harvest within Sierra County is estimated to total 14,133 acres with harvest levels difficult to predict (Roland Shaw, Toiyabe National Forest, Carson Ranger District. Personal Communication, 6/92).

CDF Forest Legacy Program

To accomplish this, interests in lands will be aquired primarily through Federal (Forest Service) purchase and conservation easements.

Assumptions

The following assumptions have been made in preparing goals and policies:

1. Annual timber harvest levels will decline, in part, based upon implementation of CASPO guidelines and the effects of the Cottonwood and Crystal fires of 1994.

2. The Sierra Pacific mill is likely to continue to operate but this could require further diversification of timber bi-product use. Some small mills are expected.

3. The timber industry is a major factor in allowing Sierra County to retain its rural lifestyle and is needed for future maintenance of this lifestyle.

4. The County's land use role in timber harvest is largely limited to the Timberland Productivity Act and the Forest Practices Act.

5. If fuel loading reduction programs are not successfully implemented, catastrophic wildfire will continue to destroy the County and regional timber base.

Table 9-2
TIMBER RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
TIMBER RESOURCES GOAL											
	1. It is the goal of the County to support the prudent management of timber and to maintain the timber industry as a viable part of the County economy.										
	2. It is the goal of the County to bring back and maintain the forest, lake, and stream environment in Sierra County to a healthy, fire resistant and productive system that will be a strong asset to the quality of life and citizens of Sierra County.										
	3. It is the goal of the County to promote reforestation on public and private lands.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Visual Impacts of Timber Harvest	1.	Continue to support concept of selective harvest, or other methods of low visual impact in State and locally designated Scenic Corridor overlay areas and Special Treatment areas.	1.	Write letter requesting specific harvest techniques.	✓		✓		✓				
	2.	Encourage timber harvest practices which do not result in significant visual impacts.	2a.	Request CDF to allow County staff to sit on THP application Interdisciplinary Review Teams and attend pre-harvest inspections as THPs are submitted as allowed in the Timber Harvest Rules.	✓		✓		✓				
			2b.	Respond to THPs with comments regarding visual impacts.	✓		✓						✓
Environmental Constraints to Logging	3.	Lobby for a balanced approach to logging vs. environmental concerns to ensure an annually predictable sustained timber harvest.	3.	Contact State and federal representatives to provide Sierra County's viewpoint.			✓						✓
			3b.	Continue to support and participate in the Quincy Library Group.									
	4.	Seek out ways to replace any jobs lost due to deletion of timber harvest areas and capitalize on resulting wildland resources (also see Economic Element).	4a.	Support employment generating land use proposals which are consistent with this General Plan.	✓	✓							✓
			4b.	Work with the USFS in its economic diversification efforts.	✓		✓						✓
			4c.	Support special events and other programs as described in the Economic Element.			✓						✓
	5.	Promote Sierra County timber products.	5.	Support private efforts such as attendance at trade fairs; timber land field trips by private industry, and Chambers of Commerce related activities.			✓	✓ EcDev Crdntr					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Jobs / Economy	6.	Actively strive to maintain the timber industry and related individuals as a main economic force in the County. Discourage annually fluctuating USFS and CDF staff.	6a.	Request appropriate agencies to consider the following: - CDF fire station - CCC camp - Dept of Corrections Forestry Camp	✓		✓	✓ EcDev Crdntr	✓				
			6b.	Investigate and if possible create programs to combat normally experienced cyclical downturns in this industry.	✓ EcDev Crdntr		✓			✓			
			6c.	Continue to promote the "Sierra Alternative" or similar approach as a means of stabilizing funding for local Forest Service personnel.			✓	✓ EcDev Crdntr					✓
	7.	Promote compatible secondary timber land uses.	7a.	Support promotional efforts by Chamber of Commerce and others.			✓	✓ EcDev Crdntr					✓
			7b.	Support compatible land use proposals which are consistent with the policies of this General Plan.	✓	✓							✓
	8.	Seek out secondary wood products industries which are job intensive (also see Economic Element).	8a.	Provide adequate industrial areas through the General Plan and zoning.	✓		✓			✓			
			8b.	Work with the USFS to develop wood products industries.			✓	✓ EcDev Crdntr					✓
			8c.	Consider direct contacts with target industries.			✓	✓ EcDev Crdntr					✓

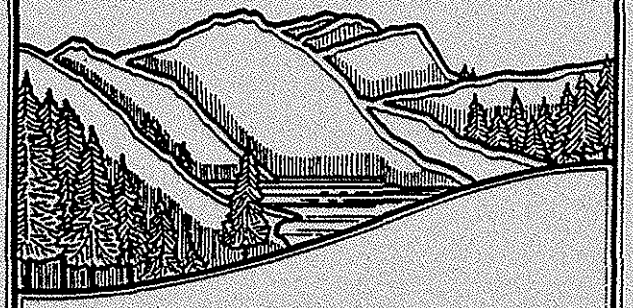
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	9. Encourage programs and seek out businesses which will compliment the primary timber industry including its seasonal nature and which will replace jobs lost in the timber industry in recent years (also see Economic Element).	9a. Provide adequate industrial areas through the General Plan and zoning.	✓		✓			✓			
		9b. Work with the USFS to develop wood products.			✓	✓ EcDev Crdntr					✓
		9c. Consider direct contacts with target industries.			✓	✓ EcDev Crdntr					✓
Sierra Pacific Mill	10. Actively work toward retaining the Sierra Pacific mill.	10. Communicate regularly with the mill owners to ascertain needs and possible County involvement.			✓	✓ EcDev Crdntr					✓
Timber Sales Reduction	11. Lobby for predictable, sustainable annual sales on USFS lands.	11. Correspond and meet with elected representatives.			✓	✓ EcDev Crdntr					✓
	12. Encourage priority processing of salvage timber sales.	12. By petitioning the appropriate agencies seek to have an emergency situation declared when loss of timber value is imminent and when environmental values can still be safeguarded.	✓		✓	✓ EcDev Crdntr					✓
Conversion of Timber Lands	13. Encourage retention of timber lands for that use through land use decisions; seek to avoid the pressure to convert timber lands to urban uses that arises when residences or related uses are approved amid timber producing lands.	13a. Through environmental and project review, evaluate the effect of land use proposals on viability of nearby timber lands.	✓	✓							✓
		13b. Incorporate these concerns into Environmental Review Procedures.	✓	✓	✓		✓				
		13c. Recognize that outdoor recreation, campgrounds, and the processing of forest products and natural resources is the range of uses which should be allowed in forest designations.									
	14. Encourage and initiate Timber Production Zoning to protect timber lands.	14. TPZ zoning.	✓		✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Conflicting Land Uses	15. Encourage land use patterns that do not create conflicts with timber harvest operations.	15a. See Policy 13 Implementation Measures.									
		15b. Maintain a low density of development in this land use designation by requiring large minimum lot sizes.	✓	✓	✓						✓
	16. Allow small scale ancillary activities related directly to, and compatible with, cultivation, harvest, limited milling (non-TPZ lands) and sale (non-TPZ lands) of timber. Incompatible land uses are described in the Land Use Element. It should be noted that, because the Timberland Productivity Act focuses on timber cultivation and harvest, and because it confers special tax benefits on affected lands, uses on these lands shall be limited as described in the Land Use Element.	16. Make appropriate Zoning provisions to define criteria for conditional use permits (see also Land Use Element).	✓		✓			✓			✓
	17. Require residential developments in the path of timber land access to include an access road capable of supporting logging trucks.	17. Project review.	✓	✓							✓
	18. Recognize resource extraction and access as a primary right on lands designated for that purpose.	18. Continued implementation of the "Policy Supporting Natural Resource Industries"			✓						✓
Environmental Impacts of Timber Harvests	19. Seek to reduce the environmental impacts of the THPs for Sierra County through sensitive watershed regulations.	19. THP review	✓		✓						✓
	20. Promote and accept use of wildlife/riparian easements on private timber lands.	20a. Have information available on the use of conservation easements.	✓				✓				
					✓		✓				✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			20b.	Encourage Assessor to provide associated tax incentive and provide information in tax bills.									
Masked Subdivisions/Off-Highway Recreational Vehicle Impacts	21.	Discourage excessive road construction for timber harvests (Circulation Element) (see also Plants and Wildlife Element Policy 15).	21.	THP review.	✓		✓						✓
County Revenues	22.	Support efforts to increase the 25% gross revenue.	22.	Contact elected representatives.			✓		✓				
	23.	Oppose land for timber exchanges which would reduce County revenues.	23.	Comment on proposed exchanges.	✓		✓						✓
	24.	Support high revenue producing timber sales and related industries as a priority.	24.	Support timber sales and related industries when consistent with the General Plan (also see Policy 9).	✓	✓	✓						✓
Control Burns / Fire Hazard	25.	Support responsible fuel modification.	25.	Comment on fuel modification proposals and give close scrutiny to burns in scenic areas..	✓								✓
	26.	Promote a land use pattern which reduces fire hazard.	26.	Review projects for consistency with Land Use Maps and policies and the Safety Element.	✓	✓							✓
	27.	Establish and maintain an aggressive and continuing management plan for a healthy, fire-resistant and productive forest within Sierra County.	27a.	Resolutions from Board of Supervisors containing County expectations of USFS regarding forest health, productivity, and fire protection, .	✓		✓				✓		
					✓		✓				✓		
			27b.	Preparation of action plans to identify areas requiring aggressive management.									
			27c.	Review and evaluate guidelines of Quincy Library Group to determine if policy is successfully implemented.									
Watershed Values	28.	Promote and provide for the continued diversity and sustainability of forest	28.	Conduct study on watershed restoration which includes specific implementation	✓		✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	resources, including timber, watershed, wildlife habitat, recreation, and aesthetics.	measures to avoid long-term cumulative impacts.									

AGRICULTURAL ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

10. Agricultural Resources Element

Introduction

This Element addresses the land use issues surrounding ranching and farming in Sierra County. It satisfies the State General Plan Guidelines requirements for consideration of agricultural lands and soils which would otherwise occur in a Conservation Element and an Open Space Element.

Element Goals

1. Protect and defend agriculture as a priority land use, one of those which give the County its essential character.

2. Provide a strong, local agricultural economy.

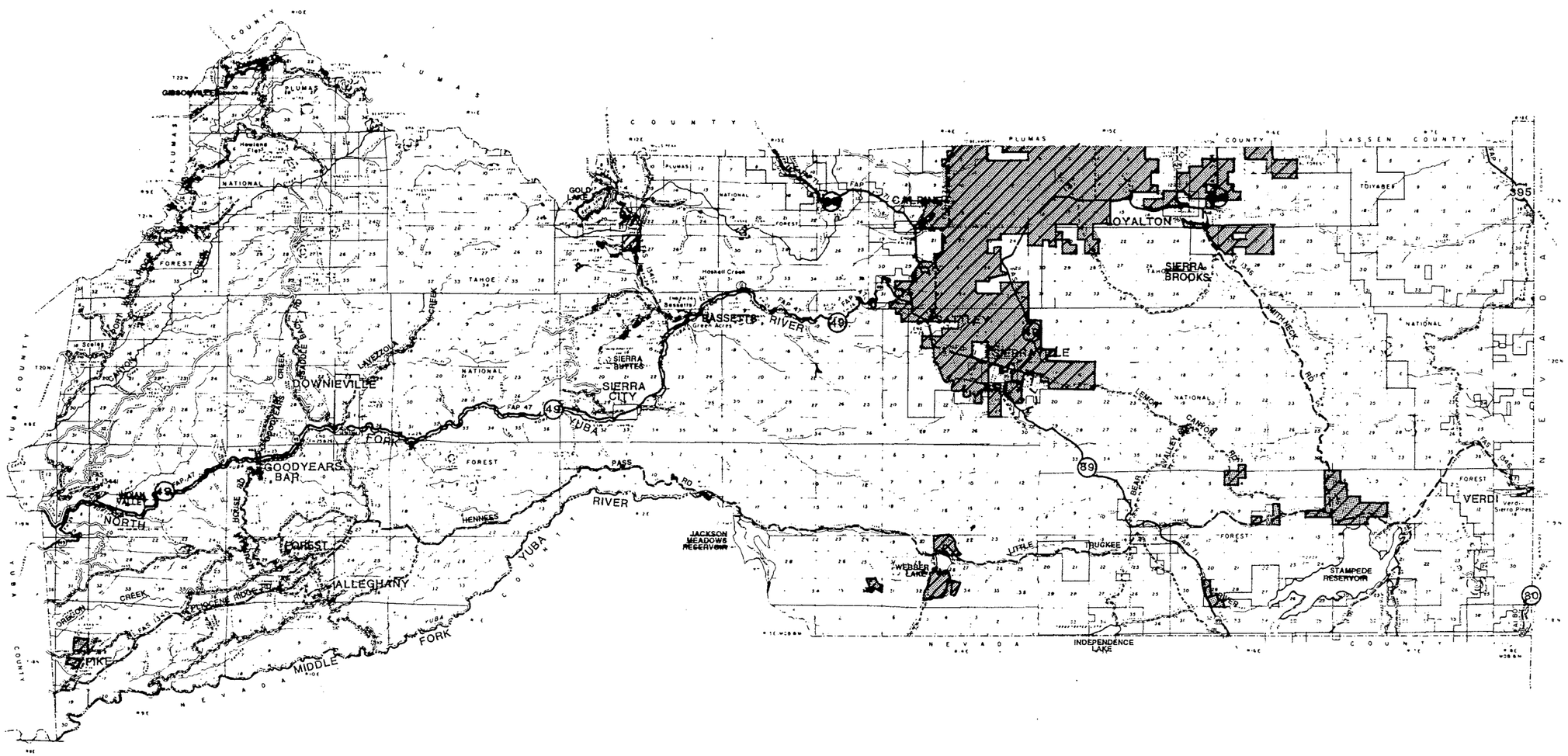
3. Provide for and protect agricultural water supplies.

Background/Future Needs

Detailed information related to Agriculture in Sierra County is contained within the Background Report. Specific agriculture topics discussed include:

- Soils
- Soil Conservation
- Crop and Livestock Production
- Loss of Agricultural Lands
- Urban/Agricultural Conflict
- Wildlife/Agricultural Conflict
- Visual Benefits of Agriculture

The Background Report includes various maps related to these topics -- one, the Williamson Act Map, is retained in this document because of its relationship to policy and land use.



SIERRA COUNTY
WILLIAMSON ACT LANDS

SCALE IN MILES
0 1 2 3 4 5 6

Assumptions

1. Agriculture will remain an important sector of the county's economy.

2. The economic viability of agriculture in Sierra County -- Sierra Valley and Long Valley in particular -- will depend upon maintenance of large parcel requirements and the prevention of subdivision or conversion activity.

3. Urban/agricultural conflicts have the potential to increase as more residences are built, particularly if they are located outside of existing community areas.

4. Because of the ranching orientation of Sierra Valley, and because of the physical characteristics of the Valley and its surroundings, lands classified as non-arable are often still important to the ongoing viability of large holdings.

5. Water and soil conservation, and local control of water supply, will continue to be important to the viability of agriculture.

6. Agricultural uses and wildlife values will continue to co-exist. Wildlife and agricultural uses will continue to interact.

7. Sierra Valley Groundwater Management District will remain a viable groundwater management agency.

Table 10-1
AGRICULTURAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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

[1]PD = Planning Department, PC = Planning Commission, BOS = Board of Supervisors

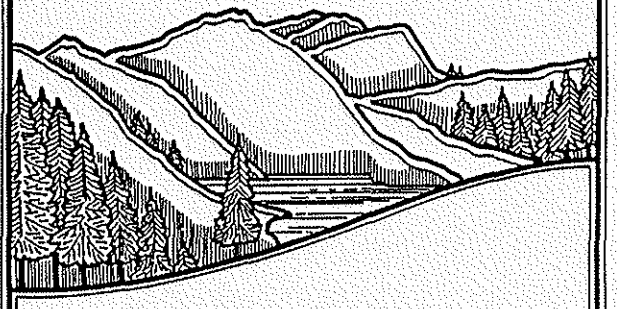
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Protection of Agriculture and Parcel Size Relationship to Economic Viability	1. Maintain minimum lot sizes of 640 acres or greater to avoid land use compatibility conflicts, nuisance complaints, and aesthetic degradation in agricultural areas.	1a. In project review, utilize the provisions of the Land Use Element restricting lot splits outside of Community Areas.	✓	✓							✓
		1b. All development within 1000 feet of an agricultural district shall require the recording of a declaration acknowledging proximity of agricultural resources and the potential for conflict.	✓	✓							✓
	2. Focus developments in Community Areas and ensure contiguous urban development.	2a. In project review utilize General Plan designations and related Land Use Element provisions requiring contiguous development for Community Areas and Community Influence Areas.	✓	✓							✓
	3. Utilize zoning, Williamson Act contracts, and Transfer of Development Rights (TDR) in exchange for permanent conservation easements to protect agriculture. (NOTE: The TDRs would also allow consolidation of farm houses in one location.)	3a. Revise Agricultural Zoning district as needed to reflect lot split restrictions and Land Use Mapping.	✓		✓			✓			
		3b. Continue to implement Williamson Act and facilitate placement of significant agricultural lands into the Act.	✓	✓	✓						✓
		3c. Develop and utilize TDR ordinance.	✓	✓	✓						✓
	4. Uses allowed upon Williamson Act contracted lands should be consistent with Land Use Element Policy 13 (Agricultural LUD).	4. Project review and conditional use permit process using definitions of Land Use Element Policy 13.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Sierra Valley Floor	5.	Maintain large parcel sizes on Sierra Valley basin areas as defined; identify key water, agricultural, and wildlife values; and prevent development of non-agricultural uses.	5.	Develop a Sierra Valley Basin STA and enact zoning policies to prevent conversion of basin parcels.	✓		✓			✓			
Open Range	6.	Continue to support the Policy Supporting Natural Resource Industries in Sierra County.	6.	Amend the policy Supporting Natural Resource Industries to provide notice to buyers of land in Agricultural, Mining, Timber production, Forest, Recreation, and other districts of the normal practices which may occur and of the right to continue such practices.			✓						✓
	7.	Allow purchase, transfer, retirement, or donation of development rights to preserve agriculture, open space, wildlife habitat, or other valuable resources.	7.	Develop procedures for easement purchase/ donation and incorporate them into the development review process.	✓		✓				✓		
	8.	Continue to support the existing County open range policy.	8.	Continue to support the Open Range Ordinance in project review use permit process.	✓	✓	✓						✓
Definition of Agricultural Land / Land Use Compatibility	9a.	Allow a limited range of small scale, on-site ancillary activities related directly to the cultivation, harvest, processing, and sale of crops. Compatible ancillary uses shall not create significant visual, noise, or other nuisance for neighboring residents beyond those inherent in agricultural activities. Incompatible uses are defined in the Land Use Element Policy 13.	9a.	Amend land use ordinances, including project review and conditional use permit processes, using definitions of Land Use Element Policy 13.	✓	✓	✓						✓
	9b.	Allow aquaculture, horticulture, and other forms of low-temperature agricultural enterprises on lands designated agricultural.	9b.	Amend zoning ordinance.	✓	✓	✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	9c. Allow permanent facilities for marketing of products grown or processed on-site, for agricultural support services (processing, maintenance of machinery, veterinary clinics, custom farm services, waste hauling).	9c. Amend zoning ordinance.	✓	✓	✓			✓			
Farm-related Housing	10. Allow clustering of farm-related housing on one (or two) parcels while restricting housing development on others under the same ownership.	10. Develop and utilize revised zoning to allow for a transfer of farm-related housing rights to adjacent parcels.	✓	✓	✓				✓		
County Agricultural Exposure	11. Promote traditional agricultural activities.	11a. Continue to implement Policy Supporting Natural Resource Industries.			✓						✓
		11b. Participate in State Fair and Plumas/Sierra County Fair.			✓						✓
		11c. Support the Sierra-Plumas Counties Farm Advisory and Extension Services to develop and promote agriculture in Sierra County.	✓	✓	✓						✓
		11d. Promotion of Sierra County Agricultural Products	✓		✓	ED AG					✓
	12. Encourage retention of historic structures including residences and barns and foster compatible design for new construction. (See Cultural Resources Element policies, particularly 1, 9-11)	12. See Implementation Measures in the Cultural Resources Element, particularly 1, 9, 10 & 11.									
Water Supply	13. Support the Sierra Valley Water Company in its efforts to protect its water rights on the Little Truckee Rive. Object to any attempt to direct water away from agriculture, encourage or require water conservation, and encourage the development and use of new water supplies which have minimal environmental impact (see Water Resources Element Policies 1 - 5)	13. Letters of comment on water use proposals and related environmental documents.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	14a. Maintain a strong groundwater management policy in the County.	14a. Continue to support the Sierra and Long Valley Groundwater Management Districts.	✓		✓						✓
	14b. Prevent the conversion of surface or groundwater supplies historically used for agriculture to municipal or industrial uses.	14b. Develop appropriate ordinances and continue to support the groundwater districts and Sierra Valley Water Company.	✓	✓	✓				✓		
Soil Conservation	15. Support the ongoing efforts to conserve and restore soil. (See also Water Resources Element Policies 19, 22 & 23.)	15. Continue to aggressively support the SCS and RCD services in Sierra County (also see Water Resources Element policies related to Water Quality).	✓		✓						✓
Wildlife Conflicts	16. Encourage cooperative efforts, such as those by the Antelope Valley Coordinated Resources Management Committee, to safeguard important habitats.	16. Support cooperative efforts as opportunities arise.	✓		✓						✓
Range/Grazing	17. Continue to encourage grazing uses of federal lands in the County.	17. Support grazing permittees and prevent incompatible land uses.	✓		✓						✓

MINERAL MANAGEMENT ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

11. Mineral Management Element

Introduction

The State Conservation Element Guidelines (Government Code Section 65302(d)) calls for attention to the conservation, development, and utilization of natural resources including minerals. Related issues such as water quality protection, erosion prevention, and sand/gravel resources should also be covered. This Element is intended to meet these requirements.

The Surface Mining and Reclamation Act (SMARA) also calls for very specific policies and mapping within general plans to protect minerals of economic value and provides for detailed mineral mapping of counties by the State Division of Mines and Geology. This mapping has not been accomplished nor scheduled for Sierra County.

The Mineral Management Element, as an optional element of the general plan, recognizes that the use and enjoyment of mineral resources is a natural resource industry in Sierra county with deep seated historic value, providing the basis for one of the principal industries of the County.

Mineral management includes the following phases which will interface with the respective jurisdictions and regulatory requirements:

1. Prospecting - the search for minerals through non-destructive means including but not limited to surface sampling, geochemical testing, chipping, aerial surveys, electronics and such means that involve no grading, road construction, processing, significant vegetation removal, or use of any mechanized equipment in the process of excavation.

2. Exploration - the stage of mining after a find or a finding of enough indicators to justify the expenditure of funds - the result of which will result in qualitative and quantitative knowledge of a mineral deposit.

3. Development - any activity that leads to accessing the mineral deposit and committing financial resources to its extraction. This stage normally would require an economic feasibility analysis and would include the physical development of the site - either all at once or in stages.

4. Production - This stage of mining would include the completion of site preparation, setting up of a physical plant, and the creation of an economic gain or profit. This stage includes but may not be limited to construction of a physical plant, removal of overburden, creation of haulage ways to the deposit, development of roads, construction of necessary structures, and the development of water systems, utilities, and other infrastructure improvements.

5. Reclamation - This stage is the completion - either partial or in its entirety - of the approved, post-miming land use and the associated financial security required to assure completion of the reclamation process.

Element Goal

It is the goal of the Mineral Management Element to encourage, enhance, and protect mining and mining related activities in the County, consistent with the fundamental goals of the County General Plan, by developing clear and concise policies that coordinate agency jurisdiction over the mineral extraction industry; that clearly establishes compatible, post-mining land uses for previously mineralized areas; and, that identifies and protects existing and potential mineralized areas.

Background/ Future Needs

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

-General geology
-Economic geology
-Mining on federal lands
-Mining on private lands
-Environmental protection and reclamation
-Future of mining in Sierra County
-Economic impact of mining in Sierra County

Related Plans

Mineral management is under the jurisdiction of the Forest Service, State Division of Mines and Geology, and the County of Sierra. These agencies are governed by regulations which affect all forms of mineral extraction, including but not limited to open pit, trenching, drill and blast, hydraulic, placer, hardrock, surface, underground, and dredging. Additionally, operating mines are periodically inspected by Cal-OSHA and MSHA, which govern employee health and safety issues at the state and federal level, respectively.

Forest Service - The U.S. Forest Service controls mining activity on National Forest system lands and maintains records of mining claims and associated activities on the claims. Each proposed mine as well as all active mines on National Forest system lands is controlled by an approved "plan of operations" which includes general information, descriptions of the mining process, environmental mitigation measures, financial security for reclamation, and other important information.

Sierra County - The County has primary jurisdiction for mining operations on all lands not defined as National Forest system lands. The County is the lead agency for the California Surface Mining and reclamation Act (SMARA) and is responsible for approval of all reclamation plans and the posting of financial assurances to complete the approved reclamation plan. The County's obligation and jurisdiction for approval of all reclamation plans and associated financial assurances have been increased. The authority for this is memorialized in a Memorandum of Understanding between the State of California, USFS, and the United States Department of the Interior.

Assumptions

1. Mining and mineral deposits throughout the County represent a significant and viable natural resource industry in Sierra County.

2. County responsibilities and jurisdiction on private and federal mining operations will increase.

3. Increased development and/or urbanization has the potential to create conflict with future mineral extraction activities.

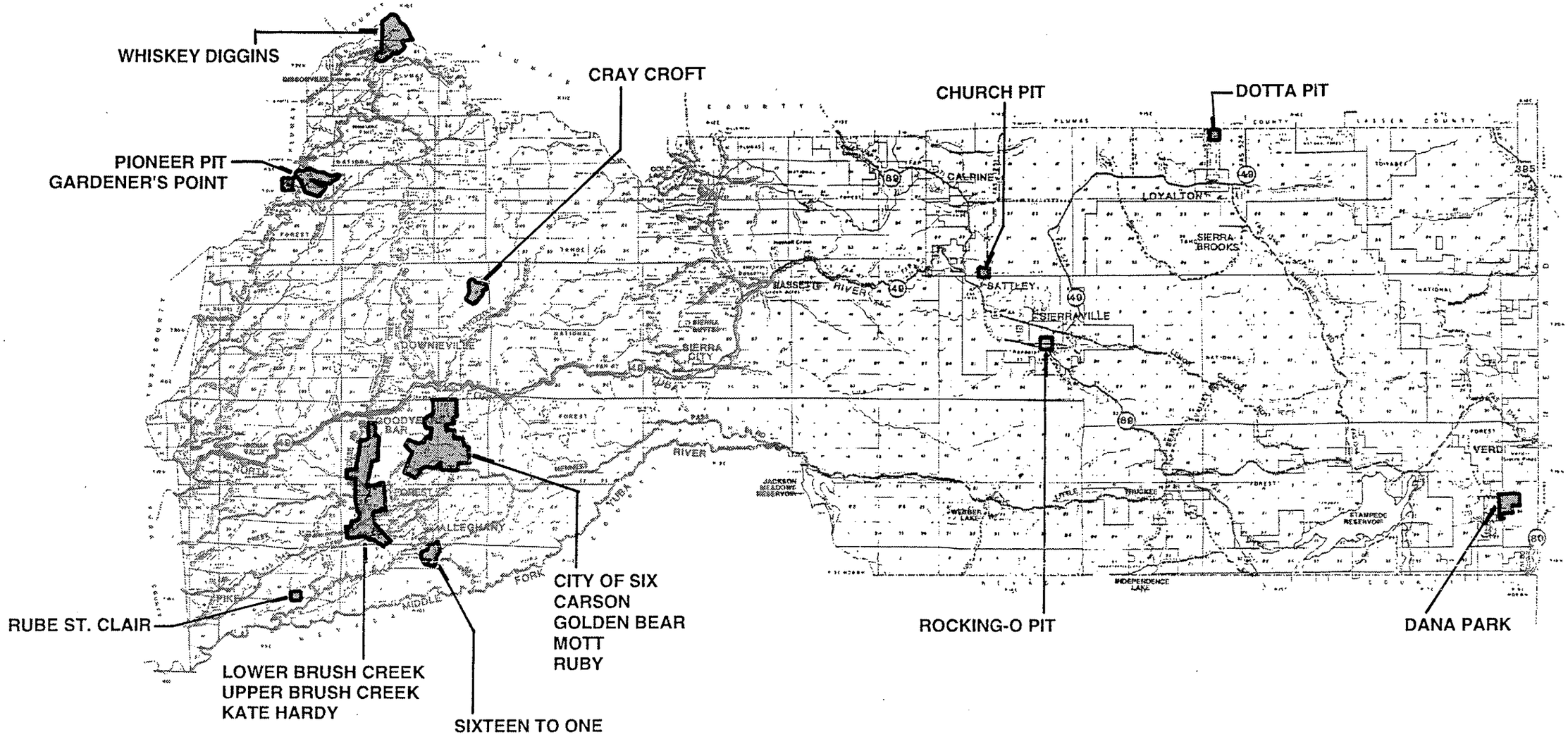


FIGURE 11-1
EXISTING OPERATING & SEMI-ACTIVE MINES

SIERRA COUNTY GENERAL P·L·A·N

Table 11-1
MINERAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals,and clean air, water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
MINERAL MANAGEMENT GOAL											
	1. It is the goal of the Mineral Management Element to encourage, enhance, and protect mining and mining related activities in the County, consistent with the fundamental goals of the County General Plan by developing clear and concise policies that coordinate agency jurisdiction over the mineral extraction industry; that clearly establishes compatible, post-mining land uses for previously mineralized areas; and, that identifies and protects existing and potential mineralized areas.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	1. Allow extraction of mineral resources in compatible areas which are not planned for urbanization or conversion to other land use developments.	1. Define in Land Use Element policies.		✓	✓						✓
	2. The County will use a "ME"' Mineral Extraction Overlay District, to provide public awareness of the potential for surface mining, underground mines, and the potential for above ground related facilities. The Mineral Extraction "ME" Overlay Districts shall be used only on those lands which are within any of the compatible General Plan designations and where it has been established via the existence of a mine operation or aggregate resources, qualified studies, or State Classification that important minerals are present.	2. Revise Land Use Maps and Zoning Map and text.	✓	✓	✓		A[1]	✓			
	3. Discourage incompatible land uses located within 1,000 linear feet of an area with an ME Overlay.	3. Adoption of General Plan and ongoing development review.	✓	✓	✓		A[1]				✓
	4. Zone changes removing the ME Overlay from the base district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.	4. Ongoing development review.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	5. The mineral extraction process shall involve County permitting in the following stages of mining:										
	6a. **Prospecting** The following aspects of prospecting are allowed with a notification to the County or where required, permit from County. All prospecting shall require an official notification to the County. Administrative permits shall be require in Community Influence and Community Core Areas. Special use permits shall be required in STA, Scenic Corridor, and Open Space areas. <u>Prospecting Defined:</u> Search for minerals through non-destructive means not limited to the following: -surface hand sampling -geo-chem testing -chipping -aerial survey -electronics -no grading or excavation -no use of mechanical equipment -no road construction -no processing -no vegetation removal of plants in excess of 4" trunk diameter -area of disturbance less than 50 cubic yards	6a-d. Revise Zoning Ordinance	✓	✓	✓			✓			
		Revise Environmental Procedures						✓			
		Revise implementing ordinances						✓			
		Review of individual applications									✓
	6b. **Exploration** All exploration shall require an administrative permit. Thresholds will be established to require special use permits for exploration activities that exceed the need for an administrative permit. Special use permits shall be required in Community Influence, Community Core, Open Space, and STA Areas. Exploration shall not include:										

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	-off-site sedimentation -degradation of visual or air resources -degradation of surface or ground waters -disturbance in excess of 1000 cubic yards -operation in any one area in excess of one acre										
	6c. **Development and Production** All development and production shall require a County special use permit. County and State permits and environmental assessments are key entitlements. An economic feasibility study is required for all mineral extraction activities in this stage.										
	6d. **Reclamation** All reclamation plans shall be secured by adequate financial resources. Reclamation shall be required for all exploration, production, and development in all phases of mineral extraction and prospecting which require a County special use permit.										
	7. Surface mining is conditionally permitted outside Community Core and Influence Areas, or on parcels more specifically designated ME. Surface mining shall be allowed only after impacts on the environment and nearby land uses have been adequately reviewed and found to be in compliance with CEQA, SMARA, and the goals and policies of this Element, and that proven resources reports have been submitted, and that third party studies have been conducted ensuring the adequacy of water quality and quantity conditions: - Requiring the conservation of on-site water during mining operations - Requiring that off-site water discharge complies with State water quality standards - Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users.	7a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		7b. Revise Environmental Review Procedures.	✓	✓	✓		✓				
		7c. Review of individual application.	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	8. Subsurface mining and surface access shall be conditionally permitted throughout the County. Surface plants for underground mines differ greatly in complexity and extent ; a case by case evaluation is needed. Subsurface shall be allowed only after impacts on the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA, SMARA, the goals and policies of this Element, and that third party studies have been conducted ensuring the adequacy of water quality/quantity conditions: - Requiring the conservation of on-site water during mining operations - Requiring that off-site water discharge complies with State water quality standards - Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users. Surface entry (vents, escape shafts, etc.) in Community Core and Community Influence Areas will only be allowed with a County special use permit, taking into account all of the above and with an affirmative finding that the use will not compromise public health, safety, or welfare.	8a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		8b. Revise environmental Review Procedures.	✓	✓	✓		✓				
		8c. Review of individual applications.	✓	✓	✓						✓
	9. Aggregate extraction may be conditionally allowed in rivers and floodplains outside of Community Areas and within Community Influence Areas but not within Community Cores provided associated environmental impacts are addressed through the CEQA process and SMARA.	9a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		9b. Revise Environmental Review Procedures.	✓	✓	✓			✓			
		9c. Review of individual applications.	✓	✓	✓						✓

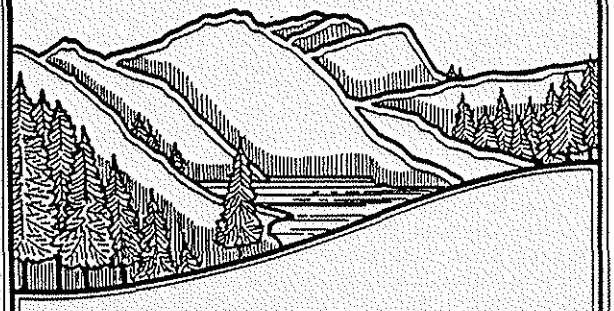
Issue/Text Reference		Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
Environmental Protection & Reclamation – Dredging	10.	Dredging on private lands shall require an administrative permit. (Other State and health permits may also be required by other agencies.)	10a. Revise Zoning Ordinance									
			10b. Adopt permit fee									
			10c. Individual review of administrative permits.									
		Approval Criteria: Permits shall be issued only after meeting the following criteria:										
	—	No degradation of surface water										
	—	Adherence to County Noise standards										
	—	Adherence to health regulations										
Geothermal Resources	11.	Geothermal resources shall be considered a mineral resource guided by surface mining policies.	11. See various policies within the Mineral Management Element and Energy Element									
Environmental Protection & Reclamation – Mining on Public Lands	12a.	Review and comment on mining operations proposed on public lands consistent with goals and policies of this Element.	12a. Environmental Review Procedure	✓								✓
	12b.	Continue to implement reclamation plan review / approval and financial assurances review and approval.	12b. Revise oning ordinance	✓	✓	✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Environmental Protection & Reclamation -- Reclamation Plans	13. Any required reclamation plans shall:	13. Review of individual projects	✓								✓
	— Prevent, mitigate, or minimize adverse effects on the environment.										
	— Encourage the production and conservation of minerals.										
	— Provide for the protection and subsequent beneficial use of mined and reclaimed land.										
	— Eliminate residential hazards to the public health and safety.										
	— Ensure that mined lands are reclaimed on a timely basis to a condition that is readily adaptable for alternative land uses.										
	— Avoid the environmental and legal problems created by improperly abandoned mines.										
	— Improve environmental conditions of previously mined portions of the site which may be creating adverse impacts.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	14.	The County shall require satisfactory forms of accessible security, including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds, from all mining projects to cover all required performance, mitigation and reclamation and other required conditions which may stem from the projects.	14.	Review of individual projects	✓	✓	✓						✓
Environmental Protection & Reclamation – Mitigation Monitoring / Enforcement	15.	Administrative and Conditional Use Permit time limits for each mining project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the permit by the Planning Department. In no case shall such review time period exceed one year. Review shall be funded by the applicant and may include funding of any needed third party studies.	15a.	Review of individual projects.			✓		✓				
			15b.	Establishment of Permit fees.	✓	✓	✓						✓
Economic Geology	16.	Urge the State to map and classify mineral zones in Sierra County.	16.	Letters to State Division of Mines and Geology.	✓						✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Economic Impacts of Mining	17. Recognize the importance of mining to Sierra County's economy.	17. See Policy 1 in this Element.		n/a						n/a	
SMARA	18. Review County mineral extraction areas and pursue, where appropriate, interpretation of resolution of conflicting language within SMARA.	18a. Prepare letter to Ca. Dept. of Mining and Geology	√						√		
		18b. Revise County ordinance accordingly	√	√	√			√			
Sierra Buttes STA	19. Protect Sierra Buttes STA by placing retention of visual quality as the highest priority. No new road construction, vegetation removal, reconstruction of existing roads, which significantly alter visual retention, new structures, processing plants, or processing will be permitted.	19a. Revise Zoning Ordinance	√	√	√			√			
		19b. Coordinate with USFS	√								√
Economic Issues	20. Encourage secondary use of milled resources including but not limited to decorative and building materials, gravels, sands, dredge rock, etc.	20a. Review of individual permits and comment	√								
		20b. Coordination with Sierra Economic Council			√						
	21. Showcase and encourage the acquisition and development of mining uses for view and benefit of the public.	21. See 21 a and b above.									
River / Visual	22. Protect scenic corridors and river corridors from occupancy, camping, and commercial enterprises.	22a. Develop a health and safety ordinance applicable to scenic corridor / river corridor.	√	√	√			√			
		22b. Refer to Visual and Recreation Elements.									

CULTURAL RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

12. Cultural Resources Element

Introduction

This section was prepared using background material in the Tahoe Forest Plan (1990) and a letter report prepared for the General Plan by the North Central Archaeological Inventory Information Center at California State University Chico, dated November 15, 1991 (North Central Information Center). In addition, a Technical Scoping Session was attended by William Rowley (Historian, University of Reno), Hank Meals (F.S. Archaeologist), Anne Eldred (Planning Commissioner), Donna Day (Assistant Archaeologist, Tahoe National Forest), Tim Beals (Planning Director), and Bill Copren (County Historical Society). This group contributed greatly to the Issues and Policy sections.

Element Goal

Identify and protect the cultural, historical and archaeological resources of Sierra County recognizing that the historic structures, archaeological sites, and cultural resources centered upon the County's agricultural, mineral and forest setting is the link to the County's past and should continue to define the future.

Background/Future Needs

Detailed information related to Cultural Resources is contained within the Background Report. Specific Cultural Resource topics discussed include:

- Prehistoric Background
- Recorded Prehistoric Sites
- Historic Context
- Recorded Historic Sites
- Historic Communities
- Potential Site Sensitivity For Cultural Resources
- Important Cultural Resources Already Inventoried
- Rural Appearance/Protection of Historic Views
- Protection of Historic/Prehistoric Resources

Since all of the County's cultural resources have not been (and may never be) located, it is important to recognize areas with potential sensitivity for cultural resources. To summarize, the following types of prehistoric and historic sites can be expected to occur throughout Sierra County:

Table 12-1
POTENTIAL SITE SENSITIVITY
FOR CULTURAL RESOURCES

–	Prehistoric villages on ridgetops, along valley margins, and on elevated stream terraces by permanent water in the eastern and western zones.
–	Small prehistoric villages and campsites at resource collection zones throughout the County and, particularly, in the crest zone.
–	Prehistoric task sites such as bedrock mortars, quarries, lithic scatters, and petroglyphs located throughout the County in proximity to villages and campsites.
–	Mining sites in the western half of the County and portions of the crest zone which would be characterized by a wide variety of features including but not limited to mine shafts, tailings, townsites, cabin flats, wells, dumps and historic debris, and water conveyance remains such as ditches and flumes.

- Roads and trails throughout the County associated with mining, logging, farming and commercial travel.
- Grazing sites in the crest zone associated with ranching and farming in both the eastern and western areas.
- Early ranching and farming sites in the eastern and western zones which would include stock holding sites and structures, cabin and house remains, foundations, wells and cisterns, and historic dumps.
- Logging camps throughout the County associated with early forest service logging activities and railroad logging camps.
- Historic structures within existing communities as well as abandoned habitation locations.

Related Plans

The Tahoe Forest Plan (1990) includes a summary of the inventory of the extensive cultural resources within the Forest and includes goals which center around:

— Continuing to inventory cultural resources
— Protecting cultural resources
— Creating partnerships with other agencies interested in cultural resources

It should be noted that the Plan does not include two National Register cultural sites in its Special Interest Areas (Hawley Lake and Kyburz Cultural Areas). Special Interest Areas are afforded the greatest protection under the Forest Plan; the exclusion of these sites may be of concern to the County.

The Plumas National Forest Plan (1988) includes standards calling for the protection of a number of historic sites including the establishment of cooperative preservation maintenance standards for the Johnsville-Gibsonville Road with the County (Plumas Forest Plan, 1988, p. 4-212).

The Toiyabe National Forest Plan includes standards and guidelines consistent with the State Historic Preservation Office (Toiyabe Forest Plan,

p. iv-51). Direction of the Forest Plan calls for full implementation of these standards and guidelines in managing cultural resources on the Forest.

Assumptions

In order to evaluate the background (setting) information and issues in this section and then formulate policies, the following assumptions were made:

1. The protection of cultural resources will continue to be of importance to the people of Sierra County because of their aesthetic, community identity, historic, economic, and recreational value.

2. All cultural sites have not been identified within the County, and may never be completely inventoried. There is the potential for cultural sites to be located throughout the County.

3. The destruction of cultural resources is of concern to other Trustee Agencies (such as the U.S. Forest Service) and locally from a California Environmental Quality Act standpoint as well as from a general resource planning standpoint.

4. In protecting cultural resources, there is an advantage in cooperating and coordinating with the U.S. Forest Service and other public agencies.

5. The County lacks, and may continue to lack, the financial resources to complete detailed inventories of cultural resources.

6. A wide variety of land uses and activities have the potential to harm cultural resources.

Table 12-2
CULTURAL RESOURCES ELEMENT
GOALS. POLICIES. AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. CULTURAL RESOURCES GOAL 1. Identify and protect the cultural, historical and archaeological resources of Sierra County recognizing that the historic structures, archaeological sites, and cultural resources centered upon the County's agricultural, mineral and forest setting is the link to the County's past and should continue to define the future.											
Rural Appearance/ Protection of Historic Views	1. Protect Community Living Historic Areas, historic structures, historic rural v istas, and prehistoric resources, landscape and features.	1a. Create Special Treatment Area – Historic Preservation Overlays within which historic structures and the essential historic feeling of the entire area will be afforded special protection.	✓		✓		✓[2]				✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			1b.	Develop a Design Review system and prepare Design Guidelines. (See also Visual Resources Element Policy 7.)	✓	✓	✓				✓		
			1c.	Aggressively promote use of the State Historic Building Code (see Table 12-7).	✓			BD[1]		✓			✓
			1d.	Disseminate design guidelines when developed and the Secretary of the Interior's Standards for Preservation (Table 12-5) with all design review, building permit, and development applications.	✓			BD[1]			✓		
			1e.	Require conditional use permits for adaptive reuse or discretionary development within any Community Living Historic Areas, Special Treatment Area–Historic Preservation Overlays, or Scenic Corridor Overlays to be reviewed against the policies of this Element. Additionally, evaluate all development proposals which are not in these mapped areas for potential disruption of historic or prehistoric resources via the procedure in Policy 2.	✓	✓							✓
			1f.	Cooperate and assist the City of Loyalton in design/historic preservation efforts as requested.	✓								✓
How to Protect Historic Resources	2.	Develop a project review procedure which will ensure a consistent analysis of projects which may impact cultural resources.	2a.	Create a Cultural Resources Review Commission which includes professionals in the field, Historical Society representation, USFS and/or State Parks representation, and Tribal Council representation.	✓		✓			✓			
			2b.	Include in County Environmental Review Procedures the following steps at a minimum:	✓		✓			✓			

[1]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP adoption 1	2	3	4	on-going
		- Require information center search on all projects requiring discretionary review - For building permits and grading permits, implement oversight system for cultural resource sensitivity - Receive public input within a required 30 day Initial Environmental Study or Notice of Preparation review process. Notify Washoe Council, Maidu Council, Historical Society, USFS, and State Parks in all instances. - If further work is needed, applicant-funded third party review through mitigated negative declaration of EIR. Study funds to be deposited with the County and consultant selected by County from a list of qualified consultants.									
		2c. Create Cultural Resource Survey Guidelines for inclusion in County Environmental Review Procedures. Update of the County's confidential Cultural Resources Inventory Map should be required within each report as well as submittal of a description of the site in terms that a lay person could understand. (Also see Implementation Measure 8a)	✓		✓			✓			
		2d. Enact a cultural resources ordinance to ensure effective preservation, protection and management of cultural resources.	✓		✓			✓			
	3. Aggressively pursue funding for historic preservation projects.	3. Explore use of: - Grants - Purchase of facade easements on important structures - Certification of County as a Local Historic Agency - Grant/funding search contract with Plumas Co. Development Corp. or Sierra Co. Economic Council - TOT funds to Historical Society - USFS diversification programs See Table 12-6	✓			CR[1]					✓
	4. Actively protect cultural resources against vandalism.	4. Same as 2d above.	✓			SD[2]			✓		

1.Cultural resources Review Commission 2.Sheriff's Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	5. Work toward establishment of National Register Districts in every "Community Living Historic Area" in the County as well as other areas appropriate for National Register designation.	5. Explore grant funding for preparing nomination papers.	✓			CR[1]					✓
	5a. Encourage inclusion of significant sites or districts in the Federal, State, and Local Historical Register.	5a. Same as #5 above.									
	6. Assist in public awareness regarding the importance of cultural resources to the County's economic well being and aesthetics.	6a. Require project archaeologists and historians to submit lay person readable summary description of each site with reports.	✓			CR[1]					✓
		6b. Include above requirement in County Environmental Review Procedures.	✓		✓			✓			
	7. Consider destruction of prehistoric and historic sites with recordation or destruction during excavation as mitigation during individual project review as a last resort method and only if an economically feasible alternative does not exist, and - A general plan amendment is not being requested, and - If the project proposed has a fiscally positive impact on the County.	7a. Review projects utilizing Policy 6 provisions.	✓	✓							✓
		7b. Include policy provisions in Environmental Review Procedures.	✓		✓			✓			
		7c. Urge USFS to conduct research on cultural resources in a manner which does not destroy the find via a Memorandum of Understanding which will ensure the County is notified if damage to cultural resources will result from Forest Service activities.	✓		✓		✓[2]				
		7d. Ongoing project review.	✓	✓							✓
Site Inventory	8. Create and continually update a County Cultural Resources Inventory.	8a. Keep up inventory (which should be confidential) AND submit all sites to Information Center to ensure that this repository becomes more useful for individual project review over time. As inventory is increased, evaluate need to create additional Historic Preservation Overlays. (Also see Implementation Measure 2c)	✓								✓

[1]Cultural Resources Review Commission

[2]Discuss yearly at Plan progress report session. Invite USFS.

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			8b.	Reactivate repository agreement with USFS.	✓					✓			
			8c.	Seek funding for staff time to keep up inventory.	✓								✓
Demolitions	9.	Take feasible steps to ensure preservation of historic structures in their existing state.	9a.	Develop detailed demolition permit guidelines to include the following: - Require demolition permits of all structures and built features (including barns, outbuildings, walks, ditches, flumes, etc.). - Prohibit demolition if features are of significant historic, aesthetic, or architectural value if they can feasibly be renovated, avoided, or retained. - Require new construction to replicate demolished structures of significant historic, aesthetic, or architectural value if feasible. - Require permit for moving structures. Prohibit if they are of significant historic, aesthetic, or architectural value in the existing location if they can be feasibly retained on site. - Refer to CEQA Appendix "K". - Encourage and cooperate with private owners to secure techniques to preserve archaeological and historical sites by gift, private conservancy, easements, loans and grants	✓	✓	✓	CR[1]			✓		
Historic Structures including Barns / Outbuildings	10.	Actively assist property owners in preservation and renovation of structures.	10a.	Encourage Treasurer-Tax Collector to include educational materials on Mills Act Conservation Easement tax credits with tax bills.	✓		✓				✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			10b.	If offered, accept for ownership, maintenance, or visual access easements, barns or other buildings of historic or aesthetic value.			✓						✓
			10c.	Develop County policy and standards that allows property owners to participate in process.									
	11.	Encourage and actively assist in preservation of barns and outbuildings of historic or significant aesthetic value.	11a.	Actively pursue grants for historic barn/outbuilding renovation, maintenance, and purchase.	✓		✓						✓
			11b.	Seek to become State Certified Local Historic Agency .	✓		✓					✓	
			11c.	Explore National Trust for Historic Preservation "Barn Again" program.	✓						✓		
			11d.	Encourage preparation of a Historic Barns driving tour	✓		✓				✓		
			11e.	Allow adaptive reuse of historic barns consistent with Design Guidelines, Policy 12, and Agricultural Element Policy 8.	✓	✓							✓
Compatibility with Economic Activity	12.	Pursue viable economic activities for cultural resource areas (including rural vistas, historic mining areas, and traditional agricultural areas) and adaptive reuse of historic structures which do not destroy their historic/ aesthetic value related to their traditional use. Prohibit new activities, land uses, and adaptive reuse which would negatively impact the historic and aesthetic value of these areas, structures, and surroundings and encourage traditional activities. (See also specific limits on agricultural lands – Policy 8, Agricultural Element.)	12.	See Implementation Measure 1a (Historic Preservation Overlays) and 1e (conditional use permit requirements).	See 1a and 1e above.				See 1a and 1e above.				

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Adjacent Land Uses	13.	Prohibit new development and renovations which would negatively impact the aesthetics or essential historic form of Community Living Historic Areas, Historic Preservation Overlay areas, and other historic areas.	13.	See Implementation Measure 1a (Historic Preservation Overlays) and 1e (conditional use permit requirements).	See 1a and 1e above.				See 1a and 1e above.				
Historic Papers/Artifacts	14.	Work toward creation of a County historic papers archive and assist the County Historical Society in achieving museum curation status.	14.	Seek grants, including USFS diversification monies. Review yearly budget for funding possibilities including TOT funds.	✓		✓						✓
Coordination with Other Agencies / Groups	15.	Coordinate cultural resource preservation/ inventory activities with the Forest Service, tribal councils, and other public agencies.	15a.	See Policy 2 measures.	See 2 above.				See 2 above.				
			15b.	Seek to participate jointly in grant applications.	✓		✓						✓

Table 12-3
U.S. SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The U.S. Secretary of the Interior General Standards for Historic Preservation Projects should be followed within Community Living Historic Areas and on individual historic structures throughout the County and should be provided to anyone renovating historic structures. The standards are practical and common sense in nature:

SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR PRESERVATION

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

It is the policy of the County to encourage use of these standards. (See Policy 1, Implementation Measure d)

Table 12-4
AVAILABLE TAX CREDITS

Individuals should be aware of tax credits available for renovation costs. The County can assist in making residents aware of these programs which include:

- Federal tax credits for renovation of commercial structures on the National Register of Historic Places. **It is the policy of the County to work toward establishment of National Register Districts in the County**; (See Policy 4)
- State tax credits under the Mills Act allow for a reduction of the taxable value of structures similar to the Williamson Act contracts on agricultural land. **It is the policy of the County to encourage use of these tax credits**; (See Policy 11, Implementation Meas. a)
- Conservation easements can be taken which have the effect of a charitable contribution. A conservation easement requiring the preservation, special treatment, or use of a structure is placed on the deed to the property (similar to a sidewalk or access easement). The easement is donated to a non-profit group or the County and the value of the easement becomes the charitable contribution which can be deducted from State and Federal taxes. **It is the policy of the County to accept these easements.** (See Policy 10, Implementation Measure b)

Table 12-5
STATE HISTORIC BUILDING CODE

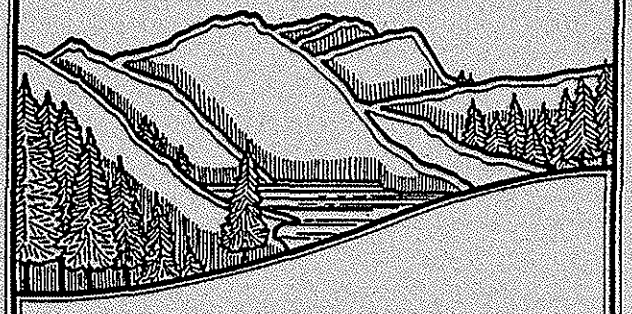
The County can also assist in the technical aspects of renovation by making building owners aware of the State Historic Building Code. County building inspectors should also learn to utilize the Code. Use of the Historic Building Code is mandated by the State if an owner or developer requests its use in reviewing renovation plans. The Code allows for negotiating between the architect/builder and the building official on practices which meet basic life and safety requirements while preserving the integrity of the structure. For instance, many requirements of modern building codes do not "fit" older structures including:

- Railing height: Railings adhering to new requirements in many cases would be out of scale with historic structures.
- Seismic Safety: Most older structures cannot meet modern day requirements but through various methods can be made safe.
- Handicapped Access: Retrofitted handicapped access ramps can detract from the aesthetics of older buildings but alternative solutions such as wide back entries with elevators are often possible.

Generally, architects and builders familiar with historic renovation techniques should be used when utilizing the Historic Building Code.

It is the policy of the County to actively promote use of the Historic Building Code and to disseminate it to all Design Review and Building Permit and other development permit applicants. (See Policy 1, Implementation Measure b)

PLANTS AND WILDLIFE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

13. Plants and Wildlife Element

Introduction

This Element meets the General Plan Guidelines Conservation Element requirements pertaining to the conservation of fisheries, wildlife, and related natural resources (Guidelines, p.115) as well as those Open Space Element requirements addressing the uses of open space for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands (Guidelines, p. 129).

Element Goal

1. It is the County's goal to protect and defend its abundant and diverse plant and animal species.

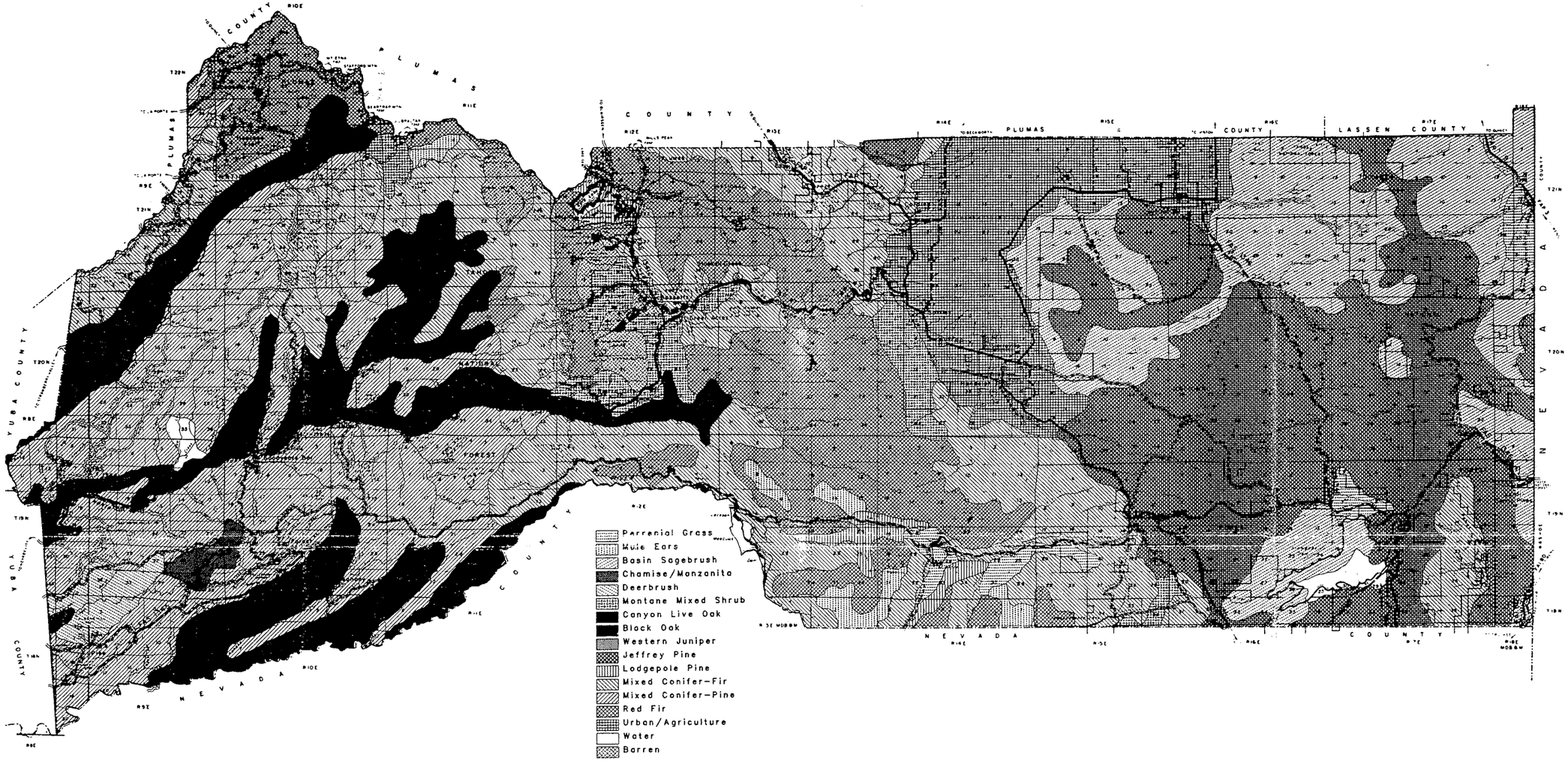
Background/Future Needs

Detailed information related to plants and wildlife in Sierra County is contained within the Background Report. Specific topics discussed include:

- General Vegetation
- Species Diversity
- Special Plants and Animals
- Old Growth Forests
- Riparian Corridors
- The Riparian/Old Forest Network
- Sierra County Streams
- Water Quality
- Stream Setbacks
- Regulated Wetlands
- Deer Use Areas
- Migratory Birds
- Tree Loss in Developing Areas
- Escaped Exotic Plants
- Generalized Impacts of Land Uses
- Wildlife and Habitat Management
- Areas of Special Concern within Watershed Planning Areas

The various maps of the Background Report are retained in this document because of their relationship to policy and land use.

SIERRA COUNTY VEGETATION



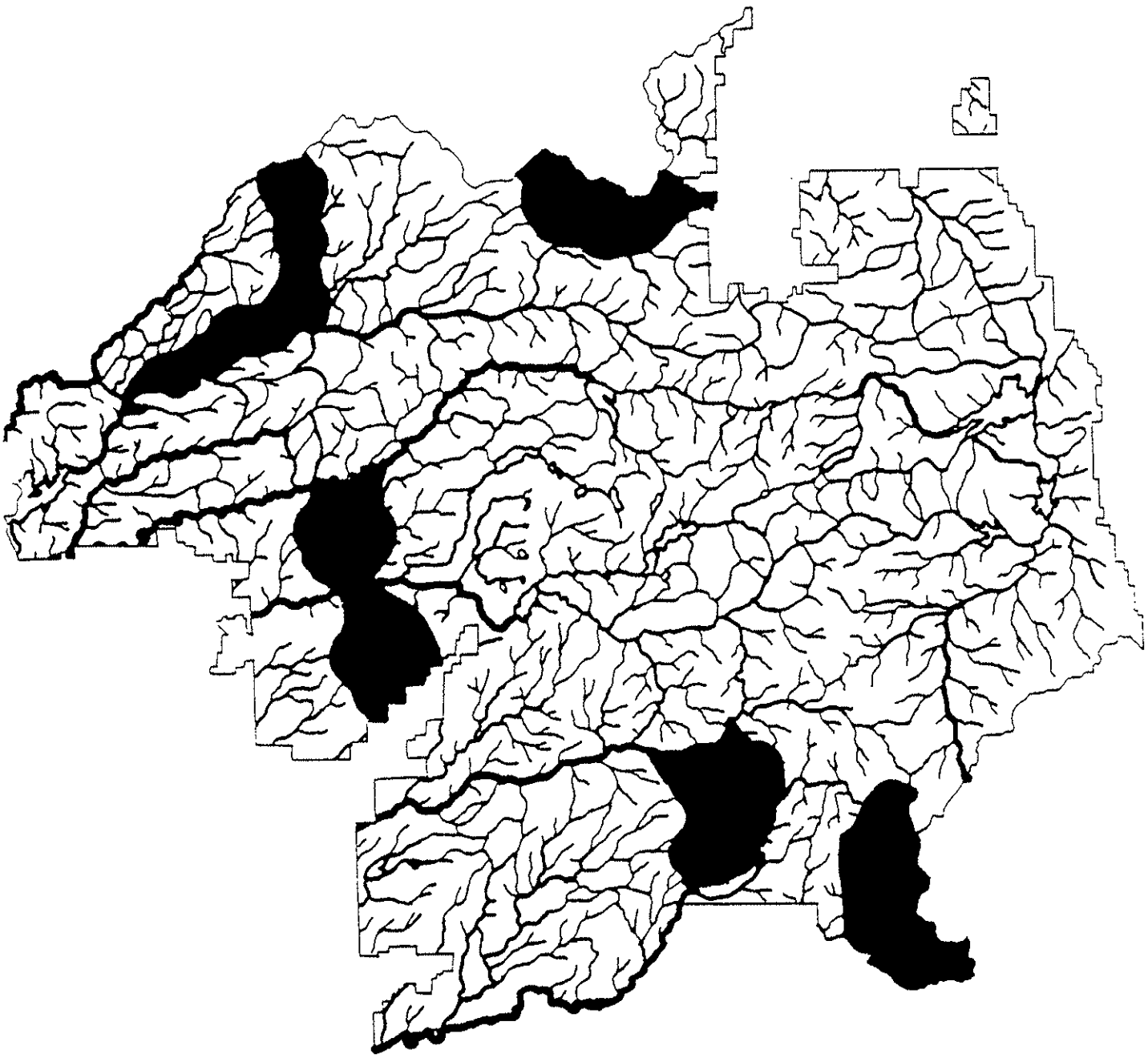
SCALE IN MILES

0 1 2 3 4 5 6

SIERRA COUNTY GENERAL P·L·A·N

Figure 13-1
OVERVIEW VEGETATION TYPES WITHIN SIERRA COUNTY

FIGURE 13-2
A CONCEPTUAL LAYOUT OF THE OLD-FOREST/RIPARIAN SYSTEM
ON THE TAHOE NATIONAL FOREST



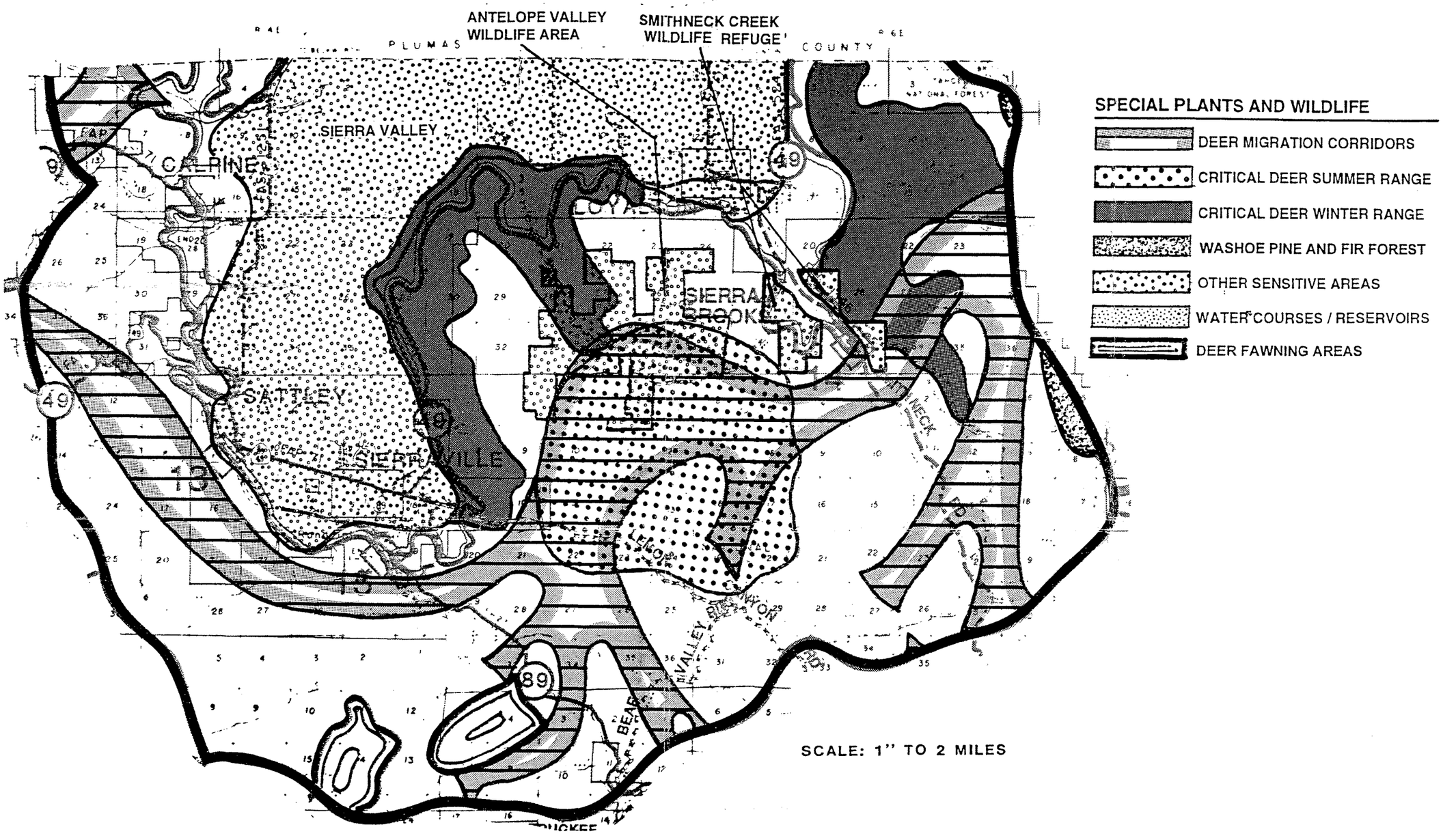


Figure 13-3

SIERRA VALLEY WATERSHED

SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDOR
- CRITICAL DEER WINTER RANGE
- WASHOE PINE AND FIR FOREST
- OTHER SENSITIVE AREAS
- DEER FAWNING AREAS

SIERRA COUNTY GENERAL P·L·A·N

Figure 13-4

LONG VALLEY / HERLONG
WATERSHED

SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

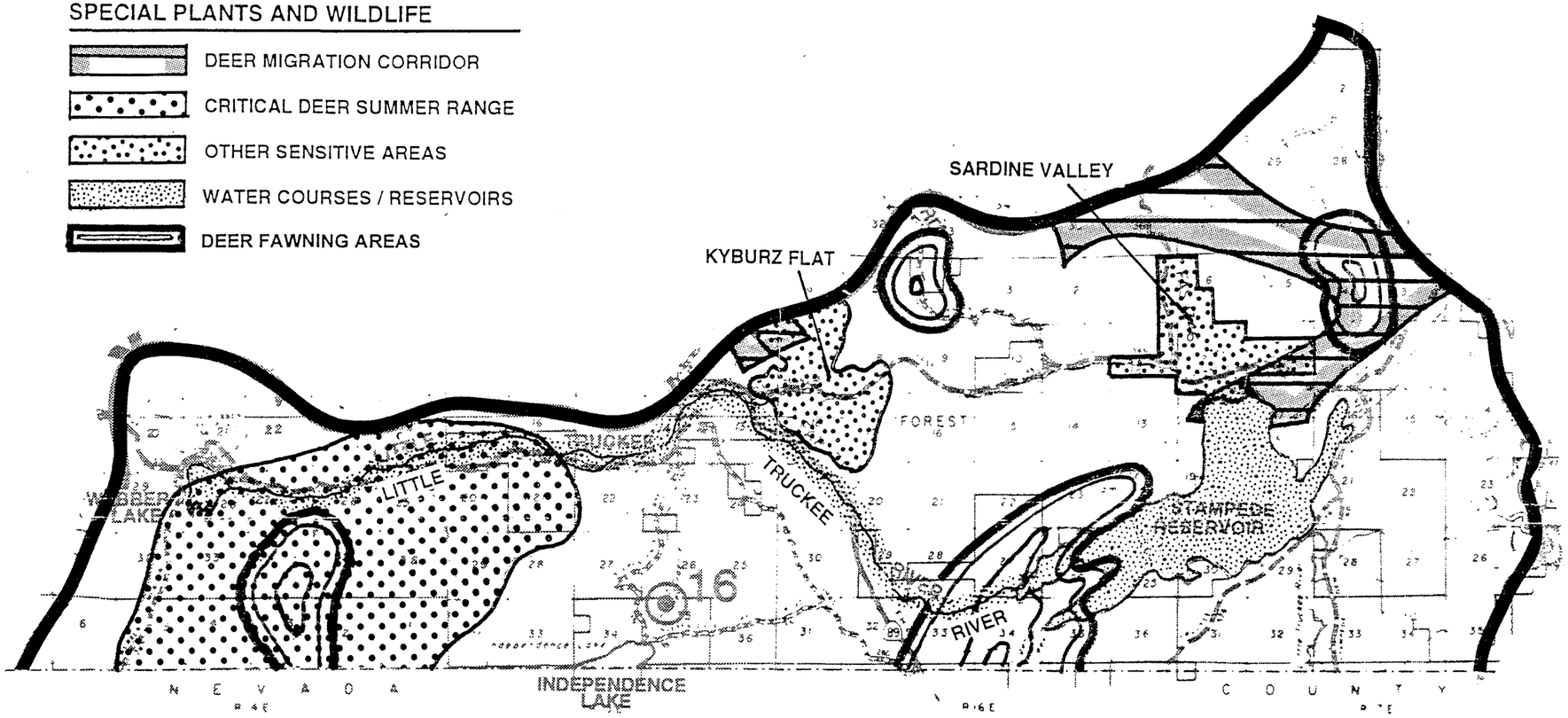
CRITICAL DEER WINTER RANGE

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-5

DOG VALLEY WATERSHED

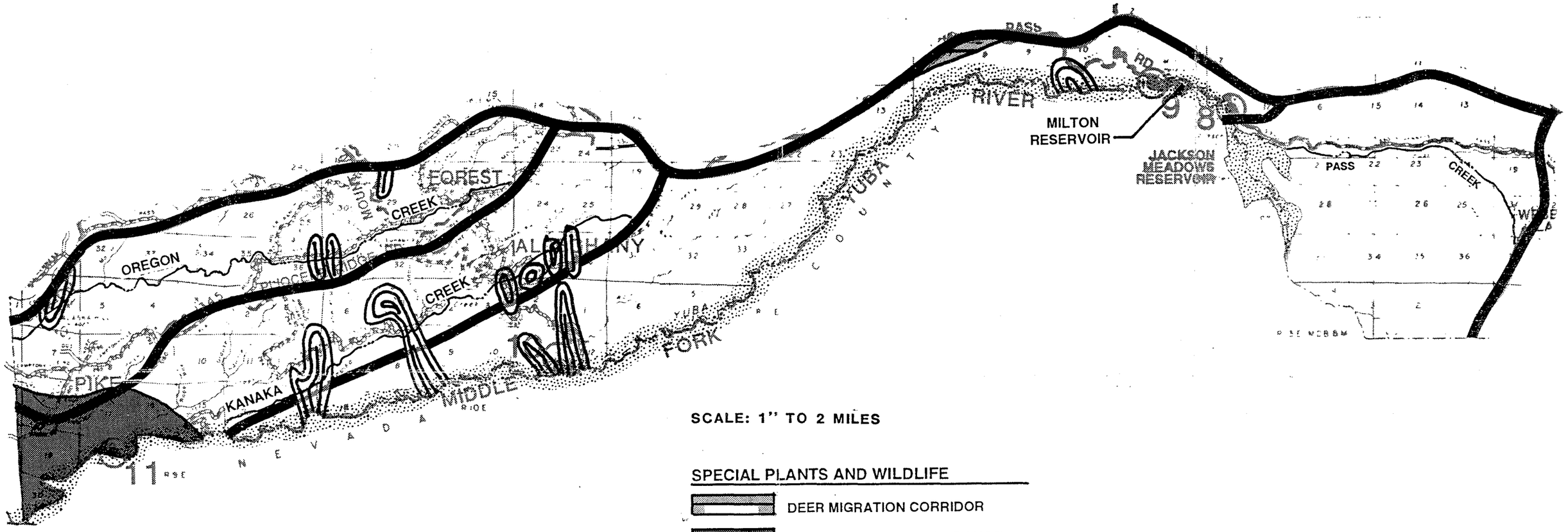
13 - 11



SCALE: 1" TO 2 MILES

FIGURE 13-6

LITTLE TRUCKEE RIVER WATERSHED



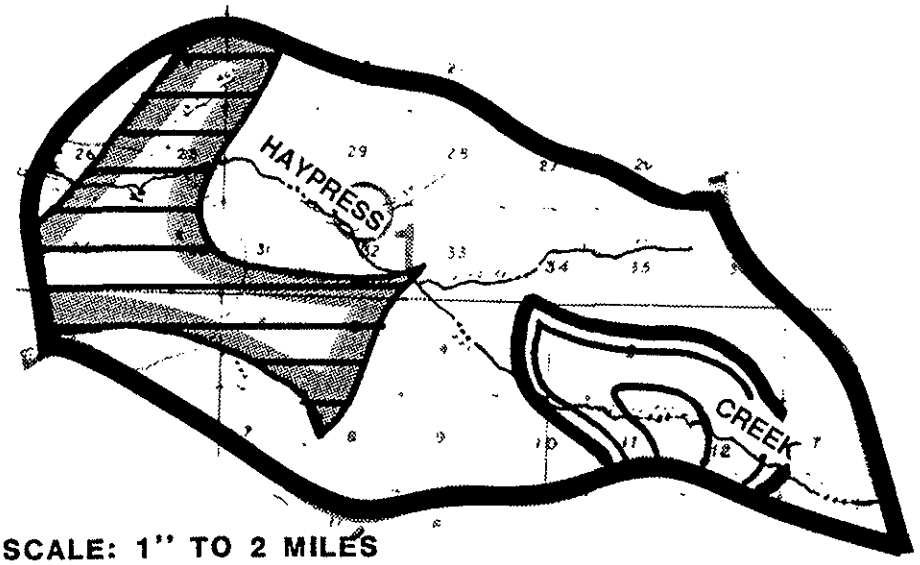
SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDOR
- CRITICAL DEER WINTER RANGE
- ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES
- WATER COURSES / RESERVOIRS

FIGURE 13-7

OREGON & KANAKA CREEKS, MIDDLE YUBA & PASS CREEK WATERSHEDS



SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

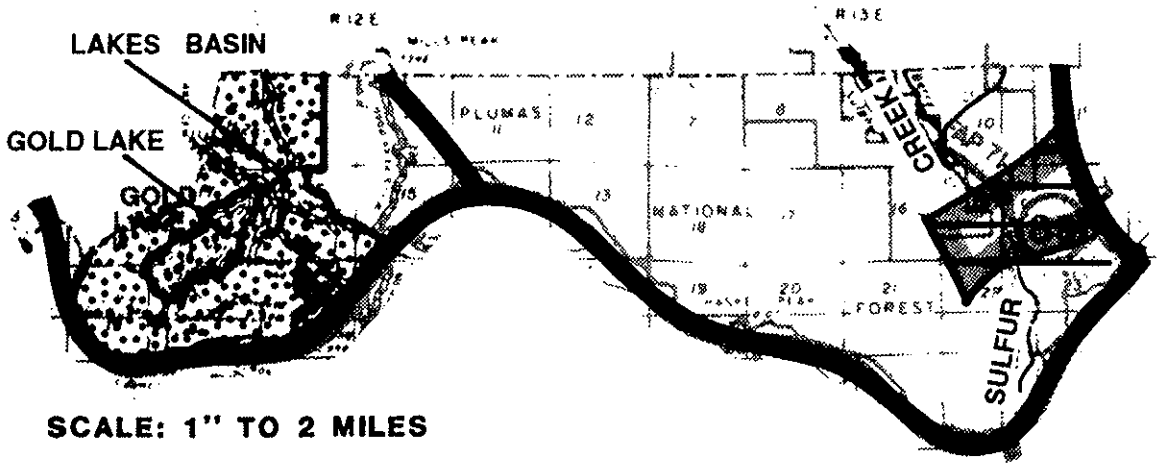
DEER MIGRATION CORRIDOR

DEER FAWNING AREAS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-8

HAYPRESS CREEK WATERSHED



SPECIAL PLANTS AND WILDLIFE

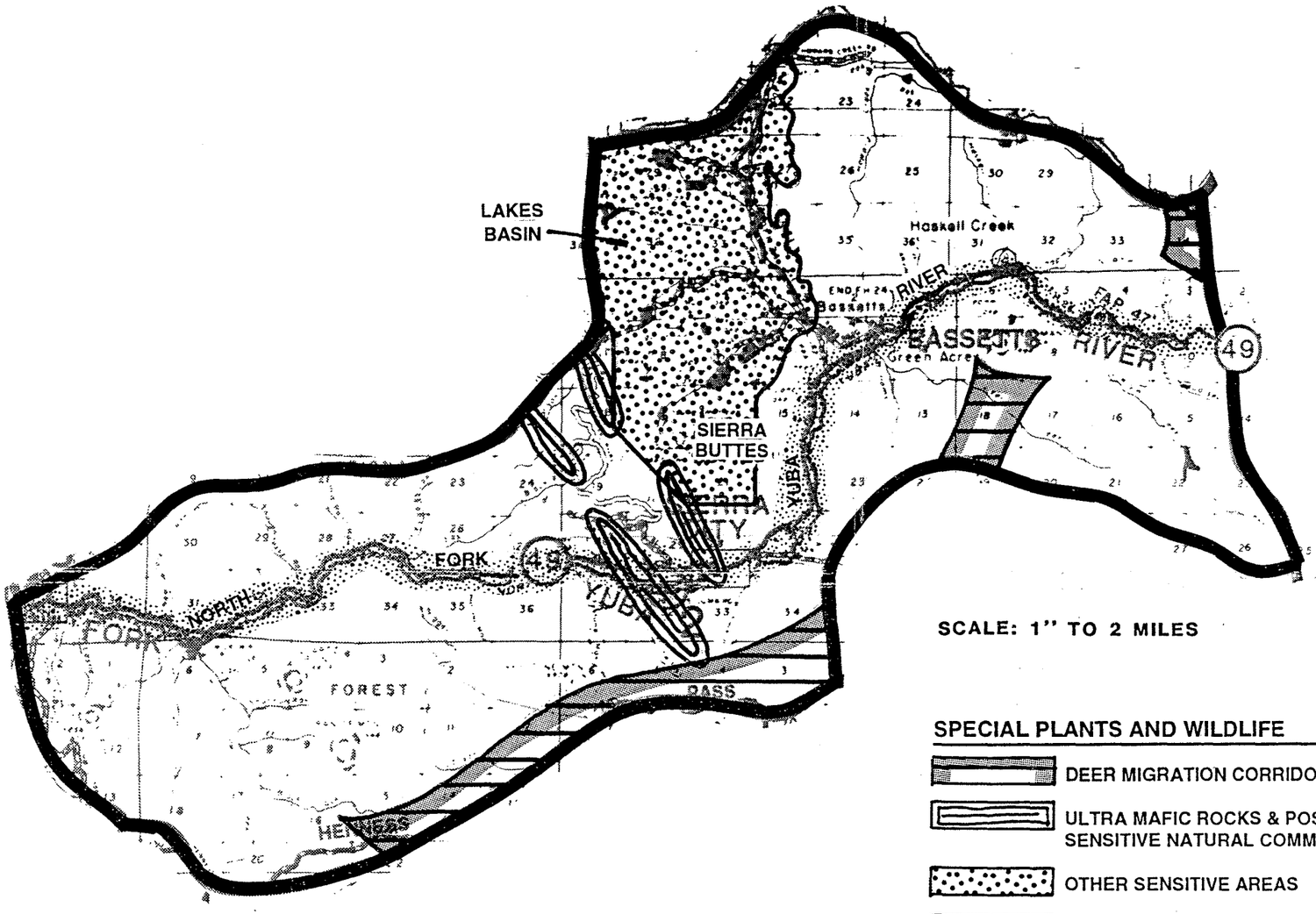
DEER MIGRATION CORRIDOR

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-9

GOLD LAKE & SULFUR CREEK WATERSHEDS



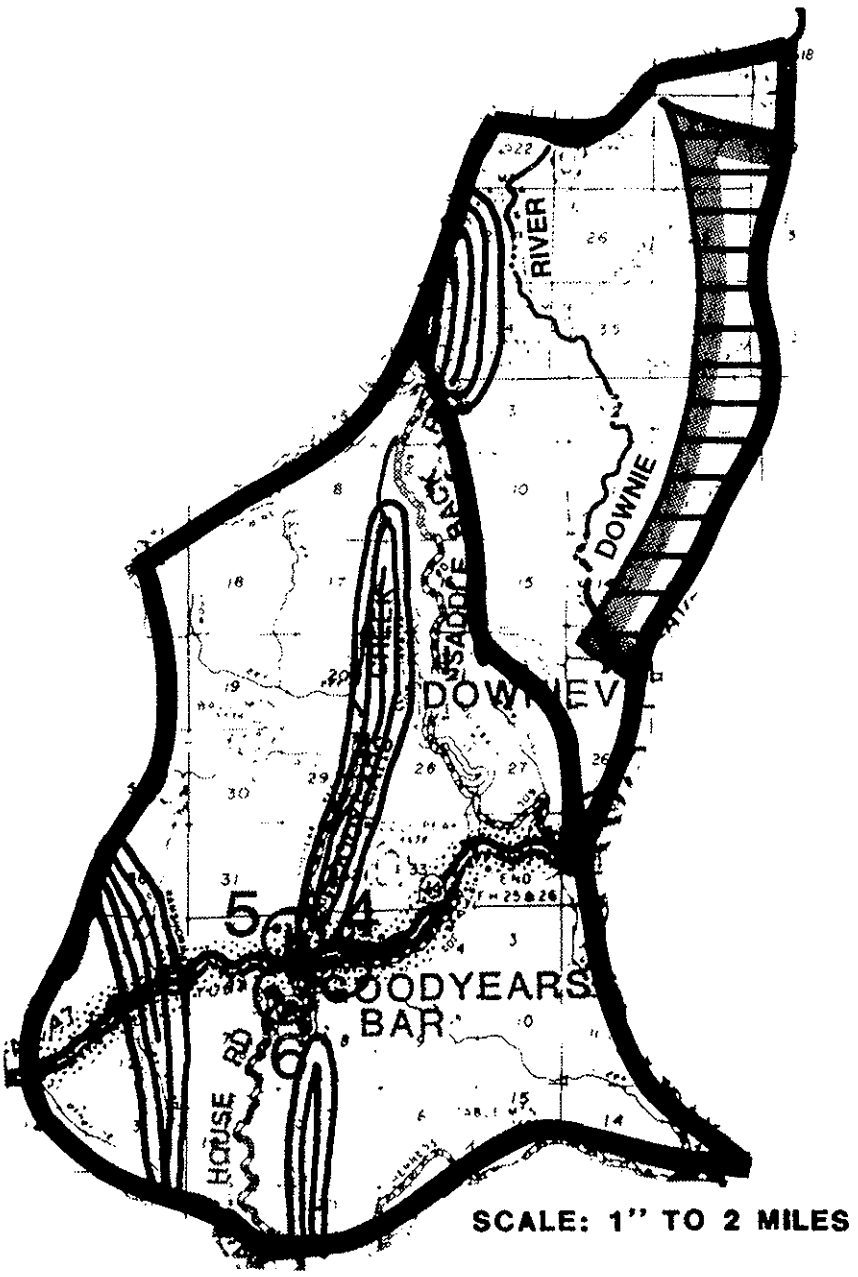
SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDORS
- ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES
- OTHER SENSITIVE AREAS
- WATER COURSES / RESERVOIRS

FIGURE 13-10

NORTH YUBA RIVER WATERSHED



SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

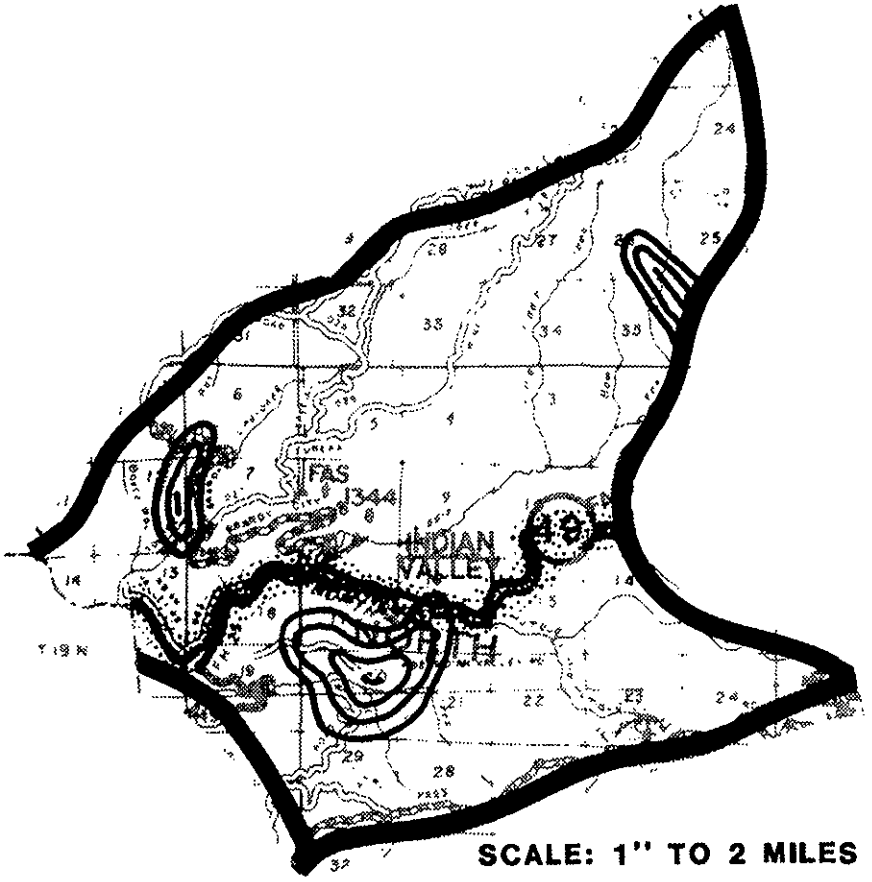
ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-11

GOODYEARS CREEK & DOWNIE RIVER WATERSHEDS



SPECIAL PLANTS AND WILDLIFE

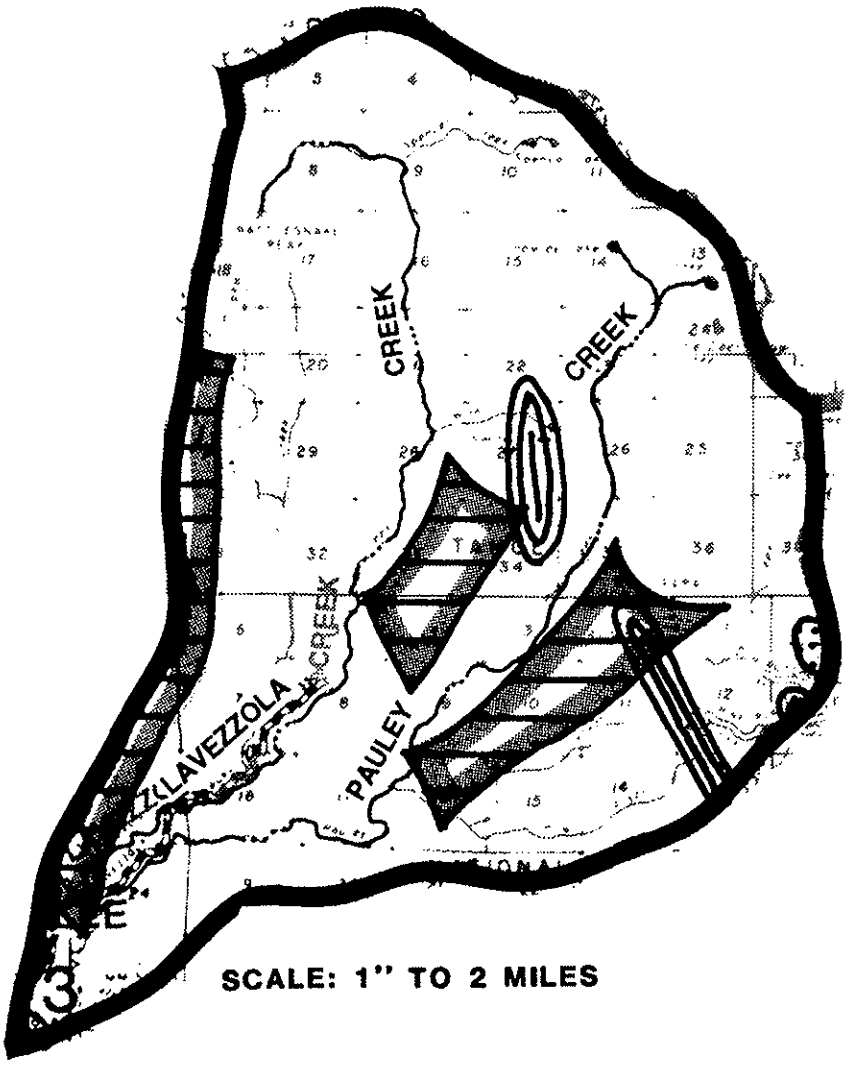
ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-12

FIDDLE CREEK WATERSHED



SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

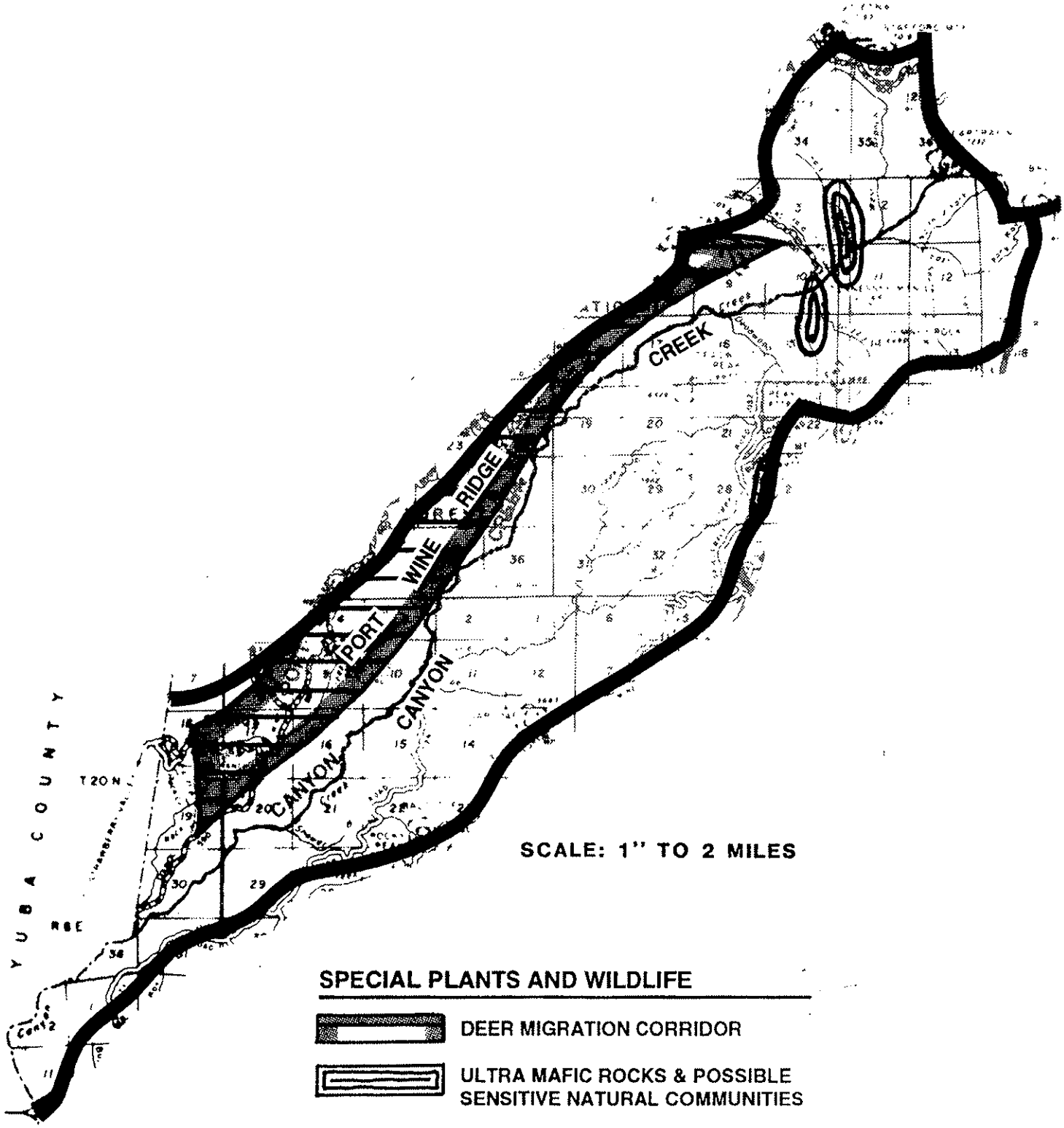
ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-13

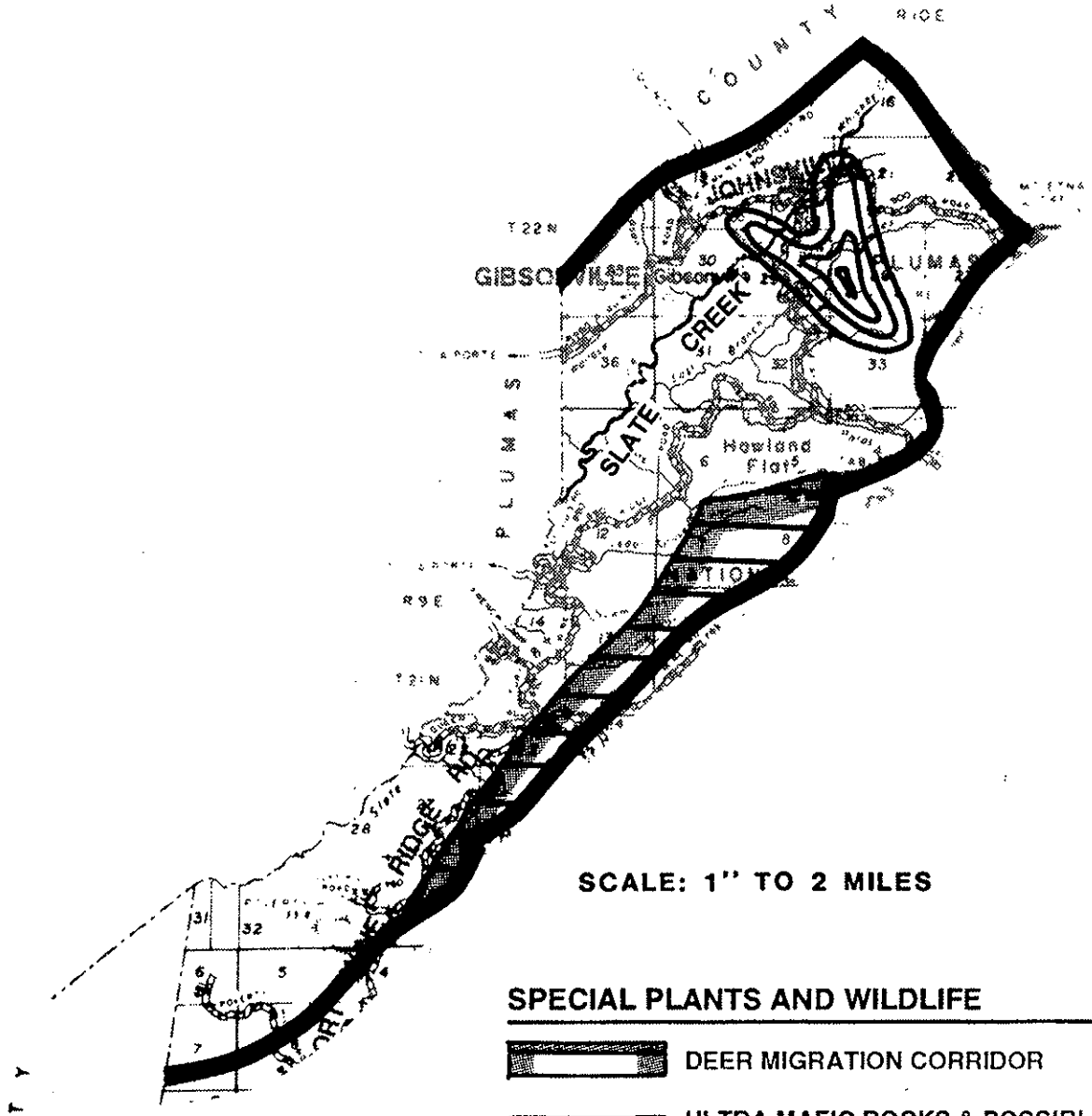
LAVEZZOLA / PAULEY CREEKS WATERSHED



SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-14

CANYON CREEK WATERSHED



SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-15

SLATE CREEK WATERSHED

Related Plans

Approximately 75% of the County is under the jurisdiction of the three National Forests—Tahoe, Plumas, and Toiyabe. The majority of the forest land in the County is within the Tahoe National Forest where land uses and activities are directed by the "Tahoe National Forest Land and Resource Management Plan" (1990). The following excerpts from that Plan indicate the general approach to wildlife management within the Forest—the Plan's more detailed standards and guidelines, including those for specific Management Areas are not printed below:

Goals and Desired Future Conditions

WILDLIFE AND FISH

1. Devote particular attention to preserving habitats for plant and animal species that are associated with mature forest successional stages, riparian areas, hardwoods, and meadows.
2. Manage fish and wildlife habitats to maintain viable populations of all vertebrate species.
3. Provide a diversity of plant and animal communities and tree species to meet visual, old-growth, and overall multiple use objectives; provide special elements (snags, logs, etc.) and critical habitats for dependent species.
4. Increase cold water fishery production.
5. Use recovery plans as the template for managing threatened and endangered species.
6. Provide enough quality habitat so that the Forest's sensitive species will not become threatened or endangered.

Desired Future Condition

The Tahoe National Forest will continue to work with other agencies, particularly the California Department of Fish and Game, U.S. Fish and Wildlife Service, and local Counties to implement, monitor, and adjust the Forest fish and wildlife management program so that it is satisfactory to each agency.

SOIL, WATER, AND RIPARIAN AREAS

4. Protect streams, lakes, wetlands, streamside management zones, and other riparian areas (V-9).

The Forest Plan also contains detailed standards and guidelines for the Forest as a whole as well as for specific Management Areas; some of these standards and guidelines are considered in the Background Discussion section under the various "Areas of Concern."

The forest wildlife management direction has been at least temporarily altered by the "California Spotted Owl Sierra Province Interim Guidelines." This is discussed in the Timber Element.

The Background Discussion of certain plants makes reference to the *Tahoe National Forest Sensitive Plant Program Standards and Guidelines* (Tahoe National Forest, November 1992). This document addresses the Tahoe National Forest's one endangered plant and its fourteen sensitive plants. The Program is divided into three phases: 1) Inventory, 2) Interim Management, and 3) Recovery Management. The Inventory is intended to develop the initial body of information about sensitive plants. The Interim Management is meant to maintain viable populations until further action is taken — it includes planning, impact analyses, and monitoring functions, as well as plant collection control and interim management programs. Recovery Management is in its planning phase and a five year plan is set forth in the Program which outlined "action items" for the fifteen species by year. Common action items include monitoring, surveys of on-project areas, and development of final guidance.

Two specific sets of Federal regulations which apply to projects on Federal, State, and private lands are the Section 404 Wetland provisions of the Clean Water Act and the Farming Security Act. These regulations are intended to protect wetlands.

Private lands are within the County's jurisdiction with the California Department of Fish and Game acting as the Trustee Agency for Biological Resources. State mandated policies and programs include the State Wetland Policy and the California Endangered Species Act. The State wetlands policy mandates that no net loss of wetlands is allowed; for every acre of wetlands impacted new acre must be created. The California Endangered Species Act protects threatened and endangered species and habitats specifically tied to individual animals. Adopted management policies exist for some listed species, such as Swainson's Hawk.

The State of California maintains three (3) large wildlife management areas in Long Valley (Evans Ranch), Antelope Valley, and Smithneck Creek Canyon (Sierra Brooks).

Assumptions

The following assumptions have been made in compiling this Element.

1. The concerns expressed in the "Sierra County Wildlife Conservation Element" (1977) and in the Land Use and Management Plans for the National Forests are valid and still require attention today.

2. The special plants and animals of concern to the scientific community and the Trustee Agencies for biological resources are also of concern locally from a California Environmental Quality Act standpoint as well as from a general resource planning standpoint.

3. A diversity of plant and animal life is tied to the County's recreation, economy, and general welfare of its residents.

4. In managing biological resources, there may be some advantages to cooperating with the California Department of Fish and Game and the U.S. Forest Service.

5. While certain areas of the county are known to have special biological resources, there is potential for these types of resources to occur throughout the County.

6. The County lacks, and will continue to lack, the financial resources to complete detailed biological field surveys and mapping County-wide, thus placing the burden of discovery on future project proponents.

7. A wide variety of land uses and activities have the potential to harm biological resources.

Table 13-1
PLANTS & WILDLIFE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there		are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. PLANTS & WILDLIFE GOAL 1. It is the County's goal to protect and defend its abundant and diverse plant and animal species.									
Stream Zones: Building Setbacks	1. Within Community Core areas, enforce the following setbacks for septic systems: — 50 foot horizontal distance from intermittent streams and wetlands	1a.. Provide a range of stream setbacks and identify community related policies for each individual community.									

[1]

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
	— 100 foot horizontal distance from the high water line of perennial streams Within Community Core areas, except those of Downieville and Sierraville, enforce the following setbacks for structures:	1b. Designate streams as Special Treatment areas within the Community Core and Influence Areas and Open Space outside these areas.	✓		✓		✓(upon Plan adoption)				
		1c. Amend Section 15.12.060 of the Zoning Code to include the specified setbacks. Include special review procedures in this Zoning Code Section for Downieville and Sierraville.	✓		✓			✓			
	– 50 foot horizontal distance from the high water line of water courses. Establish Downieville and Sierraville structural setbacks Special Treatment review procedures based on the maximum feasible avoidance possible given the existing physical constraint of those communities. Outside of Community Core areas, the setbacks shall apply to structures and septic systems and shall be: — 50 foot horizontal distance from intermittent streams and wetlands — 150 foot horizontal distance from the high water line of perennial streams These building setbacks may be reduced by as much as 50% (but in no case to less than 50 feet) if the Planning Commission finds that a narrower setback: a. would not increase the potential for erosion, due to substantial existing vegetation cover and soil and slope stability, and b. would not fall within the 100-year floodplain, and c. would fully protect existing riparian vegetation at the site.	1d. Utilize setbacks in Project Review Procedures.	✓	✓							✓
		1e. Within Community Core areas require Best Management Practices to reduce disturbance and erosion for any structures placed closer than 100 feet to perennial streams.	✓	✓							✓
		1f. Within the Community Core areas, require structures to be placed outside of wetland and riparian areas except on existing legal lots where there is no alternative space available.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
Allowable Uses in Stream Zones	2.	Within stream zones, control uses over which the County has jurisdiction to the extent necessary to prevent significant impacts on riparian and aquatic habitat.	2a.	As part of the Stream Zone district define permitted, conditional, and non-permitted uses in Zoning Ordinance. Permitted uses in this zone should be restricted to: - Maintenance of existing structures and facilities; - New road and utility crossings; - Grazing; - Any non-structural uses allowed in the base zoning district when it can be conclusively demonstrated that they would not have significant impacts on the stream environment zone. - Residences and other structures within Community Core areas consistent with Land Use designation.	✓		✓			✓			
			2b.	Utilize above in Project Review Procedures.	✓	✓							✓
Native Vegetation Retention in Stream Zones	3.	Prohibit removal of native vegetation in lake and stream zones except when done in conjunction with the permitted uses as described under #2, above.	3a.	Develop a grading ordinance with vegetation removal restrictions.	✓ Public Works		✓				✓		
			3b.	Utilize above in project Environmental Review Procedures.	✓	✓							✓
Water Quality and Aquatic Habitat	4.	Protect bodies of water and their watersheds to prevent water degradation (see also Water Resources Policies 14-23).	3c.	Create a Wetlands Mitigation Banking Program for use only in those situations which wetlands are unavoidable due to the configuration of existing legal lots in relationship to the wetlands.			✓						✓
			4a.	Stream setbacks and stream zone use controls as described under #1 and #2, above. Best Management Practices and other water quality measures set forth in the Water Resources section (#14-23).	✓	✓							✓
			4b.	Prevent uses which conflict with water quality.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Impacts of Surface Water Diversions and Impoundments	5.	Discourage future surface water diversions and impoundments which could have a major adverse effect on fisheries and riparian areas. In general this policy will apply when water is proposed to be diverted from or impounded upon natural water courses rather than existing diversion ditches. Where diversion is permitted, require at a minimum, releases higher than or at least as high as existing late summer minimum flows. (See also Water Resources Policy #24 and Energy Policies.)	5a.	Revise Zoning Ordinance to require County permits where feasible (see Energy Element #s 1,3,7-9).	✓		✓			✓			
			5b.	Comment on hydroelectric proposals through Environmental Review Procedures (see Energy Element #4).	✓								✓
Effect of Groundwater Use on Meadows	6.	Prohibit land uses which require major new groundwater withdrawals which may impact meadows or other water-influenced habitats.	6.	Development Review Procedure.	✓	✓							✓
Effect of Development on Meadows	7.	Prohibit development in meadows.	7a.	Include meadows in the Stream Zone district within the Zoning Ordinance.	✓		✓			✓			
			7b.	Restrict land uses through the Development Review Procedure.	✓	✓							✓
Special Plants and Animals and Migratory Birds	8.	Protect, and whenever possible enhance, threatened, endangered, and special plants and animals and their habitats, as defined by the California Department of Fish and Game, as well as migratory birds from proposed land uses.	8a.	Coordinate volunteer efforts to protect and enhance special plants and animals and encourage landowners to protect specific populations.	✓			✓ County F+G Com					✓
			8b.	Require project proponents to prepare conservation plans as part of environmental documentation when a population is threatened.	✓	✓							✓
			8c.	Require proper reporting of special species as part of the County's Environmental Review Procedures.	✓		✓						✓
			8d.	Require avoidance as the means of mitigation so long as a reasonable use of the property is maintained.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Sustained Plant and Animal Populations for Recreational and other Values	9. Encourage and assist in efforts to sustain plant and animal populations for recreational and other values.	9a. Support the efforts of the California Department of Fish and Game and the County Fish and Game Commission to sustain plant and animal regulations.	✓	✓	✓						✓
		9b. Consider habitat protection in land use decisions.	✓	✓							✓
		9c. Have information available for private land owners on methods to protect populations, including conservation easements and development agreements.	✓					✓			
Sustained Plant and Animal Populations for Research	10. Encourage the protection of natural populations which are unique and representative of the habitats of Sierra County and which could provide for educational and research purposes. Identify and preserve heritage and landmark trees and groves where appropriate.	10a. Support the efforts of the California Department of Fish and Game and the County Fish and Game Commission to sustain plant and animal regulations.	✓	✓	✓						✓
		10b. Consider habitat protection in land use decisions.	✓	✓							✓
		10c. Have information available for private land owners on methods to protect populations, including conservation easements and development agreements.	✓					✓			
Impacts of Urban Land Uses on Areas of Special Concern	11. Prohibit new urban uses in areas of Special Concern. (See also Policies 30-31)	11. Utilize the provisions of the Land Use Element restricting lot splits outside of Community areas in project review.	✓	✓							✓
Impacts of Recreation on Areas of Special Concern	12. Cooperate with State and federal agencies in managing recreation and prohibit new recreational developments which may significantly impact biotic resources. (See also Policies 30-31)	12. Amend Zoning Ordinance to require a conditional use permit for uses potentially impacting to biotic resources.	✓		✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Impacts of Natural Resource Extraction on Areas of Special Concern	13. Discourage natural resource extraction techniques which significantly impact biotic resources, with emphasis on areas of special concern; support the efforts of Antelope Valley Coordinated Resources Management Committee to discourage open-pit, strip mining in that location and others which have sensitive aquatic or terrestrial conditions or which drain to such areas. (See also Policies 30-31)	13. Project and Environmental Review Procedures.	✓	✓							✓
Impacts of Grazing on Areas of Special Concern	14. Encourage cattle owners to manage grazing to minimize adverse impacts on sensitive habitat types.	14. Make information available to cattle owners on environmentally sensitive grazing techniques.	✓					✓			
Effects of Off-Highway Vehicles	15. Discourage off-highway use in Areas of Special Concern.	15a. Request a "Build-a-Mile, Close-a-Mile" policy in timber harvest areas.	✓		✓		✓				
		15b. Accept, or in some cases require, road closure as wildlife mitigation.	✓	✓							✓
		15c. Encourage the USFS to deemphasize road construction.	✓								✓
Effects of Herbicides	16. Discourage the use of herbicides in and around sensitive habitats, such as streams and meadows.	16a. Develop herbicide application standards for County road personnel responsible for spraying.			✓	✓ EnvHlth			✓		
		16b Continue to encourage the USFS to prevent the use of herbicides.	✓								✓
Old Growth Forests	17. Discourage removal or significant disturbance of any remaining old growth forests.	17a. Express County position through interagency coordination and Environmental Review Procedures.	✓								✓
		17b. Consider as basis for future policy the principles which result from the USFS Old Forest/Riparian Network Program.	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Tree Loss in Developing Areas	18. Within Community Areas, require any urban developments to retain stands of trees with connections to other forested areas in a manner which does not significantly reduce the reproduction capability of trees and understory vegetation within those stands.	18. Amend Zoning Ordinance to include tree retention standards.	✓		✓			✓			
Native vs Exotic Plants	19. Require the utilization of native or non-invasive, non-native plants in the landscaping of new developments.	19. Amend Zoning Ordinance to include landscaping requirements.	✓		✓			✓			
Effects of Fire Suppression on Habitat	20. Support responsible fuel modification through prescribed burning and other techniques when air, water, and special plants and animals will not be significantly impacted.	20. Participate in interagency coordination.	✓								✓
Habitat	21. Protect all habitat types and the continuity of habitats.	21a. Guide development into Community areas as set forth in the Land Use Element.	✓	✓							✓
		21.b Utilize habitat mitigation measures as described under #30 below.	✓	✓							✓
Annual Movement Corridors	22. Protect critical deer migration corridors as well as the movement corridors of other animals. Protect the integrity and continuity of wildlife habitats.	22a. Continue to develop animal movement corridor mapping in conjunction with the USFS and DFG.	✓								✓
		22b. Utilize stream zones as described under #1-3 above.	✓	✓							✓
Roadside Kills	23. Encourage Caltrans to use measures to reduce potential for roadside kills such as:	23a. Send letter to Caltrans requesting changes in current signs and discouraging use of salt.	✓				✓				
	a. Posting additional signs indicating the potential for roadside kills, especially in the Sierraville-Loyalton and Sierraville-Truckee corridors;	23b. Send letters of opposition to Caltrans regarding potential speed enhancing improvements.	✓								✓
	b. opposing any road improvements which increase vehicle speeds;										✓
	c. utilizing sand rather than salt on icy roads in deer concentration areas to avoid attracting them to roads.	23c. Discourage Public Works salt utilization for County roads.				✓ PblcWks					

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Initial Environmental Review Procedures	24.	In conjunction with DFG and USFS review, establish County staff field review procedures which will identify if special habitats are present as part of the initial environmental review; if there is any indication of special habitats staff shall either consult with the Biology Interagency Task Force (described below) or require study of the issue as part of environmental review.	24.	Write and utilize County staff field review procedures in conjunction with DFG personnel.	✓					✓			
Environmental Review Procedures	25.	Adopt County CEQA Guidelines which establish special initial environmental review procedures, standards for EIR contents, and thresholds for determining significance based on the policies of this General Plan. The determination of significance should be based on all available evidence, not just the mapping and information contained in this Element.	25.	Prepare Sierra County Environmental Review Procedures incorporating CEQA compliance and environmental impact thresholds, evaluation criteria, issues, ,and requirements throughout the General Plan.	✓		✓			✓			
Sierra Summit / Bio-Regional Council	26.	Cooperate in the informational activities and other functions of the future Bio-regional Council so long as they do not conflict with this General Plan.	26.	Influence the Bio-Diversity Council as appropriate to confirm Sierra County's position.	✓				✓				
					✓				✓				

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Interjurisdictional and Regional Biology	27. Develop programs to identify and protect sensitive areas.	27a. Work with DFG, USFS, and others to create maps, guidelines, and MOUs.	✓						✓		
		27b. Support land acquisitions for habitat enhancement that are deemed to be in the County's interest.	✓		✓						✓
		27c. Comment on potentially impacting land exchanges and land uses in adjacent jurisdictions.	✓								✓
Declining Monies Available for Wildlife Habitat Enhancement Projects	28. Recognize the reduced level of wildlife habitat enhancement sponsored by trustee agencies when reviewing the environmental impacts and possible mitigation measures of proposed projects.	28. Ensure that the environmental documentation and project review process recognizes reduced levels of habitat enhancement.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Mitigation Measures for Special Species and Habitats	29.	To the extent possible based on current scientific knowledge, utilize mitigation guidelines which are specific to the species and habitats in the County.	29.	Utilize the Biological Mitigation Guidelines contained at the end of this section as a basis for the formulation of mitigation measures. Actual measures required may be modified based on verifiable evidence specific to the project site under review. These guidelines should be updated as necessary based on involving scientific knowledge.	✓	✓	✓						✓
Mitigation Monitoring	30.	Accept conservation easements protecting special species and natural communities as partial mitigation for projects over which the County has jurisdiction where complete or near-complete habitat/species population avoidance is not feasible.	30.	Identify areas appropriate for mitigation/ conservation easements and a program for their establishment and maintenance. Areas of Special Concern discussed in the Background section are appropriate, particularly when they are especially sensitive and are threatened; examples include Independence Lake, Perazzo Meadows, the Little Truckee River, Kyburz Flat, Webber Lake, and the Jackson Meadows and Milton Reservoirs. Other possible mitigation/conservation easement areas are any that compliment the Old Forest/ Riparian Network envisioned on the Tahoe National Forest.	✓			✓ IntrAgncy TaskFrce				✓	✓
	31.	Require monitoring of projects with the potential to significantly impact biotic resources.	31.	Prepare a Mitigation Monitoring Fee Ordinance.	✓		✓				✓		
Boat Ramps/Fishing Pressure	32.	Require that any boat ramp improvements to lakes not induce growth or pressure which results in over use of resources.	32.	Develop a master plan as a part of the recreation policies identifying boat ramp improvements needed	✓	✓	✓				✓		
Adjacent County Habitats	33.	Special habitats exist in adjacent Counties including but not limited to Sierra Valley Marsh (Plumas County), critical deer habitat (Lassen County), Independence Lake (Nevada County), and the Verdi Interstate Deer Herd, and these wildlife values need to be emphasized by Sierra County.	33a.	Consistently communicate with neighboring jurisdictions an project review.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		33b. Seek a regional plan for resource protection.	✓		✓						✓
Fish Stocking	34. Require greater attention to stocking area lakes.	34a. Continue to support increased stocking amounts.	✓								✓
		34b. Pursue development of local fish hatcheries.									

BIOLOGICAL MITIGATION GUIDELINES

(Source: Tuolumne County Wildlife Handbook as Amended for Sierra County with Assistance from Department of Fish and Game)

I. GENERAL GUIDELINES FOR WILDLIFE HABITAT

A. Through wildlife mitigation/conservation easements and other planning measures, the County will attempt to maintain a continuous network of valuable wildlife habitat throughout the County by providing habitat corridors for wildlife moving between the larger tracts of high-quality habitat; this network should be coordinated with the Old Forest/Riparian Network envisioned for the Tahoe National Forests.

B. The County will require mitigation for cumulative impacts on wildlife, as well as direct and indirect impacts from individual projects.

C. The following priorities will apply in selecting among feasible mitigation measures (from highest to lowest priority):

- Mitigation measures will be implemented on or adjacent to the project site and will replace, protect, or improve the same kinds of habitats as those lost or damaged by the project (in-kind, on-site).
- Improvement of the same habitats as those lost, but at an appropriate site elsewhere (in-kind, off-site).
- Improvement of alternative habitat types at or adjacent to the project site (alternative-kind, on-site).
- Improvement of alternative habitat types at an appropriate site elsewhere (alternative-kind, off-site).

D. The ideal model for preserving or restoring a terrestrial wildlife habitat will be to mimic the historic condition of that habitat in the local area.

E. In preserving or restoring a wildlife habitat to benefit a particular species, it is recognized that some departures

from the historic condition may be necessary, but such departures should be minimized.

F. In selecting a mitigation option, priority should usually be given to improving or replicating natural ecosystems rather than artificial ones. For example, it is usually preferable to improve natural reproduction of fish or wildlife rather than relying on hatcheries or captive breeding to augment natural populations.

G. The range of available mitigation options will depend on the parcel size involved. On larger parcels there are more possibilities for on-site mitigation such as clustering of units, buffer zones, careful siting to avoid sensitive areas, and habitat improvements in undeveloped portions of the site.

H. Mitigation options will also be limited by the intensity of development on a parcel. For high-intensity developments, there may be little or no opportunity for on-site mitigation.

I. To protect fish and other aquatic animals, the County should cooperate with the Department of Fish and Game (DFG) to obtain adequate habitat protection through in stream flow and stream bed alteration agreements with developers. Other protections will include erosion control measures and riparian setbacks.

J. To protect special wildlife species nesting, denning, and roosting sites, the County should cooperate with the US Forest Service district biologists to obtain the location of the sensitive sites.

II. SPECIFIC MEASURES APPLYING TO PROJECTS AFFECTING USE AREAS OF SPECIAL SPECIES

If there are possible impacts on threatened, endangered, or other special species, the County should consult with the California Department of Fish and Game and/or U.S. Fish and Wildlife Service before assessing impacts and determining the appropriate mitigation. Field surveys will be required. Some possible mitigation measures are listed below.

Bald Eagle

A1. If there are trees in or near the project area that are used regularly as roosting or feeding perches:

a) Prohibit all construction activities within 1/4 mile of each perch during the period when eagles are normally present (typically November-April).

b) Prohibit all disturbance of the actual perching trees.

c) If it is an important perching site (a group of trees used regularly by several eagles nearly every winter), enforce a building setback of 1/4 mile (or more, if necessary) to avoid disturbance to the perch.

d) Plan development to avoid increasing human activity around important perches when eagles are present. This includes prohibiting boating within the vicinity, and ensuring that perches are screened from view from developed areas, including roads and trails, e.g., by retaining trees or siting developments behind hills.

A2. In areas used regularly for feeding, require measures to ensure that the eagles' food supply (mainly fish, waterfowl, and carrion) is not diminished; restrict the use of pesticides that could contaminate these foods; and restrict boating during the season when eagles are present.

Peregrine Falcon Breeding Sites

B1. Peregrine falcons nest on ledges on large cliffs, and are extremely rare in the County. None are known to breed on private land. If they do, mitigation shall be determined in consultation with the appropriate agencies.

Great Gray Owl

C1. Prohibit disturbance to wet, moist, and dry meadows within breeding territories.

C2. Prohibit major disturbance (such as clearcutting) to forests bordering such meadows, in a 600-foot wide strip. Within this strip, some selective timber harvest may be permissible, provided that it occurs outside the breeding session (March 15 - August 15) and that sufficient large trees and snags are allowed to remain. To the extent possible, given existing habitat conditions, the remaining canopy closure should be more than 40%, with overstory trees 21 inches in diameter or greater (measured 4.5 feet above the ground) and at least 3 snags greater than 21 inches in diameter per acre.

C3. Prohibit disturbance to any nest tree that has been active within 3 years and is still suitable for nesting. Provide for a building setback of 500 feet around the tree. Within this setback, some timber harvest and vegetation clearing may be permitted as described above, but not within 200 feet of the tree or during the breeding season (March 15 - August 15).

C4. Any disturbances to be allowed within a breeding territory must be incorporated in a management plan to be approved by the appropriate agencies.

C5. If a project may have impacts on a regularly used wintering area, appropriate mitigation should be devised in consultation with the appropriate agencies.

Heron Nesting Colonies
(Great Blue Heron and Great Egret)

D1. Prohibit construction activities within 1/4 mile of the colony site during the nesting season (February 15 - September 1).

D2. Require a building setback of 1000 feet from colony sites that have been active within 2 years; this could be reduced to as little as 300 feet if the colony is out of sight from the building site and inaccessible due to topographic or water barriers.

D3. If a setback is not feasible, require full habitat replacement elsewhere.

Wood Duck Nesting Sites and Wintering Concentrations

E1. Building and clearing setbacks of 200 feet from lakes, ponds, and streams in nesting and wintering areas that have been active within 2 years.

E2. Prohibit disturbance to nesting trees that have been active within 2 years and are still suitable for nesting.

Other Raptors (Eagles, Hawks, and Owls)

G1. Provide the following building and clearing setbacks around nest-sites that have been active within 3 years, if they are still suitable for nesting: long-eared owl and burrowing owl (300 feet); northern goshawk, Cooper's hawk, sharp-shinned hawk, northern harrier, and black-shouldered kite (500 feet); and golden eagle, osprey, and prairie falcon (1000 feet).

G2. Allow limited clearing and timber harvest within the setbacks, but only under the conditions specified for great gray owl (C3).

G3. Prohibit all construction activities within the following distances of active nests during the nesting season: long-eared owl and burrowing owl (600 feet); golden eagle, osprey, and prairie falcon (1/2 mile); and all other species listed above (1/4 mile). Nesting seasons are defined as follows:

Long-eared owl: March 1 - June 30
Burrowing owl: April 15 - July 15
Golden eagle: February 1 - June 30
Osprey: April 15 - August 1
Prairie falcon: April 15 - July 15
Northern goshawk: April 1 - August 31
Cooper's hawk: April 15 - August 31
Sharp-shinned hawk May 15 - August 15
Northern harrier April 1 - June 30

G4. Protect colonial roosting sites used regularly by 4 or more black-shouldered kites or long-eared owls by requiring the same buffer zones as noted in G3 above, during the season of regular use.

G5. These setbacks and buffer zones could be reduced based on considerations of inaccessibility and lack of visibility of the nest- or roost-site, but only on the recommendation of a qualified biologist who has inspected the site.

G6. Prohibit any disturbance of the actual nest- or roost-sites.

Nest-Sites of Other Target Birds

Based on the wildlife inventory, it is unlikely that black-crowned night-heron, harlequin duck, or tricolored blackbird nest in the study area. If these species are present, mitigation measures shall be designed in consultation with the appropriate agencies and experts. Mitigation measures for the other target birds listed in Table II-1 are presented below.

H1. Provide the following building and clearing setbacks around nest-sites that have been active within 2 years and are still suitable for nesting: pileated woodpecker (500 feet), double-crested cormorant (300 feet), and purple martin (200 feet). Limited tree cutting could be permitted within these setbacks, but not during the breeding season (defined below). Within the pileated woodpecker setback, to the extent possible, the remaining canopy closure should be more than 40%, with overstory trees 21 inches in diameter or greater (measured 4.5 feet

above the ground) and at least 3 snags greater than 21 inches in diameter per acre.

H2. Within the breeding season, human disturbances shall be prohibited around active nets, within these setbacks. Nesting seasons are defined as follows: pileated woodpecker (March 1 - July 15), double-crested cormorant (April 1 - July 31), and purple martin (March 1 - August 15).

H3. Yellow-breasted chats would be adequately protected by the standard riparian setbacks.

H4. Willow flycatcher nesting territories shall be protected by preserving meadow habitat (see Q1-Q3) and by regulating livestock grazing to limit browsing on low willow foliage (below 6 feet), which is required for nesting cover.

H5. Disturbance to nests or nest trees of all target birds shall be prohibited, if they have been active within 2 years and are still suitable for nesting.

Breeding Sites of Target Amphibians

I1. Require appropriate measures to maintain the existing water quality and water supply.

I2. Prohibit introductions of fish or amphibians that are not native to the site.

Trout

J1. In most cases these species would be adequately protected by the mitigation measures for streams and riparian habitats (see below). If it appears that additional measures are needed, County staff shall consult with the Department of Fish and Game.

Migratory Deer: Highly Critical Winter Range, Fawning Areas, Major Holding Areas, and Major Migration Corridors

Note: All migration corridors and major holding areas of migratory deer are not shown on the Wildlife Maps, and many fawning areas are not mapped, due to a lack of conclusive data on most locations.

K1. Maintain large-parcel zoning (80 acres or more) in highly critical winter range. Highly critical winter range for the Loyalton Truckee Deer Herd is mapped on the Wildlife Maps; however, other critical winter range may exist and this issue should be investigated as part of environmental review.

K2. Maintain large-parcel zoning (40 acres or more) in major migration corridors that have been confirmed and mapped on the Wildlife Maps.

K3. Require building setbacks of 1,000 feet from known fawning areas that are mapped on the Wildlife Maps and/or the latest DFG migratory deer herd maps.

K4. Require building setbacks of 500 feet from major migration corridors and major holding areas that been confirmed and mapped on the Wildlife Maps.

General Deer Use Areas

These areas are unmapped, but essentially entail the remainder of the County not included in the above categories.

L1. Use open space zoning, conservation overlays, and building setbacks to protect riparian, wet meadow, aspen habitats, key feeding, movement corridors, shelter areas, and other deer use features.

L2. Where appropriate, require that building sites be clustered on the least environmentally sensitive portions of the parcel, and minimize clearing of oaks, other trees, and shrubs (except clearing

designed to enhance deer habitat).

L3. Dog control: require that all dogs be enclosed or leashed.

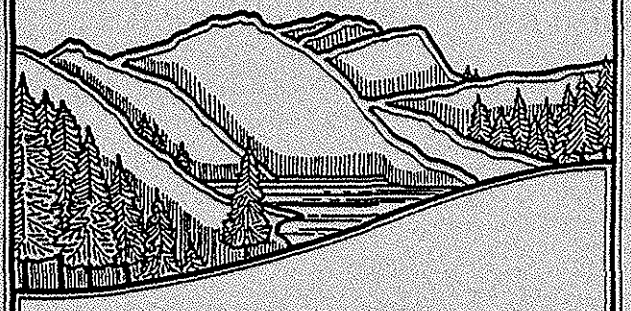
L4. Fencing restrictions: (a) barbed wire fences shall be limited to four or fewer strands, with no strand lower than 18 inches or higher than 48 inches above the ground; (b) hogwire fences shall be limited to an area of 10 acres or less, and only allowed if needed for livestock such as hogs or sheep; (c) deer-proof fences shall be allowed only around homesites and adjacent gardens and animal enclosures, and lowest strand not barbed.

L5. For all lot splits require habitat improvement measures. Examples of habitat improvement include (a) clearing or prescribed burning of dense brush fields to create openings of 10 to 50 acres with suitable cover at the edge of each opening, (b) planting of preferred native food plants, and (c) removing small trees encroaching on the edges of meadows.

L6. For potential barriers to deer movement, such as large pipelines or steep-sided canals, provide deer crossings at suitable intervals (e.g., by burying pipelines or providing suitably designed ramps across canals).

L7. For projects other than residential or retail business development, all newly created roads shall be closed by locked gates unless there is a demonstrated need for public access. Temporary roads created for construction purposes shall be permanently blocked to vehicle traffic when construction is completed.

SAFETY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

14. Safety Element

Introduction

The following excerpt from the Government Code explains the function of the Safety Element:

> **Government Code Section 65302(g):** [The general plan shall include] a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The General Plan Guidelines identifies those items listed above as "Mandatory Issues" to be addressed in the General Plan (see Issues section below).

This Element deals with the various geologic hazards listed above, plus flooding and emergency preparedness. The fire hazard issue is primarily dealt with in the Public Facilities Element.

dealt with in the Public Facilities Element.

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

- Flooding
- Dam Failure
- Geologic Hazards Including Seismicity
- Mine Shafts
- Avalanche Hazards
- Fire Hazards
- Evacuation Routes

A few key maps from the Background Report are retained among the following pages - pertinent information regarding these maps is contained in the Background Report.

Element Goal

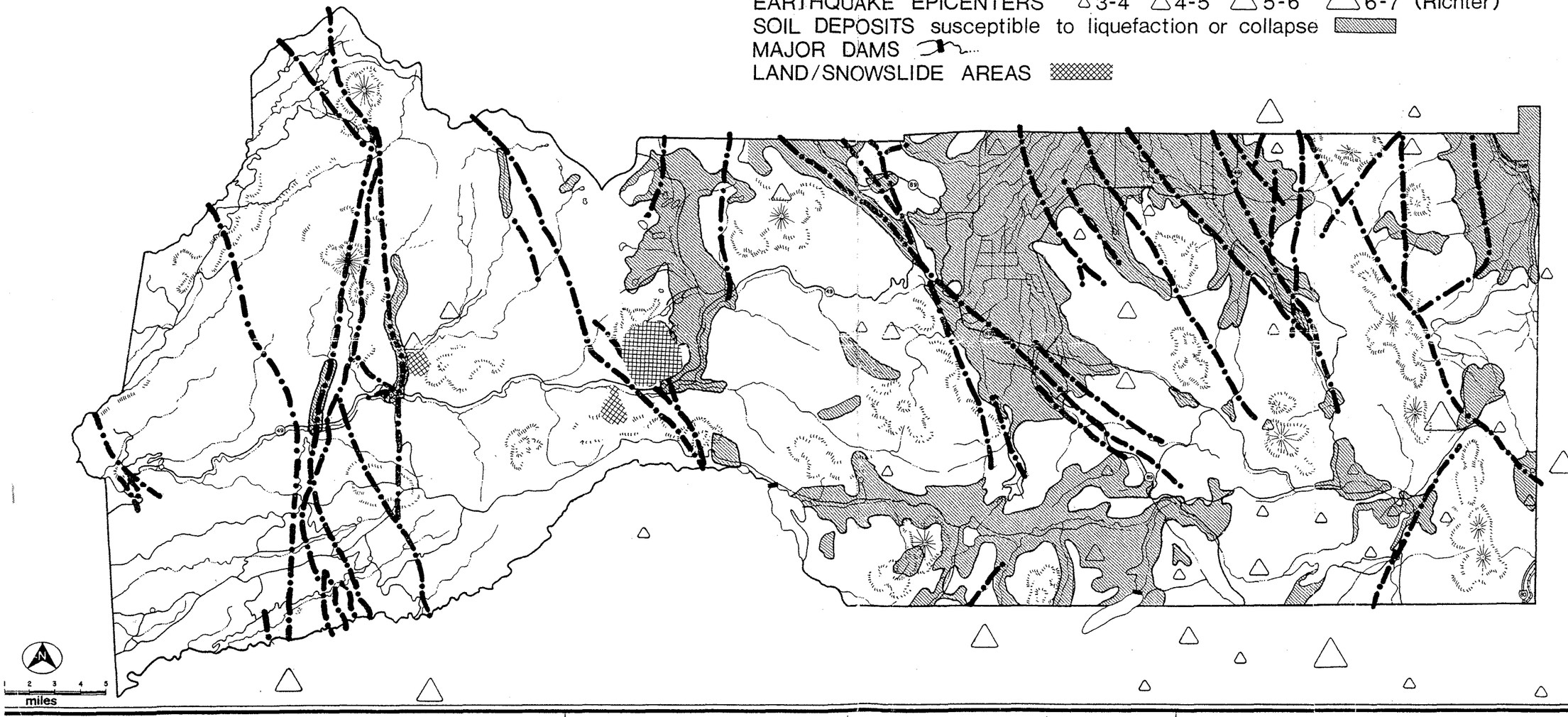
It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding and fire.

Background/Future Needs

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

- Flooding
- Dam Failure
- Geologic Hazards Including Seismicity
- Mine Shafts
- Avalanche Hazard
- Fire Hazard
- Evacuation Routes

GEOLOGIC FAULTS
EARTHQUAKE EPICENTERS △3-4 △4-5 △5-6 △6-7 (Richter)
SOIL DEPOSITS susceptible to liquefaction or collapse
MAJOR DAMS
LAND/SNOWSLIDE AREAS



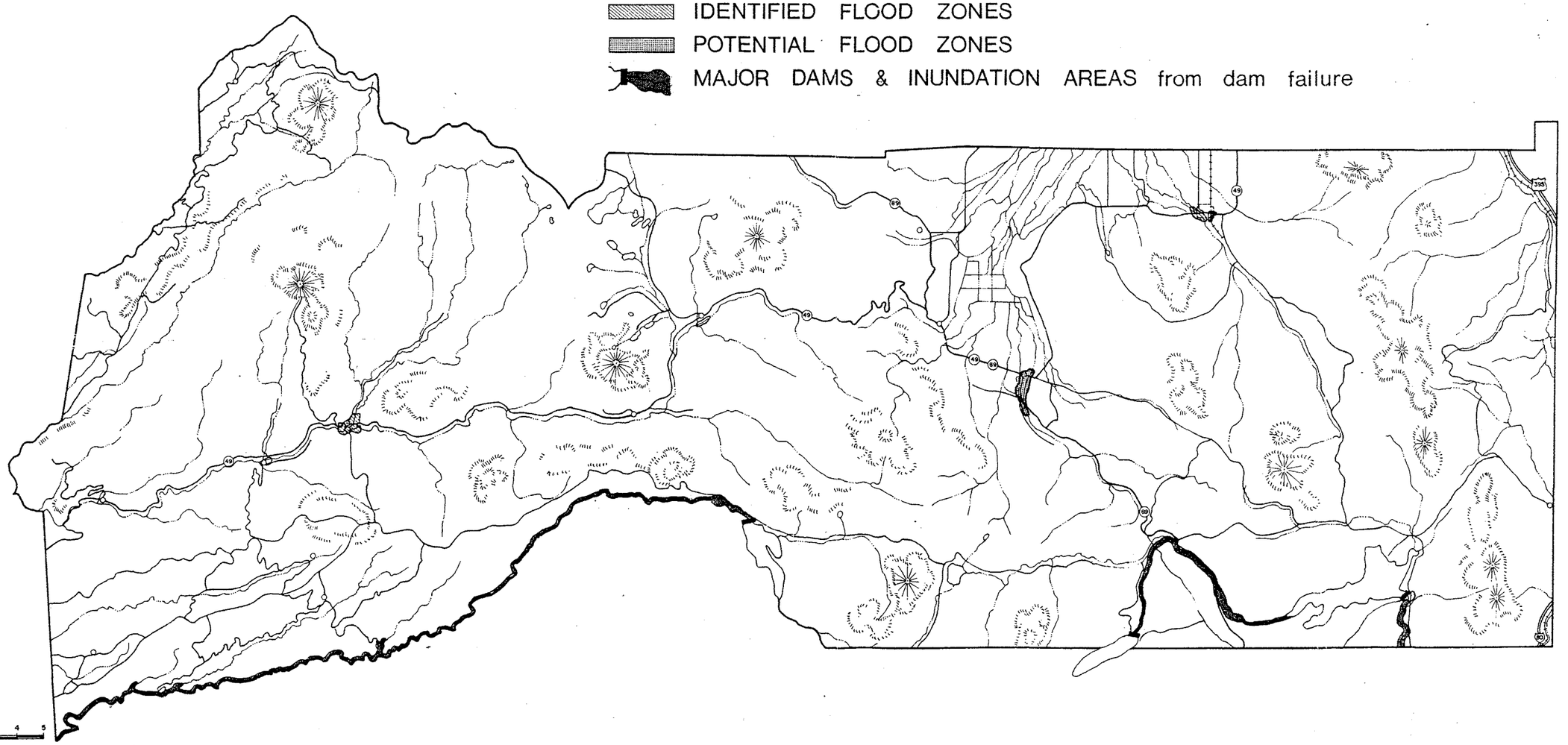
SIERRA COUNTY
CALIFORNIA

Figure 14-1
GEOLOGY / SEISMIC CONSTRAINTS MAP

IDENTIFIED FLOOD ZONES

POTENTIAL FLOOD ZONES

MAJOR DAMS & INUNDATION AREAS from dam failure

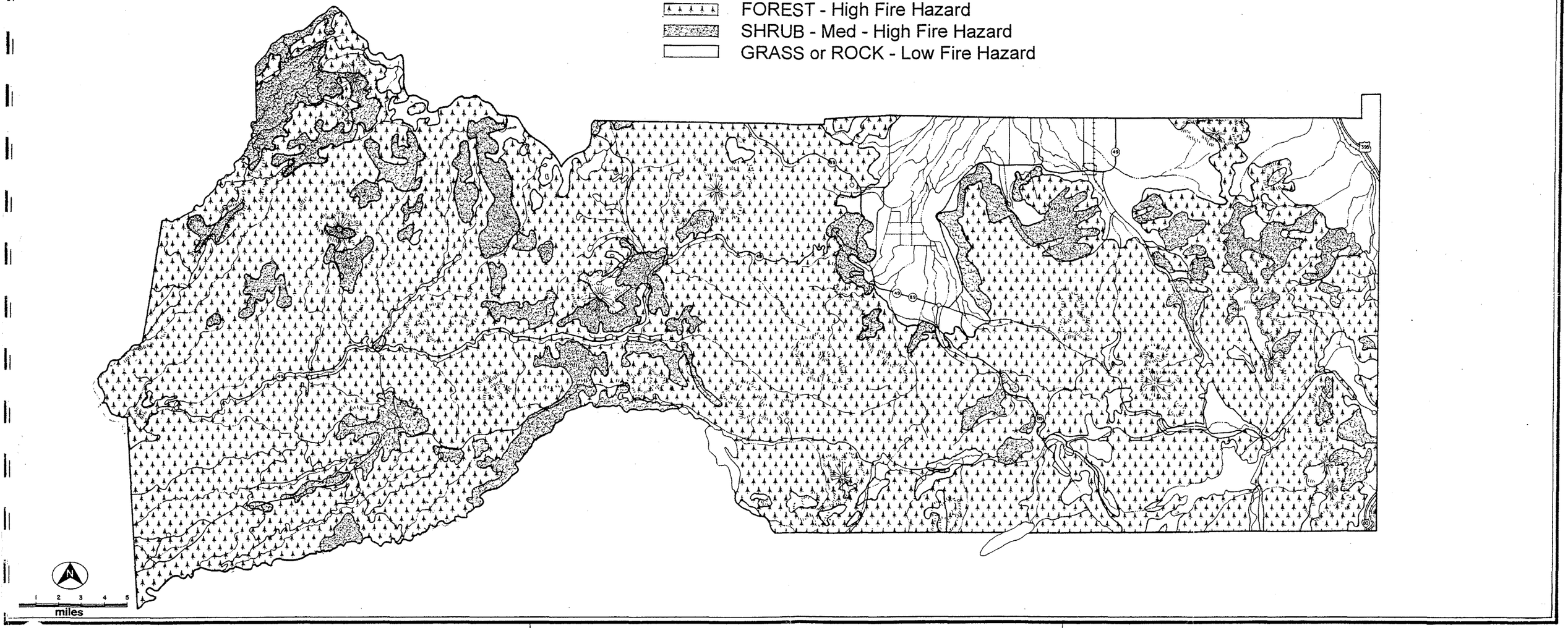


SIERRA COUNTY GENERAL P-L-A-N

SIERRA COUNTY
CALIFORNIA

Figure 14-2
FLOOD HAZARD CONSTRAINTS MAP

FOREST - High Fire Hazard
SHRUB - Med - High Fire Hazard
GRASS or ROCK - Low Fire Hazard



SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

Figure 14-3
FIRE HAZARD MAP

Related Plans

The California Office of Emergency Services (OES) has a State Emergency Plan which outlines California's Emergency Management System. This System coordinates the various State emergency response entities.

The County currently has had an Emergency Services Plan (ESP) for several years prior to this update (1993). The ESP ties in with the State Emergency Plan by identifying the various emergency services providers in the County.

The Tahoe National Forest Land and Resource Management Plan contain the following Goal and Desired Future Condition related to fire management (p. V-12):

> **Protection**
>
> 1. Protect resources from wildfire, commensurate with resource values, through fire management; treat fuels primarily through utilization and the use of prescribed fire.
>
> **Desired Future Condition**
>
> **Fire and fuel management activities will have minimal cost and cause the least net value change on a management areas, except where management direction requires a more intensive level of protection (i.e., urban/rural/wildland interface). The fire program will result in improved protection, but there will still be situations where structures are lost under extreme burning conditions. Prescribed fire will be used to meet wildlife and timber management objectives and will create improved vegetative conditions.**

The Quincy Library Group (QLB) proposes standards and guidelines which require the following:

- Concentrate fuel treatment along roads and ridges (p. V-44)
- Develop specific project plans for the urban interface and other ares of key value and/or risk (p. V-45)
- Utilize available fuel treatment activities including prescribed burning, rearrangement, removal, and

utilization (p. V-45)
- Create annual plans for fire prevention at the Forest and Ranger District levels (p. V-45)
- Utilize the fire suppression strategy based on hazard rating weather, and values at risk (p. V-45)

Assumptions

1. It is in the County's interest to continue to take an active role in coordinating emergency preparedness and response activities.

2. Some safety hazards, including most geotechnical hazards, are most effectively identified on individual sites undergoing project review.

3. Other safety hazards, such as flooding, are or can be identified and mapped in anticipation of the event.

4. Wildfire danger and fuel load build-up will continue to be a primary safety concern of the County.

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Table 14-1
SAFETY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
	SAFETY GOAL										
	1. It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding, and fire.										
Flooding	1. Support the efforts of OES and local flood control organizations such as the Downieville Flood Control District and the Smithneck Creek Coordinated Resources Management Plan Group; cooperate with the City of Loyalton in its efforts to reudce the effects of flood flows	1a. Provide technical assistance and other support to local flood control organizations as feasible.	✓								✓
		1b. Work toward stormwater detention for Sierra Brooks and the new industrial land surrounding the Loyalton mill site to avoid future increases in peak stormflow, or participate with the City of Loyalton in minimizing the effects of future stormflow increase.									
	2. Encourage open space uses and restrict dwelling in floodplains outside of Community areas.	2. Open Space designation zoning along streams and rivers which are identified flood plains.	✓		✓			✓			

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	3.	Continue to require special flood design for new structures built within the floodplain of Community areas.	3a.	Project review based on Special Treatment Area-Floodplain Overlay. (Land Use Policy 23)	✓	✓							✓
			3b.	Adopt a Flood Drainage Prevention Ordinance which requires engineering analysis to ensure proper and safe building practices.	✓			PW[1]			✓		
	4.	Maintain accurate and current floodplain information. Avoid downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review.	4.	Communicate with the Federal Emergency Management Agency (FEMA). Require site plan review and develop flood management standards.	✓								✓
Dam Failure	5.	County OES shall prepare for emergency response to dam failure in compliance with State law. The 1974 Emergency Services Act requires the owner of a dam to submit an inundation map.	5a.	Obtain and consolidate dam failure inundation maps from dam owners and add them to the General Plan Safety Element Background section when available.	✓					✓			
			5b.	Prepare Dam Failure Evaluation Plans per OES specifications for County owned reservoirs.	✓		✓				✓		
			5c.	Pursue waiver of inundation map for Sardine Lake Dam since it qualifies under the Emergency Services Act for a waiver.	✓		✓			✓			
Seismic Hazard	6.	Require structural setbacks from known active earthquake faults.	6.	Open Space designations or Special Treatment Overlay and zoning along known earthquake faults providing a minimum 50-foot setback.	✓		✓			✓			
	7.	Require new structures which can withstand projected seismic shaking for the region.	7.	Continue to implement current Uniform Building Code.				BD[2]					✓
Geologic Hazard	8.	Restrict new development in areas of high liquefaction potential, subsidence, slope stability hazard, and other geologic hazards, unless it can be proven that potential risk to persons and properties can be minimized.	8.	Environmental review of project proposals and conditions of approval addressing hazards. Environmental review shall include analysis by a qualified geologist.	✓	✓		BD[2] PW[1]					✓
Avalanche Hazard	9.	Restrict new development in areas of historic snow avalanche.	9.	Environmental review of project proposals and conditions of approval addressing hazards. Environmental review shall include analysis by a qualified specialist in avalanche hazard.	✓	✓							✓

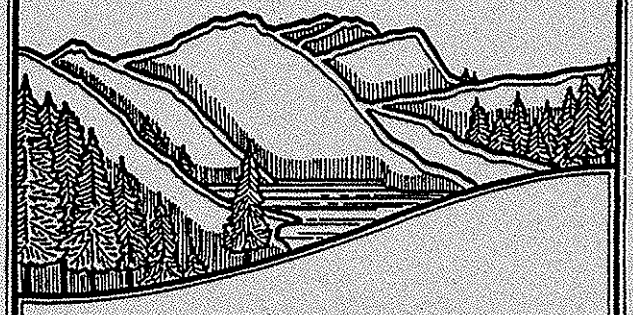
[1]Department of Public Works
[2]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	10. Seek updated information on avalanche hazard in Sierra County, particularly maps of areas of high avalanche hazard in the vicinity of communities.	10. Communicate with the National Forests to obtain any evolving information.	✓								✓
	11. Investigate means of lessening avalanche risk in Sierra City.	11a. Contact avalanche specialists regarding the hazard at Sierra City.	✓								✓
		11b. If funds become available commission a full study of the problem.	✓		✓						✓
Emergency Preparedness	12. Actively fund and participate in the State Office of Emergency Services (OES) functions.	12. Continue to fund the activities of the County's OES coordinator.			✓			✓			
	13. Maintain a comprehensive and current Emergency Services Plan (ESP).	13. Upgrade the current ESP and maintain it.				OES[1]		✓			
	14. Through the Emergency Services Plan (ESP) coordinate the various entities which provide emergency services.	14. Solicit participation by the various departments and districts in the Emergency Services Plan update.				OES[1]					✓
Evacuation Routes	15. Identify evacuation routes within the Emergency Services Plan (ESP).	15. ESP update.				OES[1]					✓
	16. Utilize CDF road design standards.	16. Project review.	✓	✓		PW[2]					✓
	17. Recognize that CDF road design standards for fire safety will result in unwanted environmental impacts in many instances and restrict land uses to areas where road development to those standards will result in least impact.[3]	17. Project review.	✓	✓		PW[2]					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Environmental Review Procedures	18. Incorporate the concerns of this Element into all project and environmental review.	18. Revise Environmental Review Procedures and development applications requesting appropriate information.	✓	✓	✓			✓			
Fire	19. Land use patterns and development standards shall minimize fire hazard.	19. Develop "fire safe" ordinance consistent with Public Resources Code, Section 4290.	✓		✓			✓			
	20. Encourage maintenance of high fire protection standards for all public and private development.	20. Same as #19 above.									
	21. Encourage fire protection districts and agencies to determine appropriate levels of service and to upgrade facilities.	21a. Expand districts or create new districts where feasible.		✓	✓						✓
		21b. Encourage districts to adopt fire protection ordinances.		✓	✓						✓
	22. Support efforts of Quincy Library Group for fuel load reductions on all timberlands(public or private).	22. Coordinate with CDF and USFS.	✓	✓	✓						✓
Hazardous Materials	23. Provide for the identification, safe use, storage, transport and disposal of hazardous materials.	23. Adopt policies that reduce risk of hazardous spills along major transportation routes that parallel waterways (I.e., SR49 and I-80).		✓	✓						✓

[1]Office of Emergency Services Coordinator
[2]Department of Public Works

ENERGY ELEMENT



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OCTOBER 1996

15. Energy Element

Introduction

An Energy Element is not one of the seven required General Plan elements. However, the General Plan Guidelines describe an energy conservation element as one of the optional elements local agencies can adopt (p. 179). Additionally, the Conservation Element prescriptions of the Guidelines list "water and its hydraulic force" as one of the Mandatory Issues (p. 117); this Element deals with the hydroelectric potential of this force. The Conservation Element prescriptions also list "minerals" as one of the Mandatory Issues (p. 118). Geothermal resources are lumped into the broad category of minerals in the Guidelines (p. 120). Finally, the General Plan Guideline contain "Geothermal Element Guidelines", the purpose of which is described in the following excerpt from the Guidelines (p. 283):

> The Public Resources Code offers counties (but not cities) the opportunity to exert local control over some aspects of geothermal energy exploration, recovery, and power production. Counties which have adopted geothermal elements may be delegated lead agency responsibilities (defined in the California Environmental Quality Act) for exploratory geothermal well projects and primary permitting powers for large geothermal plants (Public Resources Code Sections 3715.5 and 25540.5). These duties are otherwise administered by the Department of Conservation (Division of Oil and Gas) and the State Energy Resources Conservation and Development Commission (California Energy Commission).

To put this into perspective, under usual circumstances the State Division of Oil and Gas (DOG) regulates geothermal well drilling (Public Resources Code Section 3700 et seq. and Chapter 4, Title 14, California Administrative Code, Subchapter 4). The California Energy Commission (CEC) regulates the siting of geothermal power plants over 50 megawatts to the exclusion of local land use control. Counties regulate exploratory wells and development-field wells through zoning and other land use controls provided that their regulations do not conflict with those of the state (59 Cal.Ops.Atty.Gen. 461 (1976)).

This Element addresses geothermal energy potential as well as other forms of energy and energy conservation in Sierra County.

Element Goal

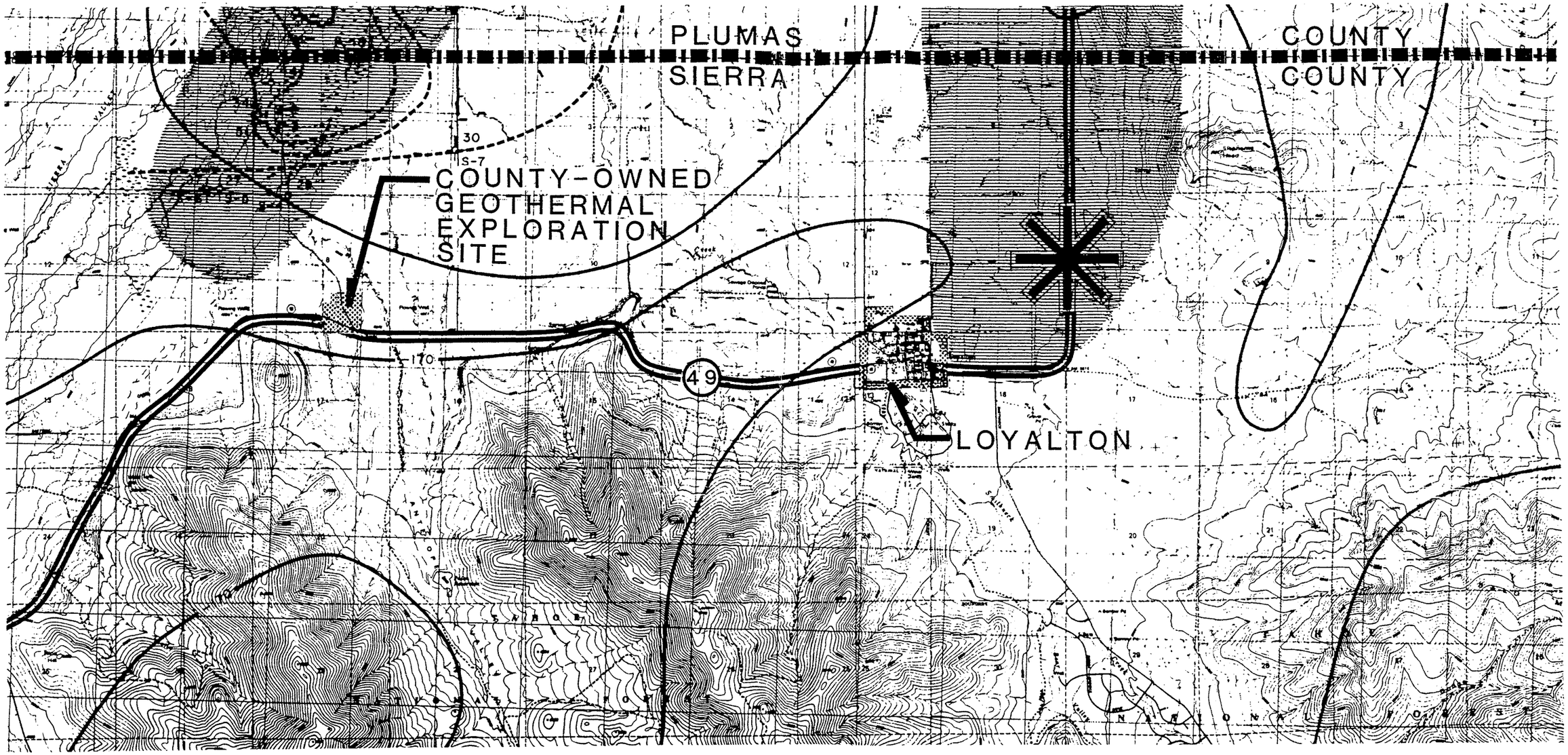
1. It is the County's goal to promote renewable, low impact energy sources, foster energy conservation, and to look toward use of existing resources for the production of energy which is appurtenant to natural resource industries.

Background/Future Needs

Detailed information related to energy in Sierra County is contained within the Background Report. Specific energy topics discussed include:

- California Energy Sources Overview
- Local Role in Power Generation
- Sierra County Energy Use and Generation
- Sierra County's Hydroelectric Power
- Transmission Lines
- Sierra County's Geothermal Resources
- Sierra County's Solar Energy Resources
- Sierra County's Wind Energy Potential
- Sierra County's Biomass and Cogeneration Potential

The Background Report includes various maps and charts related to these topics -- two maps related to geothermal and wind energy are retained in this document because of their relationship to potential land uses.



Source: - SAI Engineers, Inc., Nov, 1983, Plate 7, and information from the Geothermal Investigation for the City of Santa Clara by SAI Engineers, Inc.

Figure 15-1
KNOWN GEOTHERMAL SOURCES

LEGEND

170 — CONTOURS OF SIMPLE BOUGER GRAVITY IN MILLIGALS

50 — CONTOURS OF WELL TEMPERATURE

GEOTHERMAL PROSPECTS IDENTIFIED BY AEROMAGNETIC INTERPRETATION

AREA OF GEOTHERMAL INTEREST

SIERRA COUNTY GENERAL P·L·A·N

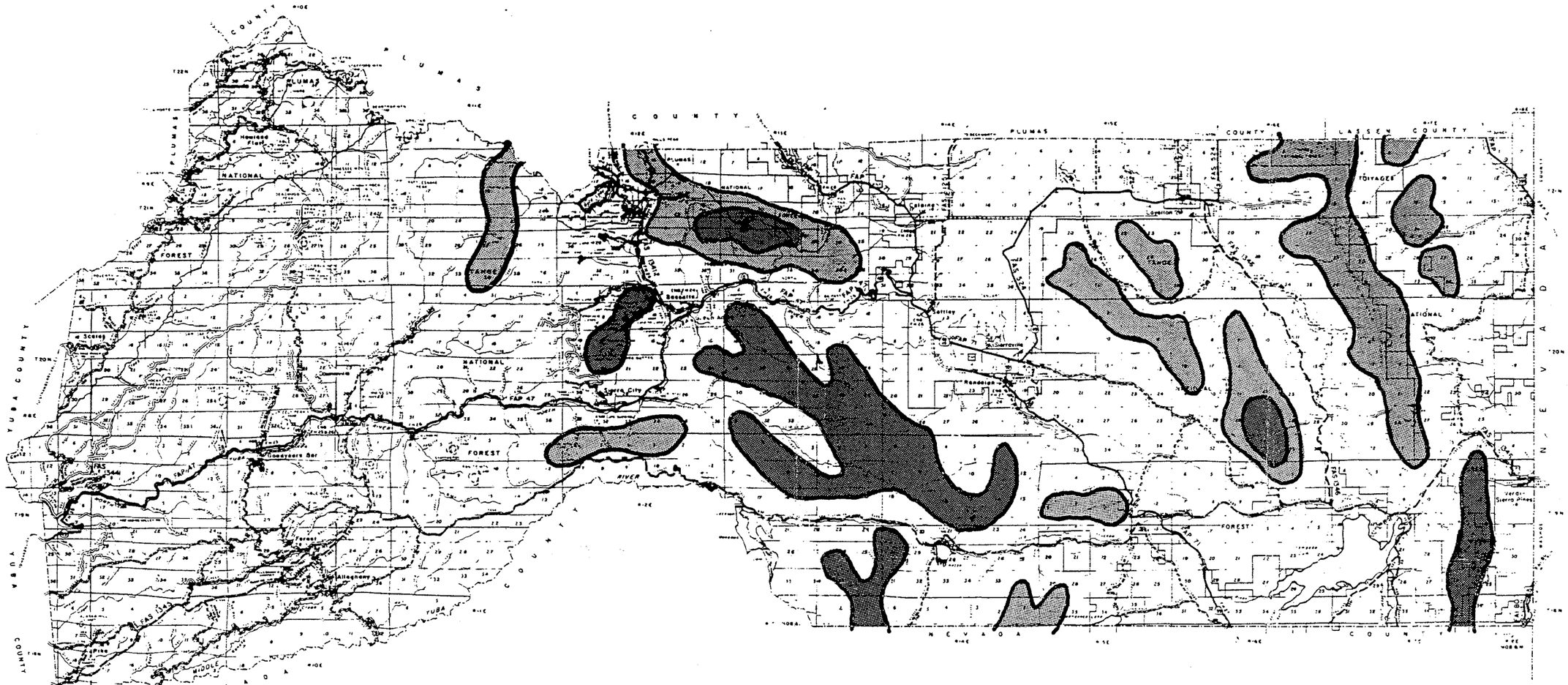


Figure 15-2

POTENTIAL WIND ENERGY AREAS

SOURCE: California Energy Commission "Wind Atlas" April 1985

Related Plans

The California Energy Plan is described in the Background section — in terms of local governments, it primarily entails advisory recommendations and educational steps aimed at energy-efficiency.

The Tahoe National Forest Land and Resource Management Plan (TNF, 1990) has the following statements regarding energy use on the Forest:

ENERGY CONSERVATION

1. **Current Management Direction**. The efficient use of energy is part of the criteria used for existing management practices on the TNF. The TNF does not actively solicit development of the various energy minerals or resources.
2. **Supply or Production Capacity.** Energy consumption is classed into two types, (1) direct consumption of energy by TNF administration and (2) indirect consumption by TNF users, permittees, and contractors. Direct consumption is by vehicle fuel, building utilities, and management practices. The amount of fuel used varies by vehicle type. Fuel use has stabilized in recent years as more economy vehicles are used and travel is reduced. Most administrative buildings are over twenty years old . . . and are not as energy efficient as they could be. Retrofitting buildings and other measures are currently occurring. Indirect consumption cannot be controlled by the TNF other than by transportation systems design and seasonal recreation use restrictions.

The TNF Plan then has the following goal and Desire Future Condition:

ECONOMIC AND ENVIRONMENTAL EFFICIENCY

1. Provide energy-efficient land management practices where practical.

   Desired Future Condition
   Forest Service management programs will be conducted using the least-cost method of meeting the goals and objectives of the Plan.

Specific management direction calls for the following steps (p. V-19)

- The use of all forms of energy conservation as appropriate,
- The encouragement of mass transportation in areas of heavily used public recreation,
- The use of review procedures for wind energy sites,
- The restriction of wind forms from various sensitive areas, including "Special Interest Areas", "Research Natural Areas", all scenic areas, and other,

- The retrofit of all building and facilities for which energy surveys indicate a favorable "Savings Investment Ratio".

Assumptions

1. There will be advantages to the diversification of energy sources.

2. Energy conservation will continue to increase in importance.

3. Local agencies will continue to have permitting authority over small energy producing facilities.

4. The County can take direct action to increase energy-efficiency in buildings, vehicles, and equipment.

5. The County can influence energy consumption by creating a logical pattern of development oriented toward existing communities and road systems.

6. The County has the potential for hydroelectric, low temperature geothermal, wind, solar, and other forms of energy, as well as the responsibility to review and screen them to avoid major environmental effects.

Table 15-1
ENERGY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
1. Need for General Rules Governing Energy Production Facilities	1. Establish detailed standards and regulations regarding the construction and operation of energy production facilities.	1. The County should develop energy production facility permit procedures and standards within the Zoning Ordinance which include:	✓		✓				✓		
		Standards for Facility Design and Operation									
		1a. The energy used in the construction and operation of the proposed facility shall be less than the energy produced by the facility. When applicable, the assessment shall include the energy used in transporting material to the facility and the savings represented by recycling materials or reducing solid wastes.	✓	✓	✓				✓		
		1b. A fiscal impact assessment shall be conducted on the proposed facility, and the anticipated County revenues that would result from the proposal shall exceed or equal the expenditures needed to adequately serve the site.	✓	✓	✓				✓		
		1c. The proposed facility shall not be located in a geologically unstable area, except pipelines and transmission lines which may cross fault lines when necessary. The applicant shall submit a geologic report in areas with a 10% or greater slope, and all significant impacts from erosion, landslides, subsidence, and seismic activity shall be mitigated to insignificant levels.	✓	✓	✓				✓		
		1d. Constructing the proposed facility shall not adversely impact the local housing market, local schools, or other County services, or the applicant has identified measures to mitigate such impacts.	✓	✓	✓				✓		
		1e. The facility owner shall continue to maintain, operate, and repair the facility on a regular basis.	✓	✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		1f. The facility shall not adversely effect the quality or quantity of water downstream, nor shall it contaminate local groundwater or freshwater supplies, as determined by federal stature, the Regional Water Quality Control Board, the State Water Resources Control Board, and applicable local water districts.	✓	✓	✓				✓		
		1g. The proposed facility shall mitigate any adverse effects on birds, fish, and other wildlife or their habitats.	✓	✓	✓				✓		
		1h. The developer shall reduce the risk of hazardous material releases at power producing facilities consistent with requirements of the California Health and Safety Code sections 25500 through 25553. Methods of risk reduction shall include: 1) use of non-hazardous or less hazardous material, 2) use of engineered safety systems, and 3) use of administrative controls.	✓	✓	✓				✓		
		1i. The facility shall not adversely affect air quality as determined by the Northern Sierra Air Quality Management District.	✓	✓	✓				✓		
		Standards for Site Location									
		1j. The proposal for the facility shall identify the route of all existing and proposed transmission lines, and the proposed route shall meet the requirements for transmission lines that are set forth in the Energy Element.	✓	✓	✓				✓		
		1k. The facility shall not be located within a designated Scenic Corridor, other sensitive view corridor, scenic or recreational area, or near noise-sensitive uses such as hospitals, schools, rest homes, etc.	✓	✓	✓				✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
			1l.	The facility shall not be within an environmentally sensitive area such as a wetland, animal or bird refuge, habitat of threatened or endangered species, or habitat of other special species as defined in the Plants and Wildlife Element.	✓	✓	✓				✓		
			1m.	If the proposed location is on an exposed hillside visible from a home site or public road, it shall be screened from view.	✓	✓	✓				✓		
			1n.	All exterior lighting shall be energy efficient and shall not extend beyond the site.	✓	✓	✓				✓		
			1o.	The facility shall be located to avoid known important archeological, paleontological, or historic resource sites. (Also see Cultural Resources Element Implementation Measures 1e and 2b.)	✓	✓	✓				✓		
Environmental Concerns: Hydroelectric Projects	2.	Sierra County should maintain review and approval authority over hydroelectric projects within its jurisdiction.	2.	All hydroelectric power generation projects located on land under Sierra County jurisdiction shall require a conditional use permit.	✓	✓							✓
Hydroelectric Development Review	3.	Sierra County shall cooperate with the California Department of Fish and Game, State Water Resources Board, the BLM, the Forest Service, and the Federal Energy Regulatory Commission, in assessing impacts to streams from existing and proposed hydroelectric power generation, diversion for consumptive use, or other uses.	3.	Sierra County shall continue to develop, as part of its hydrologic database, information on water diversions. It shall also develop information on water resources and areas that should be protected.	✓								✓
Impact of Hydroelectric Projects on Streams	4.	The County shall provide input to those federal and state decision-making bodies having the authority to grant permits for hydroelectric plants regarding criteria to be evaluated prior to issuing or denying permission to develop further the hydroelectric potential of already impacted streams and watersheds.	4.	The County shall issue letters of comment on proposed hydroelectric facilities and take strong positions on the protection of water quality and fish/wildlife habitats..	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	5. The County shall actively oppose major new diversions or impoundments which have significant environmental effects or limit the County's use of the water.	5. Environmental Review Procedure and application review.	✓	✓							✓
	6. Water shall not be diverted from a stream that provides habitat for listed or candidate species of threatened or endangered status, or that is an important spawning stream or other fishery resource, unless it can be returned without significant adverse effect to habitat.	6. Environmental Review Procedure and application review.	✓	✓							✓
	7. Hydroelectric facilities shall be designed in such a way as to maintain stream flows essential for aquatic life.	7. Permit conditions should include the following:	✓	✓							✓
		7a. In-stream flow studies that use techniques acceptable to the California Department of Fish and Game, or techniques similar the U.S. Fish and Wildlife Service's *In-Stream Flow Incremental Methodology* shall be used to determine appropriate water releases to sustain existing fish populations downstream of any proposed hydroelectric facility.									
		7b. Post construction monitoring shall be conducted periodically (in consultation with the Department of Fish and Game) to determine the effectiveness of the established water releases in protecting downstream fish populations.	✓	✓							✓
		7c. Modifications in diversions or dam operations will be made as determined necessary to sustain the target fish populations.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1]				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Hydroelectric Permit Conditions	8.	Hydroelectric facilities shall be sited, carried out and maintained by the permit holder in a manner which best protects hydrologic and biotic resources.	8.	Permit conditions shall include:									
			8a.	During the permit processing period, the applicant for a hydroelectric facility permit shall submit draft hydrologic and biologic mitigation and monitoring plans to the Planning Department. The plans and proposed mitigation measures, as modified and as accepted by the County or its officers, boards and commissions, shall be approved as part of the initial conditional use permit conditions, if a permit is granted. The operator under hydroelectric facility permit shall implement the hydrologic resource monitoring plan to monitor baseline conditions and detect changes in water quality and quantity and the condition of aquatic life.	✓	✓								✓
			8b.	The monitoring plan shall include a formula to calculate the appropriate portion of costs to be repaid to the County by the permit holder in the event that the County expends monies to collect baseline data for the plans.	✓	✓							✓
			8c.	The hydrologic and biologic resource monitoring plans shall include: - A schedule for periodically collecting and submitting data to the Planning Department - A schedule for preparing a periodic monitoring report to the Planning Department - Provisions for periodic review and assessment of the monitoring data by qualified consultants.	✓	✓							✓
			8d.	All hydroelectric permit applications, environmental documentation and proposed project conditions shall be referred to the appropriate hydrologic advisory entity and the California Department of Fish and Game prior to final action on the permit applications.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		8e. Permits for hydroelectric and development shall incorporate by reference and require compliance with all applicable rules and regulations of other governmental agencies meant to protect the environment, including the California Department of Fish and Game.	✓	✓							✓
		8f. If biologic monitoring indicates that permitted hydroelectric facilities have significant adverse effects, then the County shall require the operator to take all feasible actions necessary to reduce the effects to less than significant levels, including modifying or curtailing diversions.	✓	✓							✓
		8g. Adequate security shall be required to support all mitigation and conditions imposed by the County.	✓	✓							
Cumulative Effects of Hydroelectric Facilities	9. Hydroelectric facility projects shall be phased so that the operational impacts of a permitted project can be assessed before a subsequent project is permitted within an area which may be affected by the project.	9. After a permit for a hydroelectric facility has been issued by Sierra County, no subsequent hydroelectric facility application within an area which may be affected by the permitted project shall be accepted until hydrologic and biologic monitoring data relating to the project has been collected for a period of not less than two years.	✓								✓
Commercial Utilization of Geothermal Resources	10. Promote land uses which utilize geothermal resources and which are consistent with the Goals and Policies of this General Plan and the criteria for the County's geothermal resource assessment/marketing studies.	10a. Designate limited areas of known geothermal resources as "Mineral Extraction Overlay" or Agriculture.	✓		✓			✓			
		10b. Utilize the basic criteria of the "Sierra County Marketing Final Report" to evaluate potential businesses which utilize geothermal resources and including:	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		- Compatibility with the Valley's way of life and environment; - Common ties with the existing economic base; - Need for increasing employment opportunities for local residents; - Need by energy-intensive industries for low-cost, reliable, low-to-moderate temperature energy supplies.									
		10c. Continue to seek out candidate geothermal-utilizing firms using the steps outlined below (from the Marketing Report):									
		1) Coordinate the preparation and mailing of an Economic Development Packet/Brochure with sponsorship or participation by the Sierra County Chamber of Commerce or similar group.	✓		✓	✓			✓		
		2) Organize one or more specific workbooks directed to support specific firms in their planning.	✓	✓	✓				✓		
		3) Develop a one-on-one telephone and personal contact with the owner(s) or key individual(s) in the specific candidate firm(s), by: — County Planning Dept. personnel — County Officials with an interest in economic development, or — Realtors and developers aligned with the County and its objective	✓	✓	✓						✓
		4) Prepare news releases for selected trade association newsletters/ journals.	✓		✓						✓
		5) Attend selected regional, state and national trade association meetings. — Sign up to give talks with slides; — Set up table-top display with handouts of Economic Development Packet/Brochure	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Geothermal Exploration and Development	11. Sierra County ordinances, rules and regulations shall establish a phased permit Process for coordinating and guiding geothermal development.	11. Sierra County should develop an ordinance setting forth a phased permit process as described below.	✓		✓					✓	
		11a. The permit for the first phase (exploration) shall regulate geothermal exploration and reservoir characterization activities. It shall be called the "geothermal exploration permit." The primary purpose of this exploratory phase is to determine hydrologic, geologic and other relevant physical characteristics of the geothermal resource which might be developed.	✓		✓					✓	
		11b. During the exploratory phase, the permittee shall develop sufficient data to determine whether there is a geothermal resource adequate to sustain the proposed development project.	✓		✓					✓	
		11c. The permit for the second phase (development) shall regulate geothermal development and operations. It shall be called the "geothermal development permit." The purpose of the development phase is to regulate all geothermal development, including the siting and construction of facilities, conditions of operation, and the maintenance of roads and equipment, and to assure the protection of the environment. This phase also includes the termination of operations and reclamation of the site.	✓		✓					✓	
		11d. The implementing ordinances, rules and regulations shall provide for the use of common environmental documentation for both permit stages when consistent with the California Environmental Quality Act (CEQA).	✓		✓					✓	
		11e. Whether an activity is exploratory or developmental shall be determined by reference to regulations of the California Division of Oil and Gas.	✓		✓					✓	

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Geothermal Impacts	12. Defray County expenses for associated processing of geothermal permit requests, conducting related studies or monitoring programs, and providing service directly required by a geothermal project.	12a. Survey county impact fees related to geothermal development.	✓						✓		
		12b. Use this information to create and adopt geothermal developer fees for Sierra County.	✓		✓				✓		
	13. Condition geothermal developments for environmental safeguards. Include: air quality, water quality, noise, subsidence, induced seismicity, water consumption, fish and wildlife, vegetation, cultural resources, visual qualities, socio-economic and occupational safety and health.	13a. Utilize detailed environmental documents as a basis for establishing conditions on geothermal developments.	✓	✓							✓
		13b. Require fiscal impact analysis of geothermal developments as part of environmental review.	✓	✓							✓
Geothermal Permit Conditions	14. Geothermal exploration and development projects shall be sited, carried out and maintained by the permit holder in a manner which best protects hydrologic resources and water quality and quantity.	14a. During the permit processing period, the applicant for a geothermal development permit shall submit draft hydrologic and biologic mitigation and monitoring plans to the Planning Department. The plans and proposed mitigation measures, as modified and as accepted by the County or its officers, boards and commissions, shall be approved as part of the initial use permit conditions, if a permit is granted.	✓	✓							✓
		14b. The operator under a geothermal development permit shall implement the hydrologic resource monitoring plan to monitor baseline conditions and detect changes in the existing hydrothermal reservoir pressures and shallow aquifer water levels, as well as the discharge (flow) rate and temperatures of selected thermal springs in the project area, if any exist.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		14c. The hydrologic and biologic resource monitoring plans shall include: 1) A schedule for periodically collecting and submitting data to the Planning Department; 2) A schedule for preparing a periodic monitoring report to the Planning Department; and 3) Provisions for periodic review and assessment of the monitoring data by qualified consultants.	✓	✓							✓
		14d. The applicant for a geothermal development permit shall prepare a baseline data report to be included as part of the hydrologic and biologic baseline information available for the project area. Permit conditions shall require that the permit holder or operator continually collect and submit production data to the Planning Department.	✓	✓							✓
		14e. If scientific evidence indicates that geothermal exploration or development is significantly threatening or causing, pressure or temperature changes to springs, or streams within the areas of concern which are beyond the natural variations determined through baseline data collection, the permit holder shall implement such mitigation measures as are required by the Planning Department, including, but not limited to, the following: 1) Drilling and monitoring new observation wells, or otherwise amending the hydrologic resource monitoring plan; 2) Reorienting existing exploration, production discharge or injection operations, to increase or decrease hydrologic reservoir temperatures or pressures at the appropriate locations; 3) Injecting hot geothermal fluid from the	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		production area directly into injection wells at the appropriate locations to compensate for pressure or temperature changes; 4) Drilling new injection wells in the vicinity of the project area and injecting hot geothermal fluid from the production area to compensate for temperature and pressure decreases; 5) Cooling liquid prior to surface discharge; 6) Curtailing or entirely discontinuing geothermal operations.									
		14f. If biologic monitoring indicates that permitted geothermal exploration, development and operations, or any of them, have significant adverse effects, then the County shall take such action as is necessary to reduce the effects to less than significant levels, including curtailing or entirely discontinuing geothermal operations.	✓	✓							✓
		14g. The consumptive use of surface water and groundwater, consistent with the reasonable needs of project operations and personnel, shall not decrease the natural flow of surface waters nor the perennial yield of groundwater.	✓	✓							✓
		14h. Permit conditions for both geothermal exploration and development shall assure that required reclamation is completed within one year after a project is completed. Reclamation plans shall contain provisions which assure the protection of springs, and streams, from erosion, sediment transport, and similar adverse effects. Plan provisions shall also assure that project sites are restored as closely as reasonably possible to natural conditions.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		14i. All geothermal permit applications, environmental documentation and proposed project conditions shall be referred to the appropriate hydrologic advisory entity and the California Department of Fish and Game prior to final action on the permit applications.	✓	✓							✓
		14j. The County shall cooperate with the California Department of Fish and Game in promptly forwarding documentation on proposed geothermal projects for comment.	✓	✓							✓
		14k. Permits for both geothermal exploration and development shall incorporate by reference and require compliance with all applicable rules and regulations of other governmental agencies meant to protect the environment, including the California Department of Fish and Game, the California Division of Oil and Gas, the Central Valley Regional Water Quality Control Board, and the Northern Sierra Air Quality Management District.	✓	✓							✓
		14l. All geothermal pipelines potentially visible to Scenic Highway Road Corridors or important visual areas shall be obscured from view by fences, natural terrain, vegetation, or constructed berms, or they shall be placed in stabilized or lined trenches.	✓	✓							✓
Cumulative Impacts of Geothermal Uses	15. Geothermal development projects shall be phased so that the operational impacts of a permitted project can be assessed before a subsequent project is permitted within an area which may be affected by the project.	15. After a permit for geothermal development has been issued by Sierra County, no subsequent application for a permit for geothermal development within an area which may be affected by the permitted project shall be accepted until hydrologic and biologic monitoring data relating to the permitted development has been collected for a period of not less than two years.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Potential Future Use of Solar Energy	16. Promote the use of passive solar energy where feasible and practical.	16. Provide information on passive solar energy to prospective home builders and project applicants.	✓				✓				✓
	17. Encourage the use of solar water heating.	17. Provide information on solar water heating to prospective home builders and remodelers, and to project applicants.	✓				✓				✓
	18. Consider the potential for improved solar technologies in the design and orientation of new buildings.	18. Provide information on photovoltaic solar energy and related technology to home builders and remodelers, and to project applicants. Suggest that designers and builders preserve the option for future siting of active thermal solar collectors and photovoltaic cells by proper rooftop orientation.	✓			✓ PblcWks	✓				✓
Solar Energy for Commercial Producers	19. Allow solar power systems as commercial energy enterprises where visual and environmental impacts can be minimized.	19. Solar energy production facilities may be granted conditional use permits subject to the following requirements. The intent is to mitigate possible environmental and public service impacts associated with solar facility construction and operation:	✓	✓							✓
		General Performance Standards									
		19a. Solar energy facility development shall be subject to the energy production facility permit procedures and performance standards set forth at the beginning of the energy policies.	✓	✓							✓
		Performance Standards for Site Design									
		19b. The proposal for the solar facility shall identify the source of sufficient quantities of water necessary to operate the facility.	✓	✓							✓
		19c. The applicant shall furnish an analysis of the tracking system showing that no concentrated reflections are directed at occupied structures, recreation areas, or roads.	✓	✓							✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
			19d. Because solar power systems can create high concentrations of heat and light, conditions shall be placed on the proposed facility to mitigate any adverse effects on birds, fish, and other wildlife or their habitats.	✓	✓							✓
Wind Energy	20.	Allow single wind turbines for private use provided they meet performance, design, and location standards.	20. Amend Zoning Ordinance to allow for a wind turbine for the private use of a farm and up to four dwelling units, provided the following requirements are met. The intent of the standards is to facilitate the use of wind turbines for personal or farm use.	✓		✓			✓			
			General Performance Standards									
			20a. Wind energy facility development shall be subject to the energy production facility performance standards specified at the beginning of the policy section.	✓	✓							✓
			20b. The noise produced by the turbine(s) - measured at the nearest residential dwelling - shall not exceed the non-transportation noise standards of the Energy Element.	✓	✓							✓
			Performance Standards for Site Design									
			20c. Horizontal axis wind turbines shall be positioned at least two times the length of the total tower height from all nearby trees, structures, and homes.	✓	✓							✓
			20d. Vertical axis wind facilities shall be positioned at a distance of at least ten blade diameters from any trees, structures, or homes.	✓	✓							✓
			20e. All anchor points for any guy wires shall be located within property lines and not on or across any above-ground electric transmission or distribution line.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		Performance Standards for Site Design (See above Implementation #20)									
		Performance Standards for Site Location (See above Implementation #20)									
		Performance Standards for Site Reclamation									
		21d. If the wind turbine is no longer operational or is not producing electricity, the owner shall dismantle the blades within 6 months. If the turbine does not operate for a continuous two year period, the site shall be reclaimed to its natural or previous state.	✓	✓							✓
Wind Energy Production Effect on Wildlife	22. Monitor avian and other wildlife injuries and deaths that result from wind turbines.	22. All wind energy conversion systems that receive approval shall be required to report avian and wildlife injuries and deaths that are attributable to wind turbines. In the event of an avian injury, the operator shall immediately contact a reputable avian rehabilitation center. The species and approximate date of death shall be reported directly to the Planning Department and Department of Fish and Game (DFG) for recordation and evaluation. The Department of Fish and Game shall be consulted for species identification if necessary. The objective is to accurately record avian and wildlife deaths in order to devise a mitigation program, should one be necessary.	✓			✓ DFG					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Biomass Facilities	23. Allow biomass energy facilities which meet performance and siting standards and which do not create adverse environmental impacts.	23. Amend Zoning Ordinance so that biomass facilities may be granted conditional use permits subject to the following requirements. The intent is to mitigate possible environmental and public service impacts associated with biomass facility construction and operation.	✓		✓					✓	
		General Performance Standards									
		23a. The biomass facility shall be subject to the general energy production facility permit procedures and performance standards at the beginning of the energy policies.	✓	✓						✓	✓
		23b. The application materials shall identify the quantity of and type of wastes expected to be generated by the biomass facility, and a suitable disposal site to accept the wastes. Paper and cardboard (which can be efficiently recycled) shall not supply more than 25 percent of the fuels for the facility.	✓	✓							✓
		23c. The proposal shall include a plan for the handling and disposal of potential hazardous materials which may be contained in the waste ashes.	✓	✓							✓
		Performance Standards for Site Location									
		23d. The application materials for the biomass facility shall identify the source of sufficient quantities of fuel and water necessary to operate the facility.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		23e. The proposed site shall be located within a commercial, industrial, or agriculturally zoned area. The proposed facility may operate in conjunction with other uses, especially ones that generate biomass fuels. Commercial biomass facilities may be permissible adjacent to but not on Williamson Act lands.	✓	✓							✓
		23f. The biomass facility shall be located near a railway, or near roadways that can handle the size and frequency of trucks needed to transport biomass fuels and wastes to and from the facility without diminishing the roadway level of service below the acceptable level as stated in the Circulation Element.	✓	✓							✓
Cogeneration Facilities	24. Permit cogeneration facilities which meet performance, design, and location criteria and which do not create adverse environmental impacts.	24. Amend Zoning Ordinance so that Cogeneration facilities may be allowed with a conditional use permit if the facility meets the following standards. The intent of this standard is to allow development of cogeneration facilities while mitigating potential land use conflicts before they occur.	✓	✓	✓			✓			
		General Performance Standards									
		24a. Cogeneration facility development shall be subject to general energy producing facilities permit requirements and performance standards specified in the policies at the beginning of this section.	✓		✓			✓			✓
		24b. The total cogeneration system should have, when feasible, an energy efficiency of at least 65%.	✓	✓							✓
		24c. The facility shall not create hazardous waste products, unless the applicant has demonstrated that a certified hazardous waste disposal site will accept the wastes.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		24d. The proposal shall include a plan for the handling and disposal of potential hazardous materials which may be contained in the waste ash.	✓	✓							✓
		24e. The proposed facility shall comply with emission standards for harmful air pollutants, as determined by the Air Pollution Control District.	✓	✓							✓
		Performance Standards for Site Design									
		24f. The proposed location of the facility shall be at least 250 feet from the nearest housing unit on adjacent properties, unless safety problems necessitate larger buffers.	✓	✓							✓
		Performance Standards for Site Location									
		24g. The site shall be within a commercial, industrial, or agriculturally zoned area.	✓	✓							✓
Transmission Line Corridors	25. All transmission line corridors shall be included in the Land Use Element and Map.	25. Review transmission line corridor locations for inclusion on the General Plan Map or rejection.	✓	✓	✓						✓
Transmission Line Approval	26. Minimize new transmission lines, and efficiently locate new lines when necessary, based on the needs of avoiding farm operations, other traditional land uses, and the environment. The County shall only support new transmission lines when all opportunities to accommodate increased demand by upgrading existing lines have been utilized.	26. The County shall request that the California Public Utilities Commission (and other permitting authorities) ask all transmission line applicants to first obtain a preliminary approval of the proposed alignment from the County. The County shall grant preliminary approval of the alignment based on the following list of preferences: 1) First preference shall be given to projects that propose to upgrade existing transmission lines. 2) Second preference shall be for projects that are parallel and immediately adjacent to existing transmission lines. 3) Third preference shall be for projects that	✓				✓				✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
			run in existing utility rights-of-way such as those for pipelines, railroads, and communication cables.									
			4) Least preference shall be for projects that require new corridors across agricultural, commercial, or residential lands or scenic areas.									
			The applicant shall first show that they have exhausted all opportunities in the higher ranked preference category before being granted preliminary approval for another proposed corridor. The applicant shall submit a complete, although general, description of the proposed corridor and any other information necessary to support their request. The objective is to assure that the applicant's request for transmission lines proposes an alignment that shall be acceptable to the County.									
Transmission Line Design and Siting	27.	Require that all transmission line development under the permitting authority of the County meet specific design and siting standards, and request the California Public Utilities Commission to review transmission line proposal(s) with the specific design and siting standards similar to the ones shown in the Implementation section.	27. The Zoning Ordinance should be amended so that new transmission lines may be granted conditional use permits in Sierra County subject to these specific requirements. The intent is to mitigate possible environmental and public service impacts associated with transmission lines and transmission line construction. In cases where the County does not have permit authority, the County shall request that permitting agency adopt similar review standards.	✓		✓			✓			
			General Performance Standards									
			27a. The project application shall include a soils report prepared by an engineering geologist licensed in the State of California that evaluates the underlying geology along the proposed transmission line corridor and incorporates recommendations to reduce potentially significant geological impacts into the project proposal.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		Performance Standards for Site Location									
		27b. The proposed transmission lines shall not cross prominent ridgelines, hillsides, or other sensitive view corridors and the profiles of transmission towers shall not be silhouetted against the sky when viewed from public roads or existing homes.	✓	✓							✓
		27c. The proposed transmission lines shall avoid disrupting raptor nests and known raptor routes because of the potential for collision with the lines.	✓	✓							✓
		27d. To avoid placing a transmission tower on highly visible ridgelines, the towers shall be spaced below the crest or in a saddle to carry the line over a ridge or hill.	✓	✓							✓
		27e. The transmission line shall not cross parks and other recreation areas or areas of sensitive wildlife habitat such as wildlife refuges.	✓	✓							✓
		27f. High voltage (230 kilovolt or larger) lines shall not be near places of human habitation or places having prolonged or repeated human occupancy.	✓	✓							✓
		27g. Whenever possible, new transmission lines shall avoid productive croplands. When crossings of cropped areas cannot be avoided, the proposed lines shall minimize interference with farming practices through use of the following rating system:	✓	✓							✓
		1) First preference shall be for lines which run along field edges and property lines. In such instances, towers should be spaced at one-quarter mile intervals, preferably along quarter-section lines and at field corners.									
		2) Second preference shall be for lines which run through mid-field areas, parallel or per-									

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		pendicular to field edges. In such instances, towers should be located at field edges where possible. Tower locations between field edge and an area 50 feet from the field edge are generally least preferable, such as towers are the most disruptive to ground equipment operation.									
		3) Third preference shall be for lines which run diagonally to field edges. In such instances, alignments which sever small parcels off from the main parcel are least preferable. As with mid-field alignments, tower locations between the field edge and the area 50 feet form the field edge should be avoided.									
		27h. Lines shall not cross Special Treatment Areas.									
		27i. Emphasize undergrounding of facilities									
Governmental Reduction in Energy Consumption	28. Reduce existing energy consumption for County buildings and for vehicles.	28a. Request assistance from the State in conducting energy audits on County buildings.				✓ PblcWks		✓			
		28b. Create an energy audit report.				✓ PblcWks				✓	
		28c. Conduct an energy consumption reduction program such as building retrofit with energy-saving fixtures and insulation.				✓ PblcWks					✓
		28d. Select high fuel efficiency models in purchases of new County vehicles (Purchasing Department = PRCH).				✓ PRCH					✓
		28e. Energy efficiency and renewable energy use should be included as criteria for approving and designing County capital improvement projects.				✓ PblcWks					✓

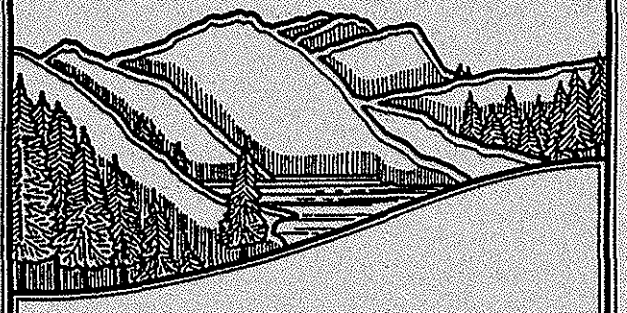
Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
		28f. Just as operations should be upgraded to reduce current energy use, new projects that will consume additional energy should be designed to maximize energy efficiency and to demonstrate the commitment of local government to a sustainable energy future.				✓ PblcWks					✓
		28g. The efficiency of local public agency operations should be increased by using available, technical assistance and developing new assistance programs in construction, operation and maintenance, and purchasing.				✓ PblcWks					✓
		28h. Encourage school districts and other governmental agencies to take similar energy conservation measures.				✓ PblcWks					✓
Overall Reduction in Energy Use	29. Assist in the development of energy awareness in the County.	29a. Work with local school districts to incorporate energy education into school curriculum.	✓								✓
		29b. Provide information programs to the public on energy issues.	✓			✓ PblcWks					✓
		29c. Assist developers and builders throughout the permit approval process in the use of energy efficiency techniques and renewable energy sources.	✓			✓ PblcWks					✓
	30. Discourage land use patterns which result in inefficient vehicle use.	30. Review projects for consistency with the General Plan Land Use Map and policies.	✓	✓							✓

[1] Department of Public Works
[2] Purchasing Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Private Sector Energy Use	31. Incorporate energy considerations into proposed developments.	31. As part of project review, consider the following: 1) Street layouts which maximizes solar access and natural ventilation.. 2) Building orientation which maximizes solar access, natural ventilation, and which minimizes conflicts of solar access with adjacent structures or properties. 3) Energy efficient landscaping (water conserving plants, indigenous vegetation, and use of on-site water runoff). 4) Landscaping which provides cooling opportunities during summer and which minimizes conflicts with solar access during winter. 5) Cluster and/or planned unit development. 6) South slope utilization in hillside development. 7) Active solar water and/or space heating. 8) Passive design features for heating and cooling. 9) Use of energy efficient devices	✓	✓							✓
Voluntary Energy Conservation	32. Encourage voluntary retrofit programs for residential, commercial, and industrial buildings including energy conservation measures.	32a. Make information available on the following energy conservation measures: 1) Residential retrofit measures. 2) Ceiling and wall insulation. 3) Weather stripping, sealing and caulking. 4) Low flow shower head. 5) Water heater tank insulation. 6) Duct insulation. 7) Air conditioning recycling devices. 8) Computer controlled thermostats. 9) Commercial retrofit measures. 10) Ceiling and wall insulation. 11) Weather stripping, sealing and caulking. 12) Shading controls (eg, overhangs) 13) Lighting controls 14) Thermostat controls (summer and winter) 15) Optimum HVAC scheduling	✓								✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
			16) Operating and maintaining equipment at peak performance 17) Maintaining furnaces 18) Adjusting lighting 19) Plugging leaks in heating and cooling process									
Industrial Systems	Energy	33. Develop flexible codes to allow alternative industrial energy systems serving single family residences in the County.	33a. Amend building codes to allow industrial alternative designs.	✓		✓					✓	
			33b. Require Special Use Permits for instream individual energy systems to assure that water quality and fish/wildlife resources are adequately protected.	✓	✓	✓					✓	✓

VISUAL ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

16. Visual Resources Element

Introduction

A Visual Resources Element is not required by State law. However, open space for the preservation of areas of scenic value is discussed as a mandatory issue in the Open Space Element requirements. A Scenic Highway Element was required in the past, but is no longer a mandatory element. Additional background information on visual resources can be found in the Background Report.

Goals

1. Protect and preserve important scenic resources in the County.

2. Protect visually sensitive areas by promoting and providing for aesthetic design in new development which reflects the customs and culture of the County.

Background/ Future Needs

The scenic quality of Sierra County is defined by its natural scenery as well as its historic communities and the activities of a rural economy. The built

environment is generally discussed in the Cultural Resources Element. Natural scenic features of particular importance are mapped on Figure 16-1 and discussed generally below. Additional background information on visual resources can be found in the Background Report.

Scenic Roads and Highways

Views from the County's more heavily travelled routes as well as those which pass through recreational areas or visually unique or highly scenic areas are of particular importance to protect. These areas are both an economic resource for the tourism sector of the economy and a resource to existing residents as one of the key components of the County's rural quality of life. Scenic roads and their status as well as recommended status are listed below in Table 16-1.

Table 16-1
SIERRA COUNTY SCENIC ROADS

Road	Status	Recommendations
Highway 49 – Yuba County line to Yuba Pass Summit	Official State Scenic Corridor Highway (towns are excluded) Included in the USFS Scenic Byway	Though this designation takes in the area from ridge-to-ridge, State and USFS timber harvest regulations are not consistent with the need for retention of views in this area. Development of CDF Special Rules for Sierra County are recommended in the Timber Management Element which would address this issue. Tahoe National Forest revision of Visual Quality Objectives for this area would also be appropriate. County land use designations on private lands should reflect the desire to retain existing views in this area. A Scenic Corridor Overlay should be applied to call for design and site plan review and grading restrictions in this corridor.

Road	Status	Recommendations
Highway 49 – Yuba Summit to Plumas County Line (communities excluded)	Yuba Pass Summit Candidate State Scenic Highway, Existing County Scenic Highway, portions incorporated into the USFS Scenic Byway	The County needs to adopt design standards for this route and apply to the State to receive official State Scenic Highway designation. The designation could bring additional recognition on State mapping to this route. Scenic resources include Sierra Valley views. Low density land use designations, design review, site plan review, and grading/tree removal restrictions would assist in preserving the scenic quality of this corridor.
Highway 89, entire length excepting communities	State Scenic Highway, Existing County Scenic Highway; included in the USFS Scenic Byway	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation. The designation would bring additional recognition on State mapping to this route. Scenic resources include Sierra Valley views and the Little Truckee River corridor. Low density land use designations, design review, site plan review, and grading/tree removal restrictions would assist in preservation of the scenic quality of this corridor.
Highway 395 - State line to County line	State Park - No Scenic Protection	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation.

Road	Status	Recommendations
Gold Lake Road	Existing County Scenic Highway	This road travels through one of Sierra County's most important recreational areas – the Lakes Basin. Retention of the visual quality of this corridor is critical. The area is heavily used; careful attention to signage, setbacks, and design will lower the perception of high use and ensure retention of the visual character of the Basin. Structures should not be visible from Gold Lake Road except in the Bassetts' Community Area and Community Influence Area. Signage should be limited to small wooden directional signs consistent in theme to provide park-like appearance. Design review, site plan review, low density land use designations, and grading/tree removal restrictions would assist in preserving the scenic quality of this corridor. The Recreation Plan called for in the Parks and Recreation Element will also assist in preserving the visual aspects of this corridor.
Highway 395 - State line to County line	State Route - no scenic protection	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation.
Henness Pass Road	Candidate County Scenic Highway	Expansive high country Sierra vistas and views of Jackson Meadows Reservoir, Milton Reservoir, Sierra Buttes, Webber Lake, and Stampede Reservoir are found on this route. Its rugged, backcountry nature is a valued travel experience to residents and visitors. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. Roads should remain dirt and gravel.

Road	Status	Recommendations
Smithneck Road	Candidate County Scenic Highway	The ruggedness of this road ensures a sense of separation between the Valley and Verdi areas. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. This road should remain dirt/gravel.
Mountain House Road	No Special Status Proposed County Scenic Road	This winding, rural road is an entry to Henness Pass Road and the historic community of Forest. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. This road should remain dirt/gravel.
Pliocene Ridge Road	No Special Status Proposed County Scenic Road	This rural highway is the entry corridor to the Pike and Alleghany communities and its undeveloped, unspoiled views provide an added sense of remoteness to these two communities. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor.

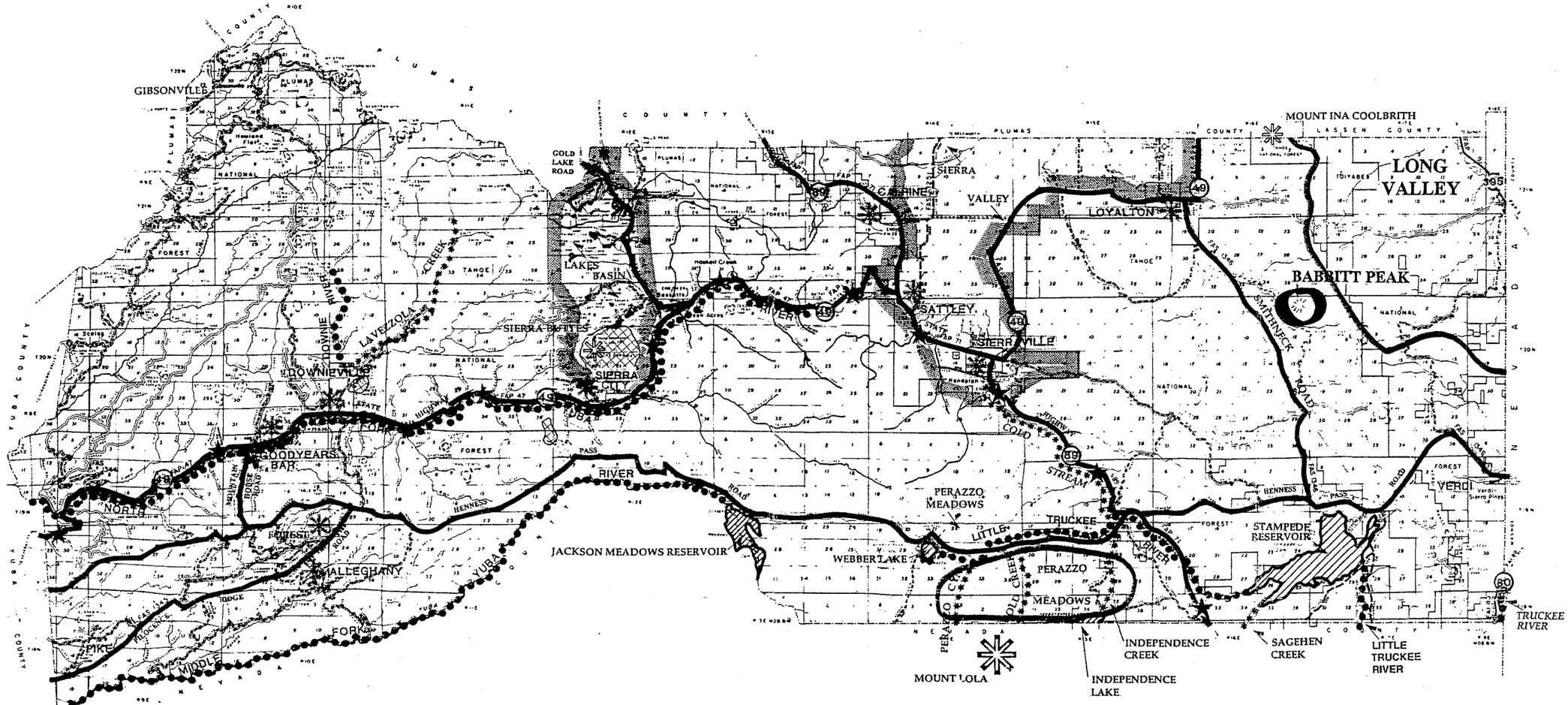


FIGURE 16-1
SIERRA COUNTY CRITICAL VIEWS MAP

SCALE IN MILES
0 1 2 3 4 5 6

SIERRA COUNTY GENERAL P·L·A·N

IMPORTANT SCENIC FEATURES

SCENIC ROADS AND HIGHWAYS
- INTERSTATE 80
- STATE HIGHWAY 49
- STATE HIGHWAY 89
- SMITHNECK ROAD
- HENNESS PASS ROAD
- PLIOCENE RIDGE ROAD
- MOUNTAIN HOUSE ROAD
- GOLD LAKE ROAD

USFS SCENIC BYWAY *(DONNER / YUBA BYWAY)*

LIVING HISTORIC COMMUNITIES
- FOREST
- ALLEGHANY
- DOWNIEVILLE
- CALPINE
- SATTLEY
- LOYALTON
- SIERRA CITY
- SIERRAVILLE
- BASSETTS

LAKES AND RESERVOIRS

NATURAL LANDMARKS

UNIQUE AREAS OF HIGH SCENIC VALUE

MAJOR SCENIC RIVERS

MAJOR SCENIC STREAMS

NOTE: ALL OF THE COUNTY STREAMS, LAKES, AND HISTORIC STRUCTURES ARE CONSIDERED UNIQUE VISUAL FEATURES

LAND/ SNOWSLIDE AREA

16-6

The rural, mountain setting and open Sierra Valley as a whole create the visual nature of the County. To preserve this essential aspect of the County the cornerstone of this plan is the goal of building on existing communities and to avoid sprawl by retaining large parcel sizes. The intent is to ensure the continued viability of resource production including agriculture, mining, and timber harvesting which further protect visually pleasing open space. In addition, there are numerous individual scenic features or areas of the County which deserve protection. These areas are listed in Table 16-2.

Visual Impact Concerns ~ Human activity can result in visual impacts in any number of ways. Potential impact issues of most concern to Sierra County are described below. However, in general, the rural visual quality of the County is of great value to County residents; this feeling was expressed throughout the General Plan workshops.

The Built Environment

Construction activities can result in visually obtrusive grading scars, tree loss, and structures not in keeping with surroundings. Certain aspects of the built environment such as signage and night lighting can be particularly obtrusive in a rural setting. Other concerns expressed during the General Plan workshops included the location of microwave towers and cloud seeding towers, power transmission lines and utility lines in general. The visual clutter that these improvements can create are of concern particularly within the viewshed of scenic corridors.

Road improvements can impact the aesthetics of the roadway. State highway standards, CDF road standards, and even local road standards are often counter to aesthetic goals. The Circulation Element creates standards for certain county roads of particular concern. County input is also needed when State Highway projects are proposed — this issue is also discussed further in the Circulation Element. Relative to CDF Fire-Safe road standards, avoidance of development in outlying areas which will require use of CDF standards is the only option to avoid visually obtrusive roadways.

The built environment can also help define the rural quality of Sierra County. Examples include the County's historic communities, the barns in Sierra Valley, and even structural remnants throughout the county which are reminders of a time past.

Table 16-2
SIERRA COUNTY SCENIC FEATURES DESERVING PROTECTION

Scenic Features/Areas	Discussion
Sierra Crest	
Lakes: Independence Lake Webber Lake Jackson Meadows Reservoir Stampede Reservoir Deadman Lake Coburn Lake	The County's lakes are each visually unique and of particular economic value in their unspoiled state because of their high visitor use. Of particular concern are protection of lakeshores and visual access to the lakes, and protection of the viewshed and ridgelines surrounding each lake to ensure an unspoiled mountain lake setting.
Living Historic Communities	The County's historic communities are discussed in the Cultural Resources Element but are also a key visual asset.
Sierra Valley and Sierra Valley barns	Protection of the open nature and traditional activities in the Sierra Valley is important visually as well as to the County's agricultural economy.
Sierra Buttes	The Sierra Buttes are the County's most recognizable calling card. Their visual value is in part related to their unspoiled slopes and foreground. Any visually apparent man made feature would disturb their value.
Mountain Meadows including Perazzo Meadow and Dog Valley	The County's mountain meadows are visually unique destination points. Any disturbance of their open nature would disrupt their visual value.
Rivers and Streams, including the North and Middle Forks of the Yuba River, the Downie River, the Little Truckee River, and the Truckee River	The County's rivers and streams are key visual assets. Protection of visual access and streamside vegetation are critical. The Forest Service is currently conducting Wild and Scenic River eligibility studies for the North Fork of the Yuba River, the Little Truckee River, Perazzo Canyon, and Independence Creek, Sagehen Creek, Cold Creek, and the Truckee River. All would qualify for Recreation/ Scenic status. None would qualify for wild status. (See Water Resources Element for additional discussion of the Wild and Scenic River process.)
Lakes Basin- Gold Lake Sardine Lake Salmon Lake	This visually unique area is one of the most heavily used areas in the County. The remote visual appearance of the area is important to its value but will be difficult to retain because of the high use it experiences.

Mining projects can result in earth disturbance during exploration and development phases which can be highly visible and out of character with surrounding views. This issue is discussed in the Mineral Management Element. Timber harvests can also cause visible scarring as a result of road construction and harvest activities. From a distance, extensive thinning (over 30%) can be visually obtrusive in areas of high viewer concern such as surrounding existing communities and in the viewsheds of scenic corridors. Close-in views of most timber harvest operations in these same areas, can also be obtrusive in the short-term because of the visibility of understory disturbance and slash operations. The Timber Management Element includes additional discussion of these issues as well as related policies.

Related Plans

The State of California Scenic Highway system includes one official State Scenic Highway (Highway 49 from the Yuba County line to the Yuba Pass summit) ridge-to-ridge and two candidate Scenic Highways – Highway 89 and the remainder of Highway 49 in the County.

The State Scenic Highway process involves State declaration of candidate highways. At a county's request, Caltrans then prepares special studies to determine the unique characteristics of the corridor. To achieve official Scenic Highway status, the County must adopt design guidelines intended to protect the character of the corridor. The official designation brings location on State Scenic Highway maps and route signage which are important visitor drawing cards.

National Forest Plans ~ The three National Forests within the County (Toiyabe, Plumas, and Tahoe) include visual protection policies and other actions which relate to treatment of scenic resources. Each of the plans includes Forest-wide objectives for visual quality as well as objectives for individual management units. The management units within Sierra County are mapped in the Figure 16-2. The Forest Plans also map Visual Quality Objectives (see Figures 16-3 through Figure 16-5) in the following categories:

Preservation (P) Only ecological change is allowed

Retention (R): People's activities are not to be evident to the casual forest visitor.

Partial Retention (PR): People's activities may be evident but must remain subordinate to the characteristic landscape.

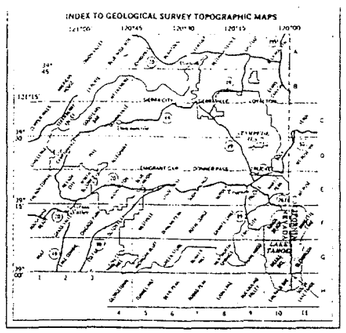
Modification (M): Activities may dominate the characteristic landscape but must, at the same time, utilize naturally established form, line, color, and texture. Activities should appear as a natural occurrence when viewed in the foreground or middleground.

Maximum Modification (MM): Activities may dominate the characteristic landscape but should appear as a natural occurrence when viewed as background. (Toiyabe National Forest Plan, p. k-2)

Most Forest areas on the Sierra County Critical Views Map are in the Retention category (the North Fork Yuba River corridor and the Lakes Basin, Jackson Meadows). However, the Forest objectives and County objectives may conflict along Henness Pass Road, Webber Lake, Lavezzola Creek, and the North Fork Yuba River Basin where Partial Retention and Modification are allowed. This is a particular concern in the North Fork Yuba River Basin where the ridge-to-ridge area is defined as the State Scenic Highway Corridor and a more restrictive combination of Retention and Partial Retention goal might be appropriate.

Assumptions

The visual quality of the County will continue to be a valuable resource and will not be significantly altered.



NORTH FORK OF AMERICAN WILD RIVER - West of the Forest Boundary, the Wild River includes both private lands and lands administered by the Bureau of Land Management. No vehicle use is permitted on the B.L.M. administered lands within the Wild River. These lands are shown on the Off Road Vehicle Travel Plan as Zone 6. For specific questions concerning this portion of the Wild River and other BLM lands, you should contact:

District Manager
U.S. Bureau of Land Management
63 Natoma Street
Folsom, CA 95630

Telephone 916 985-4474

Source: Tahoe National Forest Land & Resource Management Plan

SIERRA COUNTY GENERAL P·L·A·N

NATIONAL FOREST MANAGEMENT AREAS WITHIN SIERRA COUNTY

FIGURE 16-2

Tahoe National Forest

Symbol — **Number & Name of Management Area**

001 Carman	008 Chapman	015 Harding	023 Pendola	032 Stampede-Boca
002 Ida	009 Lakes Basin	016 Babbitt	024 Oregon	033 Lola
003 Coolbrith	010 Cal Ida	018 Henness	025 Milton-Jackson	036 Sagehen Basin
004 Sunnyside	011 Smithneck	019 Eight-Nine	026 Galloway	038 Billy
005 Lavezzola	012 Antelope	020 Cornish	029 Pass	044 Castle
006 Canyon	013 Forty-Niner	021 Sardine-Worn	030 Ruby	109 Berry
007 Calpine	014 Devils Postpile	022 Goodyears	031 Kyburz	

Plumas National Forest

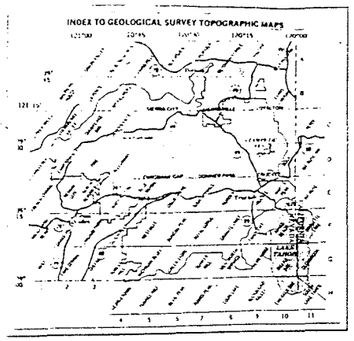
Symbol — **Number & Name of Management Area**

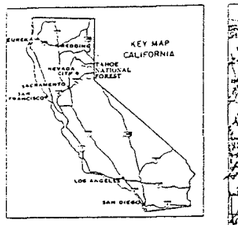
15 Little Grass
16 Bear Trap
17 Poverty
35 Lakes Basin
39 Haskell

Toiyable National Forest

Symbol — **Number & Name of Management Area**

1 Dog Valley
2 Carson Front





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Source: Tahoe National Forest Land & Resource Management Plan.

SIERRA COUNTY GENERAL P·L·A·N

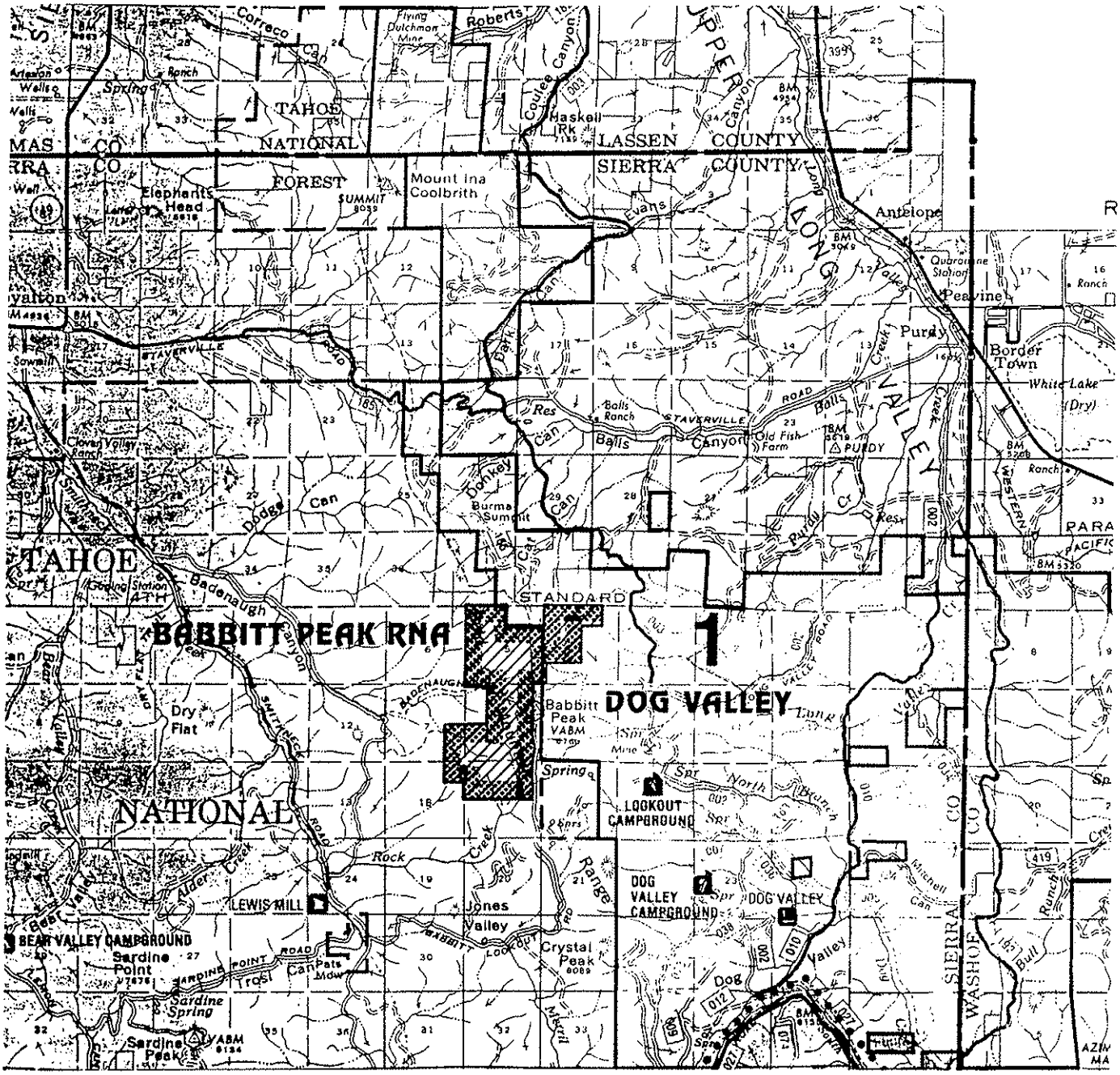
LEGEND – VISUAL QUALITY OBJECTIVE

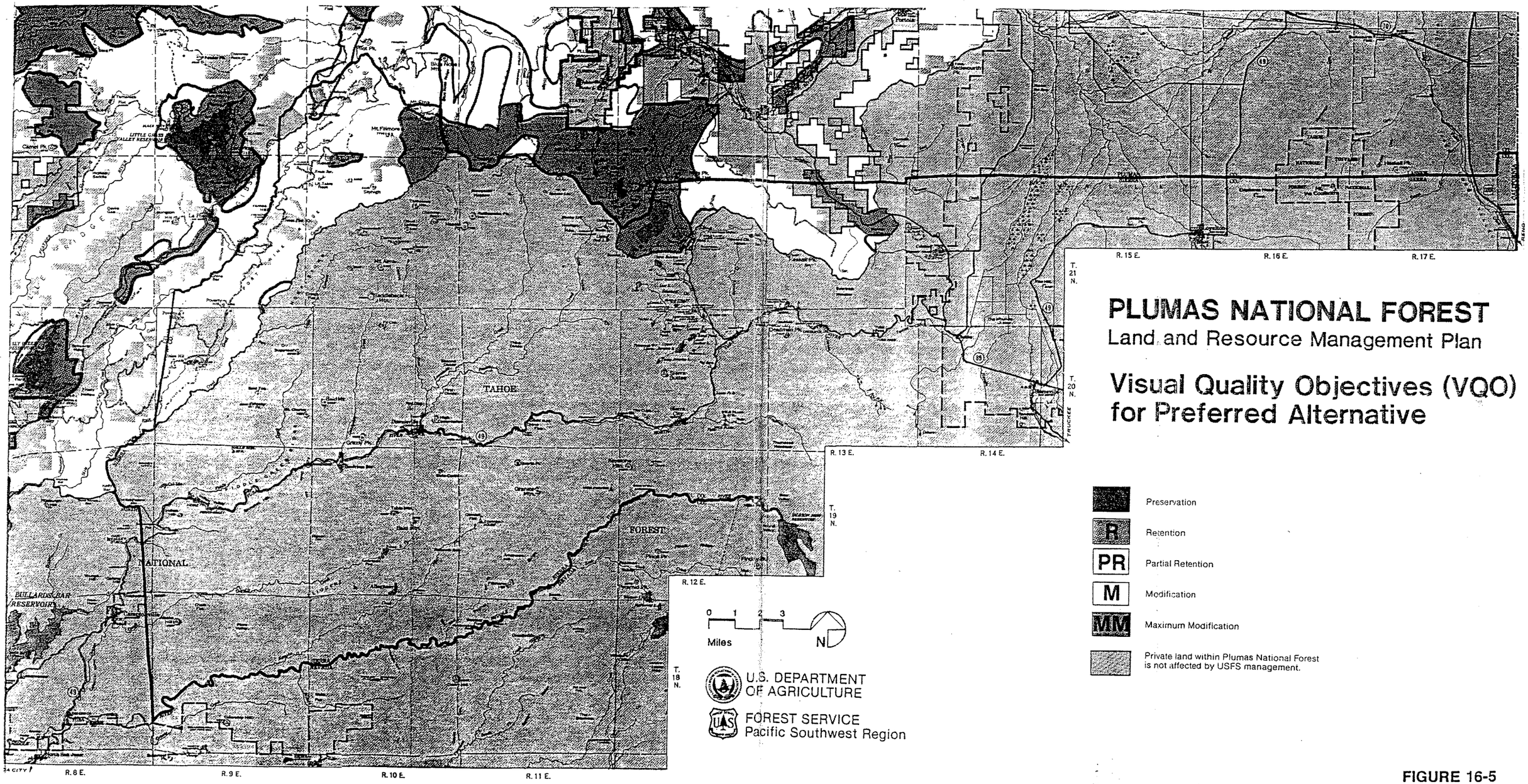
FIGURE 16-3

TAHOE N.F.

- Preservation
- Partial Retention
- Retention
- Modification

FIGURE 16-4
TOIYABE NATIONAL FOREST VISUAL QUALITY OBJECTIVES





PLUMAS NATIONAL FOREST

Land and Resource Management Plan

Visual Quality Objectives (VQO) for Preferred Alternative

- Preservation
- R — Retention
- PR — Partial Retention
- M — Modification
- MM — Maximum Modification
- Private land within Plumas National Forest is not affected by USFS management.

FIGURE 16-5
PLUMAS NATIONAL FOREST VISUAL QUALITY OBJECTIVES

Table 16-3
VISUAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Scenic Roads / Highways	1. Protect the visual quality of the County's scenic corridors (local and State).	1a. Recognize State Scenic Highways and create a County Scenic Highways/ Roadways system using a Scenic Corridor Overlay district.			✓						✓
		1b. Create Scenic Corridor Overlay zoning district of all proposed development consistent with this Element requiring conditional use permits.	✓	✓	✓			✓			
		1c. Develop Design Guidelines in all designated Scenic Corridors to ensure: – Design Review (architecture, lighting, and signage) – Site Plan Review–Grading Plan Review – Tree removal limits when a Timber Harvest Plan is not involved. Intent: The intent of these Design Guidelines should be to preserve the visual integrity of the corridors which may be defined by: – Landforms – Vegetation – Historic structures – Types of land uses – Open nature or sense of enclosure – Close-in, middle range, and distant views Through this process also encourage the use of open space and scenic easements and land conservation contracts. (Also see Cultural Resources Element – Implementation Measure 1e and Demolition Policy 9, Timber Management Policy 1, and Policy 7 in this Element.)	✓	✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		1d. Specified Scenic Corridors: .1 Highway 49, Yuba Co. to Yuba Pass Summit: ridge to ridge .2 Highway 49, Yuba Summit to Plumas Co. line: 500 ft on either side of roadway centerline .3 Highway 89, Plumas Co. line to Nevada Co. line excluding Calpine and Sierraville: 500 ft on either side of roadway centerline .4 I-80: ridge to ridge .5 Gold Lake Road, Highway 49 to Plumas Co. line: ridge-to-ridge .6 Henness Pass Rd, entire length: 500 ft on either side of roadway centerline .7 Dog Valley Road: 300 ft on either side of roadway centerline .8 Smithneck Road, entire length: 300 ft on either side of roadway centerline, excluding boundaries of County Service Area 5, Zone 5A. .9 Mountain House Road, entire length: 300 ft on either side of roadway centerline .10 Pliocene Ridge Road: 300 ft on either side of roadway centerline (excluding communities)	✓	✓	✓		A[1]				✓
		1e. Encourage the USFS to revise Visual Quality Objectives in the County's Scenic Corridors to call for a combination of Retention and Partial Retention.	✓		✓						✓
		1f. Develop County Scenic Highway/Road signage.				PW[1]				✓	
		1g. Support highway litter control programs when proposed by groups and State/ federal agencies.				PW[1]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	2	Limit encroachments onto scenic highways to maintain safety and quality of driving and viewing experience through scenic corridors.	2.	Develop a comprehensive encroachment permit process for County scenic highways and County scenic roads.	✓								✓
	3	Coordinate scenic highway systems between other jurisdictions including Tahoe, Plumas and Toiyabe National Forests, Plumas, Nevada and Yuba Counties, Sierra Planning Organization and the City of Loyalton.	3.	Request input from these agencies when Scenic Highways/Roads are proposed and likewise provide input consistent with this Element when projects or plans are proposed in these areas which could affect the County's Scenic Highway/Roads.									
	4	Seek official State Scenic Highway Status for all State highways and I-80 in the County (except in community areas).	4a.	See Implementation Measures 1b and 1c in this Element (Design Guidelines).									
			4b.	Apply to Caltrans for official status on all eligible State Scenic Highways.	✓							✓	
Road Construction	5	Consider scenic values as a component of roadway construction, reconstruction, and maintenance on State and County highways and roads, with or without Scenic designation status.	5a.	Annual review February 1, in advance of all major proposed road projects for consistency with this Element.	✓	✓							✓
			5b.	Annual report February 1 by Department of Public Works of past year's activities.				PW[1]					✓
			5c.	Input to Caltrans as projects are proposed consistent with this Element.	✓	✓		PW[1]					✓

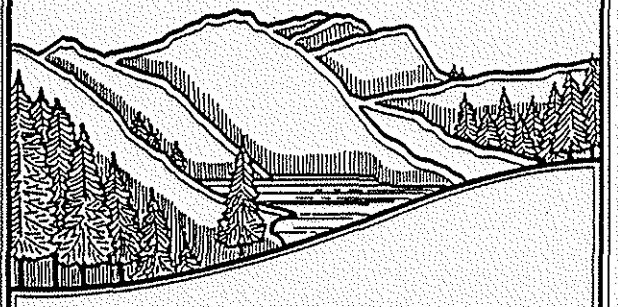
Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
The Built Environment	6	Strive for a built environment which reflects the County's rural and historic qualities.	6a.	Prepare Design Guidelines to be used in all Community Living Historic Areas, Scenic Corridor Overlay areas, and for all zoning categories to be used in review of discretionary and ministerial project permits. Guidelines should vary in detail based on level of concern for various areas and Zoning categories.	✓	✓	✓				✓		✓
			6b.	Prohibit billboard placement off-site by nce and develop reasonable standards for on-site signage.	✓		✓					✓	
			6c.	Consider development of lighting standards fo become part of design guidelines									
	7	Protect the visual integrity of the County's Living Historic Communities.	7a..	Consider development of lighting standards to become part of design guidelines.									
Site Features	8	Protect important scenic resources.	8a.	Limit land use densities where important scenic resources would benefit.	✓	✓	✓		A				✓
			8b.	Utilize the Open Space designation or Special Treatment Area Overlay to preserve visual resources which would be significantly impacted.	✓	✓	✓		A[1]				✓
			8c.	Prepare a Recreation Master Plan to determine appropriate land uses for the Lakes Basin.	✓	✓	✓				✓		
			8d.	Prohibit ridgeline intrusions by structures wherever possible; incorporate this requirement into Design Guidelines.	✓	✓						✓	
Natural Resources/ Resource Extraction	9	Promote the protection of the visual integrity of streams and rivers.	9a.	Designate these corridors Open Space outside Community Areas and Special Treatment Areas within Community Areas. (Also see Policy 24, Water Resources Element related to dams and improvements.)	✓	✓	✓		A				
			9b.	See also Plants and Wildlife Element.									

Issue/Text Reference		Policy	Implementation Measure	Responsibility				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
	10	Limit visual impacts of resource extraction activities.	10. See Mineral Management Element and Timber Management Element.									
Environmental Burns	11.	Limit visual impacts of environmental burning on federal lands.	11. Submit comments to USFS discouraging control burns in visually sensitive areas.			✓						✓

Also see Energy Element Policy 26 related to Transmission Line placement.

[1] Upon Plan adoption.

AIR QUALITY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

OCTOBER 1996

17. Air Quality Element

Introduction

An Air Quality Element is not explicitly required by State planning law. However, the Conservation Element requirements include a mandate to look at "other natural resources" which would include air quality:

> Government Code Section 65302(d): [The general plan shall include] a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Element Goal

Maintain and protect high standards of air quality.

Background/Future Needs

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

- Health Effects
- Air Quality Standards
- Monitoring Stations
- Existing Air Quality

Related Plans

Approximately three-quarters of the County is under the jurisdiction of the three national forests: Tahoe, Plumas, and Toiyabe. The majority of National Forests of Sierra County is in the Tahoe National Forest. The following excerpts are from each of the three National Forest "Land and Resource Management" Plans.

Tahoe National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals and issues:

Air Quality

1. Current Management Direction. The TNF manages all prescribed fire operations to prevent or minimize the penetration of smoke into urban or smoke-sensitive areas. Various forms of dust abatement are used on heavily traveled roads near residential and recreation areas.

2. Supply or Production Capability. The two TNFmanagement activities with potential to degrade air quality are (1) smoke from prescribed fires and (2) dust from road use. Most of the Forest is located within the Mountain Counties Air Basin, with a small portion of Yuba County within the Sacramento Valley Air Basin. Within these air basins, agricultural burning regulations are implemented by the County Air PollutionControl Officer. All Forest

burning projects follow these regulations and Forest Service Manual guidelines. One Clean Air Act Class I area is adjacent to the TNF, the Desolation Wilderness to the south of the TNF boundary. All areas within the Tahoe National Forest are classified as Class II, including the Granite Chief Wilderness.

3. Existing and Projected Demand. No quantifiable value is placed on air quality. The Federal Clean Air Act sets standards and guidelines for the attainment and maintenance of air quality.

4. Need or Opportunity to Change. Current management practices comply with Federal, State, and local air quality requirements.

Toiyabe National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals and issues:

Air Quality

1. Cooperate with air quality regulatory agencies to prevent deterioration of air quality through emission concentrations that would produce measurable adverse effects on vegetation, wildlife, soil, water, and visual quality within the Class I Area (i.e., Hoover Wilderness).

2. Fire management will include compliance with an approved state air quality implementation plan.

3. All contracts and special use permits for activities that might impact air quality will include clauses that require the contractor or permittee to meet state(s) and county(ies) air quality standards.

Plumas National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals:

a. Current Management. The PNF adheres to State and County standards for air resource management. The eastside is in Sierra, Plumas, and Lassen Counties, which allow prescribed burning operations almost unimpeded. Counties on the western slope, Butte and Yuba, have much more stringent rules because of adverse affects of smoke on the Sacramento Valley. Prescribed burning operations are timed to minimize smoke in sensitive areas. Dust abatement is used on heavily travelled roads and near recreational developments and residential areas.

b. Opportunities for Management Change. No change is needed from current management.

c. Supply. The air supply is degraded by two PNF sources; fire smoke and road dust. Fire smoke is from both wildfire and prescribed fire. Since major wildfires usually occur during high wind conditions, and prescribed fires are constrained to periods favoring smoke dispersal, consequent air quality loss is usually not substantial. Road dust emissions are relatively constant, and may be actually decreasing due to use of dust palliatives on most log haul routes. Air quality is also degraded within the populated mountain valleys due to wood heating and sawmill emissions during winter inversion conditions. Incoming air from the Sacramento Valley is occasionally moderately high in particulates (rice stubble smoke) or chemical pollutants, but in general quality of the air is high and is not significantly degraded by PNF activities.

d. Demand. Clean air is a State and National priority embodied in maximum allowable pollutant concentrations. Prevention of Significant Deterioration of cleaner air could become a constraint to use of prescribed fire if Class I areas were created to protect any new Wilderness areas. No external Class I areas are significantly affected by PNF activities.

Assumptions

1. Air quality is one of Sierra County's most important assets.

2. Transport of particulate and gaseous emissions from other jurisdictions will continue to have deleterious effects on the environment and infringe on local opportunities.

3. Reliance on woodstoves for heating by County residents will continue in the future.

Table 17-1
AIR QUALITY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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

Issue/Text Reference		Policy		Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	3	4	on-going
Air Quality Violations and minimizing impacts on air quality.	1.	Implement standards which minimize air quality impacts resulting from developments	1.	Cooperate with the NSAQMD in review of development proposals.	✓			AQ					✓
	2.	Cooperate with state and regional agencies, including adjacent Counties to develop programs to reduce air quality impacts.	2.	Identify regional impacts and coordinate with appropriate agencies.		✓	✓						✓
	3.	Work toward reduction of air quality violations in the County.	3a.	Require Sierra Pacific Industries to fund the installation and maintenance of ambient background PM10 monitoring sites.			✓			✓			
			3b.	Notify and solicit comments from local and regional agencies of proposals that may affect regional air quality.	✓			AQ					✓
Forest Service Activities	4.	Encourage the Forest Service to mitigate air quality impacts of activities on federal lands.	4a.	Review timber harvest plans to ensure that dust control measures are incorporated into all plans.	✓			AQ					✓
			4b.	Request the Forest Service to discontinue the use of serpentine rock for road base due to its asbestos content.	✓			AQ					✓
			4c.	Request the APCD to encourage the Forest Service to follow APCD open burning requirements.	✓			AQ					✓
Smoke from Woodstoves	5.	Work toward minimizing emissions from residential fireplaces and woodstoves.	5a.	Require the use of EPA certified woodstoves in new residential construction.	✓			AQ					✓
			5b.	See Energy Element, Policies and Measures 30 and 31.	✓			AQ		✓			
			5c.	Require that all existing homes with non-EPA certified woodstoves be required to replace these units upon home sale.	✓								✓
			5d.	Cooperate with the AQMD in a woodstove replacement program.	✓			AQ					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Transport of Pollutants	6. Cooperate with other agencies to develop a consistent and effective approach to air quality planning.	6. Participate in the development of regional and county-wide clean air plans and incorporate the provisions of these plans into County planning and project review procedures. 6b. Oppose land use projects which serve to increase air quality degradation in Sierra County.	✓			AQ					✓

Attachments:

Resolutions effecting General Plan Amendments

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING APPLICATION FOR)
GENERAL PLAN AMENDMENT) RESOLUTION 97- 143
ZONE AMENDMENT OF)
LEROY AND JOSIE SILVER)

BE IT RESOLVED, that the Board of Supervisors of the County of Sierra adopts the following findings:

PROJECT DESCRIPTION

1. The proposed project is a series of entitlements requested by Leroy and Josie Silver which includes the following:

   a. General Plan Amendment of ten (10) acres currently designated as "Recreation-10 Acre-PD" to "Residential 5-10 District".

   b. Zone Amendment of ten (10) acres currently designated as "A-1 - Agriculture" to "Rural Residential - Ten (10) Acre District".

   c. Tentative Parcel Map dividing a 10.39 acre parcel from a parcel of 366.25 acres.

   d. Determination of exemption of project under the California Environmental Quality Act as amended.

2. The proposed project is located north of and contiguous to Sierra Brooks Subdivision - Units 1 and 2A at 221 Antelope Valley Road in Section 19, T. 21 N., R. 16 E., MDB and M and identified as County Assessor Parcel 016-090-052-0.

PROJECT ADMINISTRATION

3. The Sierra County Planning Commission, on March 13, 1997, conducted a public hearing and rendered decisions on the applications.

4. The public hearing before the Sierra County Planning Commission were duly noticed, published, posted, and mailed as required by law.

5. The Sierra County Planning Commission, on March 13, 1997, recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; Zone Amendment; Tentative Parcel Map; exemption under the California Environmental Quality Act; and, a finding of de minimis impact relative to State Department of Fish and Game fees.

15. Site is physically suitable for the proposed density of development.

    a. One residence exists on the proposed 10.30 acre parcel. The remaining property will be retained for recreational use.

    b. The close proximity to the Sierra Brooks subdivision makes the site a logical extension of the subdivision.

    c. The site is serviced by all utilities and roads.

16. Design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

    a. One residence has been in existence since 1994 without incident.

    b. The residence is located outside of the identified floodplain.

    c. The single family structure was unaffected by the Cottonwood fire or the 1997 floods.

17. Design of the subdivision or the type of improvements is not likely to cause serious health problems.

    a. One residential unit is serviced by an existing individually septic system and well. They have been in existence since the construction of the residence.

18. Design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. As a condition of approval, the County is requesting a irrevocable offer of dedication for a drainage easement of fifty (50) feet from each side of Smithneck Creek throughout the 10.39 acre parcel.

19. Subdivision map conforms to applicable County ordinances and State law. The applicant has requested a General Plan and Zone Amendment in order to facilitate the subdivision and conform with County Ordinances and State law.

20. Find that De Minimis findings can be made based on the analysis in the Sierra County General Plan Final Environmental Impact Report for the following reasons:

6. The Sierra County Board of Supervisors, on May 8, 1997, conducted a public hearing on the applications as recommended by the Sierra County Planning Commission.

7. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

8. The Sierra County Board of Supervisor, on May 8, 1997, developed an administrative record on the proceeding which consists of exhibits one (1) through six (6) (all being exhibits of County staff) and no other exhibits and/or testimony was taken into evidence. The Board of Supervisors directed staff to return to the Board of Supervisors with a resolution containing complete findings and conforming actions on the General Plan amendment, zone amendment, and tentative parcel map.

9. The General Plan Amendment for the 10.39 acre parcel to a land use designation of Residential 5-10 acres is appropriate for the subdivision because of its proximity to Sierra Brooks.

10. The proposed zoning amendment of RR-10 is consistent with the proposed General Plan amendment of Residential 5-10. This amended zoning is suitable and appropriate for the site because of the parcel size and the close proximity to the Sierra Brooks subdivision. The Sierra Brooks subdivision is zoned Rural Residential-1 acre (RR-1).

11. Sierra Brooks is a subdivision consisting of 389 residential parcels. The proposed parcel is unique in location and design . The residence and driveway encroaches onto Antelope Road, a primary north access to Sierra Brooks. The parcel is contiguous to Sierra Brooks and will be located within the Sierra Brooks Community Core.

12. The applicant is requesting a General Plan and zone amendment, therefore the subdivision, one approved, will be consistent with the General Plan as amended.

13. The design or improvement of proposed subdivision will be consistent with applicable general and specific plans once the General Plan amendment is approved.

14. Site is physically suitable for the type of development.

    a. The project site is sloped with Smithneck Creek traversing the northern portion of the property. A residence exists on the upper portion of the proposed 10.39 acre site. There is no further development proposed on the 10.39 acre parcel. The remaining 366.25 acres will be retained for recreational purposes.

a. The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.4(b)(2)(B).

b. The proposed land use of the 10.39 acre division will not change from the present land use. It shall remain residential.

c. The residence has been in use since 1994 without incident.

d. The project California Environmental Quality Act document has been resolved in the Sierra County General Plan Final Environmental Impact Report.

NOW THEREFORE, BE IT RESOLVED that based upon the foregoing findings and upon the record of proceedings for the May 8, 1997 public hearing, the Board of Supervisors takes the following actions:

1. Approves the exemption from the California Environmental Quality Act and finding of Dei Minimis impact and directs staff to file a Notice of Determination; and,

2. Approves the General Plan Amendment from "Recreation - 10 Acre - PD" to "R 5-10" for 10.39 acres of land as described herein upon Exhibit A attached hereto and made a part hereof; and]

3. Approves the Zone Amendment from "Agriculture" to "Rural Residential 10 Acre District" for 10.39 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

4. Staff is directed to properly cause the General Plan Amendment to be made effective and to prepare and submit a proposed ordinance for introduction and adoption which amends the zoning district affecting the 10.39 acre parcel.

5. Approves the tentative parcel map subject to conditions creating a 10.39 acre parcel as recommended by the Sierra County Planning Commission.

RESOLUTION 97- 143 , PAGE FIRE

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 15th day of July, 1997 by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

RICHARD V. LUCHESSI, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

WILLIAM W. PANGMAN
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING A NEGATIVE DECLARATION, A GENERAL PLAN AMENDMENT, AND A ZONE AMENDMENT FOR BALLS RANCH OF WALIMA HOLDINGS CORPORATION	))))))	RESOLUTION NO. 97- 203

FACTUAL BACKGROUND:

A) An application for general plan amendment and zone amendment was submitted on March 10, 1997 affecting approximately 4580 acres of a 7800 acre land holding of Walima Holdings, Corporation otherwise known as Balls Ranch in Long Valley; and

B) The application filed with the County Planning Department proposes to amend the Sierra County General Plan for those portions of the 7800 land holding which are designated as "Recreation" in the General Plan by proposing a designation of "Forest" and to immediately rezone 4580 acres of the landholding from the current designation of "TPZ-Timberland Production Zone" to a proposed "General Forest" zoning district; and,

C) The application filed with the County Planning Department was determined "complete" on June 11, 1997; and,

D) A negative declaration was prepared for the proposed project, was submitted to the State Clearinghouse on August 18, 1997, and was the subject of two (2) public hearings before the Sierra County Planning Commission on September 18, 1997 and October 23, 1997; and,

E) The Sierra County Planning Commission also conducted public hearings over the proposed general plan amendment and zone amendment on September 18, 1997 and October 23, 1997, said hearings being duly noticed, mailed, and published as required by law; and,

F) The Sierra County Planning Commission on October 23, 1997 adopted its Resolution 97-9 which recommended approval to the Sierra County Board of Supervisors of the proposed negative declaration, the requested general plan amendment, and the requested zone amendment; and,

G) The Sierra County Board of Supervisors on November 4, 1997 conducted a public hearing on the proposed project and said hearing was duly noticed, mailed, and published as required by law.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS MAKES THE FOLLOWING FINDINGS AND RESOLVES as follows:

1. Negative Declaration

1.1 FINDINGS

A) A public notice for the proposed Negative Declaration for the Balls Ranch General Plan Amendment/Zone Amendment was placed in the Mountain Messenger of August 7, 1997. The public review period extended through September 15, 1997, and;

B) The Negative Declaration was disseminated through the State Clearinghouse and no comments were received, and;

C) There is no substantial evidence of any potentially significant impacts to the environment.

1.2 DECISION

The negative declaration, recommended for approval by the Sierra County Planning Commission by its Resolution 97-9, is hereby found to be adequate with the intent and purpose of the California Environmental Quality Act and is approved.

2. General Plan

2.1 FINDINGS

A) The project site is a 7,800 acre land holding, Balls Ranch, located in the northeastern corner of Sierra County. The project site is accessed by U.S. Highway 395 to County Road 570 (Long Valley Road) to a private road traversing private lands held by other interests for approximately three (3) miles. The Balls Canyon property is isolated from the remainder of Sierra county by mountainous terrain, geographic isolation and few roads. The property is a combination of agriculture land, forested land and steep barren slopes at an elevation of 6200 feet and greater, and;

B) Property within the project area is designated Forest, Agriculture and

Recreation within the Sierra County General Plan. Zoning Districts within the project area are General Forest, Agriculture and Timberland Production Zone. Surrounding land uses consist of large forested open space areas and agriculture within the lower laying valley areas. Much of the forested areas are National Forest System Lands, and;

C) The project is a proposal to amend the General Plan for those portions of Balls Ranch which are designated Recreation to a Forest land use designation and to immediately rezone 4,580 acres from Timberland Production Zone district to General Forest district, and;

D) The proposed project is a General Plan Amendment and zone amendment which will not significantly change the land use or planning of the project site. The proposal to change those portions of the project site from the Recreation land use designation to a Forest designation will lessen the potential development impacts of the project area and will not significantly change the land use. Uses allowable within the Recreation land use designation include recreational structures totaling a maximum of 25,000 square feet. The Forest designation does not allow structures associated with recreational uses, and;

E) No development on the property beyond what is allowable within the General Forest zoning district and consistent with the Forest land use designation may occur without a Specific Area Plan as stated within the General Plan policies for the Balls Ranch area. The Forest land use designation does not allow increases in development potential beyond what would be allowed under the Timberland Production Zone; therefore, impacts from the removal of the property from the commercial timberland contractual restrictions within the Timberland Production Zone are less than significant, and;

2.2 DECISION

The proposed general plan amendment is approved as recommended by the Sierra County Planning Commission by its Resolution 97-9 and the County Planning Director is directed to file a Notice of Determination.

3. Zone Amendment

3.1 PRELIMINARY FINDINGS

A) Approximately 2,600 acres of the site were burned during the "Cottonwood Fire" in 1995. Recuperation of forested lands post-fire will be retarded due to soil types and sun exposure on steep slopes. A soil survey of the project site has been completed, and;

B) The project proponent has identified a 400 foot wide access corridor from Long Valley Road to the Balls Ranch area. This will eventually become the specific access to the property, and;

C) Immediate rezoning of the property from Timberland Production Zone to General Forest will not significantly alter the potential use of the land. Timber management is a permitted use in both zoning districts as well as the ability to construct one single family residence. The General Forest zoning district does list conditional uses which require the issuance of a special use permit and Planning Commission review, however those uses are not consistent with the General Plan land use designation of Forest and therefore could not be approved. There is no increase in permitted uses under the requested zoning General Forest, and;

D) The proposed project and its objectives is to remove large areas of land from the Timberland Production Zone (TPZ) which is a timber management zoning district under contract with the County and the State. The removal of the land from the TPZ district enables the property owner to evaluate other primary land uses other than timber management; however, the Forest land use designation requested by the project proponent does not increase the land use options above the uses allowed within the Timberland Production Zone and there will be no impacts to biological resources from the project proposal, and;

E) The project does not have the potential to achieve short-term to the disadvantage of long-term environmental goals. The removal of property from the Timberland Production Zone to a General Forest zoning district within the Forest designation of the General Plan will not allow a major change in land use. The Sierra County General Plan sets out specific language regarding the removal of the subject property from Timberland Production Zone to Forest land use district and restrict any future land use impacts to those allowed in the Forest designation. Any other projects or physical changes would be subject to a specific plan requirement and an

environmental impact report as is outlined in detail in the Sierra County General Plan, and;

F) It is stated in Policy R on page 1-56, "Due to the unique location of Balls Ranch, it is important that recreational land use potentials within Balls Ranch be addressed on a comprehensive basis through a specific plan (emphasis added). The County recognizes that Balls Ranch is in a unique location, and;

G) Although there is no land use change in the requested re-zoning, the County gets considerably more tax revenue than before. Only an appraisal by the Assessor's office can compute that in the future, but it will be significant. The zone change will in no way prevent Walima in continuing to harvest timber in a prudent and sensitive way according to CDF guidelines, and;

H) A one-time Tax Recoupment Fee will be assessed, and will be due to the County. This also may be a fairly substantial amount.

I) The zoning change allows Sierra County and Walima Holdings the opportunity to invest the time and money to study the whole area for the feasibility of a recreational land use. At the present time, nothing can be done to the land except grow and cut down trees, and;

J) The proposed zoning change cures the problem of the present zoning inconsistency created by the SPA-DR overlay, and;

K) The proposed zone change is in the Public Interest, because it makes zoning consistent with the Policies and Implementations of the General Plan (see pages 1-18, 1-35, 1-56, 1-57, 1-71, 1-72, 1-82, 4-10, and pages 2 - 8 in the "Summary of Changes Which Occurred to the Draft EIR"). Without the removal of TPZ, these policies and implementations will be blocked and frustrated, and;

L) If, and only if, after appropriate study, it is determined that the creation of a Destination Resort is appropriate, and said Resort is created, it will generate, upon completion, substantial tax revenue to the County, and;

M) If a Destination Resort is created, there would be a great deal of new employment in the area, both in construction, and in follow-on operations.

All this will benefit the County without the TPZ removal no one will ever know what the real prospects are.

N) In addition to the requested re-zoning, Walima is also requesting a General Plan amendment which will restrict even more than presently Walima's land use, and gives even more control of the site to the County, and;

3.2 ULTIMATE FINDINGS

A) The zone amendment from Timberland Production Zone to General Forest is consistent with the Sierra County General Plan. The project proposal, including the General Plan amendment, is a procedure which is clearly outlined as an option under the Long Valley, Balls Ranch policies and implementation measures found on pages 1-56 and 1-57 of the Sierra County General Plan, and;

B) Immediate rezoning of the project site is not inconsistent with exempting from taxation immature forest trees planted on lands not previously bearing merchantable timber of planted or of natural growth on lands from which the merchantable original growth timber stand to the extent of 70 percent of all trees over 16 inches in diameter has been removed (subdivision (j) of Section 3 Article XIII of the Constitution). Stocked and non-stocked timberland comprises 2,895 acres of the 4,580 acres proposed for immediate rezoning. The immediate rezoning will not effect tax exemptions on existing immature trees within the project site and harvesting of timber may continue under the General Forest zoning district in the same manner as in the Timberland Production Zone district, and;

C) Based on Preliminary Findings A through N, the Sierra County Board of Supervisor's finds that the immediate rezoning of the project site from Timberland Production Zone to General Forest is in the public interest.

3.3 DECISION:

A) The proposed zone amendment/immediate rezoning is tentatively approved pursuant to Government Code, Section 51133, as recommended by the Sierra County Planning Commission by its Resolution 97-9 and the County Counsel is directed to prepare an ordinance for introduction and adoption contingent upon the State of California, Board of Forestry affirming

the requested conversion and immediate rezoning from "TPZ-Timberland Production Zone"; and,

B) The County Planning Director is directed to forward to the State of California, Board of Forestry, documentation of the tentative approval of the Board of Supervisors and all supporting information as is required by the State Board of Forestry, and to file a Notice of Determination.

ADOPTED by the Board of Supervisors of Sierra County on the 4th day of November, 1997, by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

Richard V. Luchessi

RICHARD V. LUCHESSI
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

Mary J. Jungi

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM.

William W. Pangman

WILLIAM W. PANGMAN
COUNTY COUNSEL

L163SC49.RES

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING GENERAL PLAN) RESOLUTION 98 - 055
AMENDMENT, ZONE)
AMENDMENT, AND NEGATIVE)
DECLARATION FOR THE LOUIS)
AND MARY WELSH PROJECT)

FACTUAL BACKGROUND

1. The proposed project (hereinafter "the project") is an application a General Plan Amendment and Zone Amendment. The General Plan designation would change from Rural 5-10 acres to Rural 2-5 acres. The Zoning designation would change from Agricultural (A-1) to Rural Residential 2.5 (RR-2.5).

2. The project site, APN 012-180-014-0, is located at 221 Meadow View Rd. within the southern edge of the Calpine Community Core. This is in Section 20, Township 21 North, Range 14 East, MDB&M.

3. Negative Declaration No. 1079 was prepared for the project in compliance with the California Environmental Quality Act.

4. The Sierra County Planning Commission on February 19, 1998, conducted a public hearing and rendered a decision on the project recommending approval subject to conditions and based upon findings of fact.

5. The public hearing before the Sierra County Planning Commission was duly noticed, published, posted, and mailed as required by law.

6. The Sierra County Planning Commission on February 19, 1998, recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment, Zone Amendment, and Negative Declaration for the project.

7. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA makes the following findings and resolves as follows:

1. Negative Declaration

1.1 FINDINGS

A) Public notice for the proposed Negative Declaration for the

Welsh General Plan and Zone Amendment was placed in the Mountain Messenger of January 15, 1998, and extended through February 15, 1998.

B) There are no significant environmental impacts from the General Plan Amendment and Zone Amendment.

C) Adopt a finding of De Minimus impact based on the analysis in the Negative Declaration for the following reasons:

1) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code section 711.49(b)(2)(B).

2) The project is within the urban core and the area has been analyzed in the Sierra County General Plan Final Environmental Impact Report.

1.2 DECISION

Negative Declaration No. 1079, recommended for approval by the Sierra County Planning Commission by Resolution 98-01, is hereby found to be adequate with the intent and purpose of the California Environmental Quality Act and is approved.

2. General Plan Amendment/Zone Amendment

2.1 FINDINGS

A. The subject site is a 5 acre parcel. There is an existing single family home on the subject property. The proposed General Plan and Zoning Amendment would create the potential for one additional parcel. The (RR- 2.5) zoning designation on a 5 acre parcel allows for one subdivision of the property creating two 2.5 acre parcels.

B. The project site in question is a 5 acre parcel and the current General Plan Zoning designation is Rural 5-10. The zoning is Agricultural (A-1).

C. The applicant proposes to change the General Plan designation from Rural 5-10 acres to Rural 2-5 acres. The Zoning designation would change from Agricultural to Rural Residential 2.5. This General Plan and Zoning Amendment is consistent with the urban core designation within the General Plan and the project is therefore found consistent with the Sierra County General Plan.

D. The project site is located within the southern edge of the Calpine Community Core as shown in the Sierra County General Plan.

E. The General Plan land use designations for the surrounding uses are as follows:

North: Rural 5-10
South: Open Space
East: Rural 2-5
West: Rural 5-10

F. A General Plan and Zoning Amendment is not exempt from CEQA under Article 19. Negative Declaration No. 1079 has been prepared for this project and is incorporated by reference.

G. The property is currently serviced by a well for domestic water, a septic tank for refuse, and electric power.

H. The property is accessed off Meadow View Rd, a private road which receives no snow removal or public road maintenance services. There is an existing road maintenance agreement (private) between benefitting parcels for periodic road maintenance.

2.2 ULTIMATE FINDINGS

A. The General Plan and Zone Amendment is consistent with the Sierra County General Plan. The proposed project is within the Calpine Community Core. The Sierra County General Plan requires that urban development is located within the Community Core areas.

2.3 DECISION

A. The proposed General Plan and Zone Amendment are approved as recommended by the Sierra County Planning Commission by its Resolution 98-1 and as approved by the Board of Supervisors subject to the following condition:

FINAL CONDITIONS OF APPROVAL - GENERAL PLAN AND ZONE AMENDMENT

1. The applicant shall pay a $25.00 filing fee for administrative costs associated with the Fish and Game fees on the Negative Declaration. The check shall be made out to Sierra County Clerk-Recorder. This fee will be paid within 15 days of Board of Supervisor approval.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 7th day of April, 1998 by the following vote:

AYES:	Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES:	None
ABSTAINED:	None
ABSENT:	None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING GENERAL PLAN) RESOLUTION 98 - 167
AMENDMENT FOR THE)
FOREST LAND USE DESIGNATION)
MAXIMUM BUILDING COVERAGE)

FACTUAL BACKGROUND

1. The General Plan is required to address building and intensity standards for each land use designation.

2. The Forest Land Use designation maximum building coverage: .0014% and the example of 10,000 square feet/160 acre are inconsistent.

3. The Sierra County Planning Commission on June 25, 1998, conducted a public hearing and rendered a decision on the Forest Land Use designation recommending approval of the General Plan amendment to the Board of Supervisors.

4. The public hearing before the Sierra County Planning Commission was duly noticed, published, posted, and mailed as required by law.

5. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

WHEREAS: The General Plan is required to address building and intensity standards for each land use designation

WHEREAS: The Sierra County Board of Supervisors found that the Maximum Building Coverage: .0014% and the example of 10,000 square feet/160 acres are inconsistent and more restrictive than was intended.

WHEREAS: It was not the intent of the Board of Supervisors in approving the policies of the General Plan to preclude reasonable development on any parcel within the Forest land use designation.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

1. The Board of Supervisors adopt the following amendment to the General Plan Forest Land Use designation maximum building coverage standard:

Forest 14. **Density/Intensity Standards**

Maximum Building Lot Coverage

Less than 1 acre	2400 square feet
01 to 10 acres	3500 square feet
10 to 15 acres	3700 square feet
15 to 20 acres	3900 square feet
20 to 25 acres	4100 square feet
25 to 30 acres	4300 square feet
30 to 35 acres	4500 square feet
35 to 40 acres	4700 square feet
40 to 45 acres	4900 square feet
45 to 50 acres	5100 square feet
50 to 55 acres	5300 square feet
55 to 60 acres	5500 square feet
60 to 65 acres	5700 square feet
65 to 70 acres	5900 square feet
70 to 75 acres	6100 square feet
75 to 80 acres	6300 square feet

Maximum Building Lot Coverage for Parcels greater than 80 acres

.2% (Example 6969.6 sq ft/ 80 acres)
(13939.2 sq ft/ 160 acres)

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 1st day of September, 1998 by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

RESOLUTION OF INTENT TO)
AMEND THE COUNTY GENERAL)
PLAN LANGUAGE ON VOTING)
PATTERNS)

RESOLUTION 98-190

WHEREAS, the County General Plan on Page 1-24 describes the effect of voting patterns due to certain growth scenarios and the Board of Supervisors wishes to receive a report from the Planning Commission on the appropriateness of this section to remain in the County General Plan.

NOW, THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES that it directs the Sierra County Planning Commission to review the content of Page 1-24 of the County General Plan and to submit its report and recommendation on the appropriateness of retaining this language in the County General Plan.

Adopted by the Board of Supervisors on the 6 th day of October, 1998 by the following vote:

AYES: Supervisors Gutman, Luchessi, Nunes, Mitchell and Whitley
NOES: None
ABSTAIN: None
ABSENT: None

Patricia Whitley

PATRICIA WHITLEY
Chairman, Board of Supervisors

ATTEST:

Mary J. Junci

MARY J. JUNCI
Clerk of the Board

APPROVED AS TO FORM:

J. Curtis

JAMES CURTIS
County Counsel

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF INITIATING A GENERAL PLAN AMENDMENT FOR THE FOREST LAND USE DESIGNATION MAXIMUM BUILDING COVERAGE	)))))	**RESOLUTION 99 – 015**

WHEREAS: The General Plan is required to address building and intensity standards for each land use designation

WHEREAS: The Sierra County Board of Supervisors found that the Maximum Building Coverage for the Forest land use designation is more restrictive than was intended.

WHEREAS: It was not the intent of the Board of Supervisors in approving the policies of the General Plan to preclude reasonable development on any parcel within the Forest land use designation.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT: It directs the Sierra County Planning Commission to review the current Forest land use designation and increase the Maximum Building Lot Coverage.

Adopted by the Board of Supervisors on the 2nd day of February, 1999 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAIN: None
ABSENT: None

Bill Nunes

BILL NUNES
Chairman, Board of Supervisors

ATTEST:

Mary J. Jungi

MARY J. JUNGI
Clerk of the Board

APPROVED AS TO FORM:

J. Curtis

JAMES CURTIS
County Councel

RESOLUTION NO. 99 - 035

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING GENERAL PLAN AMENDMENT
ZONE AMENDMENT, PARTIAL WILLIAMSON ACT CANCELLATION
AND TENTATIVE MAP OF AMODEI RANCH

WHEREAS, John Amodei et. al., have requested approval by the County of the following entitlements for property located south of West Willow Street in Sierraville which is commonly identified as Sierra County Assessors Parcel Number 013-110-121-0, all of which are collectively referred to herein as the "Project":

1. General Plan Amendment of 188.8 acres currently designated as "Planned Development Rural 5-10" within the Community Core to "Rural 20-40" within the Community Influence Area.

2. Immediate Williamson Act Cancellation of 188.8 acres south of West Willow Street, a portion of Land Conservation Act Contract 78-7.

3. Rezoning of 188.8 acres currently designated as "A-1 Agriculture and GF General Forest" to "Open Space 20".

4. Tentative Map dividing 188.8 acres into eight 23.51 acre parcels.

5. Negative Declaration for the project; and

WHEREAS, the Sierra County Planning Commission, on November 12, 1998 and January 14, 1999, conducted duly noticed public hearings and rendered decisions on the applications (Planning Department File No. 1117) and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; Williamson Act Cancellation; Zone Amendment; Tentative Map and Negative Declaration consistent with the recommendation contained within Staff Recommendation No. 772; and

WHEREAS, on February 16, 1999, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission at which time the Board directed staff to return to the Board with a resolution containing complete findings and conforming actions on the General Plan amendment, Williamson Act Cancellation, zone amendment and tentative map.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the February 16, 1999 public hearing, the Board of Supervisors hereby adopts the following findings of facts:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a proposed mitigated Negative declaration. In processing the initial study for the Amodei Ranch project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

2. The project is consistent with the Sierra County General Plan, for the following reasons:

    a. The project proposal includes a request for a General Plan amendment that lessens the development density on the project site and includes the property in the Community Influence Area instead of the Community Core for the community of Sierraville. The land use designation and subdivision proposed maintain protection of the resources, Valley Floor and streams, in accordance with the policies of the General Plan. The property is located on the edge of the area defined as the Community Core and is consistent with the purpose and intent of the Community Influence areas of the Sierra County General Plan.

    b. West Willow Street provides access to the project site. West Willow Street has been identified as a "local road" in the Sierra County General Plan that is paved and the road is maintained by the County. The project proposal is consistent with the policies set forth for the use of Local roads within the Sierra County General Plan.

3. The requested rezoning to an Open Space 20 acre minimum (OS – 20) district is compatible with the General Plan designation request of Rural 20 – 40. The proposed subdivision is consistent with the requested zoning district. Each of the proposed parcels are 23.51 acres or greater in size and are proposed for residential use.

4. The requested Williamson Act Cancellation is consistent with Government Code Section 51282:

   a. A notice of nonrenewal for the 188.8 acre portion of Land Conservation Act Contract 78-7 south of West Willow Street was served pursuant to §51245 on February 25, 1997. The remaining 234.2 acre portion of the contract north of West Willow Street shall not be effected.

   b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use. The subject property is unique from agricultural properties in the near vicinity. The property consists of a large meadow area and gently sloped-forested land. Residential properties are located immediately adjacent to the parcel and unlike other properties under Williamson Act Contract the parcel has suitable areas for individual septic systems. This cancellation does not affect the Sierra Valley "floor" nor effect the use of the remainder of the property which will not be removed from the Land Conservation Act Contract.

   c. The cancellation is for an alternative use that is consistent with the County General Plan. The applicant is requesting a general plan designation that would allow a lesser density of development on the project site than currently exists. The new general plan designation will allow a subdivision of the property that consists of large acreage lots which is sensitive to the constraints identified within the general plan: Valley Floor, streams and aesthetics.

   d. The cancellation will not result in discontiguous patterns of development of proximate noncontracted land. The project site is located adjacent to residential properties and noncontracted land. The development of this property is a natural expansion of the community of Sierraville along a paved, dead-end, County maintained road. The location of the property is outside of the Sierra Valley "floor".

5. There is no proximate noncontracted land which is both available and suitable for the subdivision and subsequent development of this property. Other noncontracted lands do not have the accessibility, are further constrained by slopes or wet meadows and are not in the immediate proximity of the community of Sierraville.

6. The design of the proposed subdivision is consistent with the proposed land use designation of the general plan. The subdivider proposes eight (8) 23 acre or greater parcels consistent with the low density 20 acre minimum land use designation. Each parcel will have access to a road improved to the PRC 4290 standards and has adequate domestic water supply and sewage disposal. The design of the subdivision will protect the two streams on the property from encroachment by structures.

7. The site is physically suitable for the proposed density of development. The project site consists of an open meadow area near West Willow Street with gently sloping forested areas. There are no steep slopes. Suitable septic system sites have been located on the proposed parcels and individual wells are proposed and feasible. The areas identified as wet areas and stream zones can be avoided due to the large parcel sizes proposed and mitigation.

8. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed parcel sizes are large and designed to allow avoidance of impact on wet areas and stream zones.

9. The design of the subdivision is not likely to cause serious health problems. Individual septic sites have been identified on seven of the proposed parcels and a parcel merger has been proposed as mitigation for the parcel located in the wet meadow area. The quality and quality of the water on the project site is adequate for individual wells.

10. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The public road adjacent to the property will not be impeded by the project. A road that provides access to private property and National Forest System Lands will be acknowledged on an additional information map.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the February 16, 1999 public hearing, the Board of Supervisors takes the following actions:

1. Approves the Negative Declaration and direct staff to file a Notice of Determination; and,

2. Approves the General Plan amendment from "Planned Development Rural 5-10" to "Rural 20-40" for 188.8 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

3. Approves the immediate Williamson Act Cancellation for the 188.8 acre portion south of West Willow Street of Land Conservation Act Contract 78-7 approved on January 17, 1978 between John Amodei and Sierra County. The approval of the immediate cancellation does not effect the remainder of the property north of West Willow Street under Land Conservation Act Contract 78-7 between Lucy Anderson and Sierra County; and,

4. Approves the Zone Amendment from the "Agriculture/General Forest" district to the "Open Space 20 acre minimum" district for 188.8 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

5. Approves the tentative map subject to the following conditions creating eight 23.51 acre parcels as recommended by the Sierra County Planning Commission:

   a. Subdivider shall conform to all requirements of the County Treasurer-Tax Collector for the appropriate payment of taxes and liens due on the property prior to recordation of the Final Map.

   b. The design of the subdivision shall meet minimum CDF Fire Planning Guidelines (Public resources Code 4290) and administrative regulation developed therefrom. The subdivider shall provide an emergency water source and distribution system consistent with the requirements of PRC 4290. Amodei Ranch Road shall be constructed to the requirements of PRC 4290 and County standards: eighteen (18) foot surface with three (3) foot shoulders and the structural section based upon a soil and engineering analysis submitted as part of improvement plans. Lot 3 shall be merged with the one acre parcel contiguous to Lot 3 and south of West Willow Street identified as Sierra County Assessor's Parcel Number 013-110-063-0.

   c. The subdivider shall have prepared an additional information map to be recorded simultaneously with the Final map showing the area of inundation during the wet season as delineated by an engineer registered in the State of California and the existing private road, Old Webber Lake Road, as it crosses Lot 4, Lot 6 and Lot 7. The additional information map shall note that grading, drainage and driveway plans must be submitted to and approved by the County, that driveway construction shall comply with Public Resources Code 4290 and that specific erosion control measures must be adhered to during construction. The additional information map shall show Amodei Ranch Road as a common private access road.

   d. Subdivider shall provide Covenants, Conditions, and Restrictions to be recorded simultaneously with the Final Map which include provisions for:

      1 Specific erosion control measures for individual lot development.

      2 Prohibition of open burning

      3 Requirement for a conventional heating device, other than wood burning stove, with sufficient capacity to heat all areas of the home.

      4 Prohibition against flood lighting.

5 Other mitigation measures of the approved Negative Declaration.

6 Road maintenance agreement for Amodei Ranch Road.

e. The proposed Covenants, Conditions and Restrictions shall be approved in form by the Director of Planning and County Counsel prior to recordation of the final map.

f. All new utilities shall be provided by underground service through the entire project including, but not limited to, power, telephone, cable television.

Prior to recordation of the final map, the subdivider shall submit subdivision improvement and drainage plans prepared by an engineer registered in the State of California for road construction, surface and subsurface drainage improvements, fire protection improvements, specific erosion control measures, road improvements and area subject to inundation that will be employed during the construction of improvements.

g. Soils testing for groundwater depth shall be conducted in the late spring where determined necessary by the Sierra County health Department prior to Final Map approval.

h. The applicant shall provide the County with an estimate of cost for the required improvements, including those specified in conditions No.s 2, 3 , 8 and 10. The estimate shall be prepared by an engineer registered in the State of California and submitted for approval by the County Planning Director. Upon approval of the estimate the subdivider shall provide performance security in a form acceptable to the County in the amount approved for the work required under the above identified conditions. A subdivision agreement shall be executed between the subdivider and the Board of Supervisors for performance of required conditions.

i. The applicant shall provide street signs in a form acceptable to the County. The street signs shall be in place prior to recordation of the final map.

j. No construction of any improvements may commence until plans have been approved by the County Planning Director and County Engineer. The subdivider shall either complete all required construction or enter into a subdivision improvement agreement and post security with the County of Sierra, prior to filing of the final map, agreeing to complete the required construction within 12 months after filing of the final map.

k. Public utility and drainage easements shall be provided along lot frontages and side yards as required by the County Planning Director.

1. The subdivider shall pay the California Fish and Game fee of $1250.00 and $25.00 filing fee pursuant to AB3158 within five (5) days of the adoption of the Negative Declaration.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 2nd day of March, 1999 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

EXHIBIT A

Order No.: 104516 - CF

DESCRIPTION

All that real property situated in the unincorporated area of the County of Sierra, State of California, more particularly described as follows:

Parcel 2, as shown upon the parcel map for Amodei Ranch, recorded December 3, 1991, in Book 9 of Maps and Surveys, Pages 54 and 55, Official Records.

APN: 013-110-121

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING A GENERAL PLAN AMENDMENT FOR THE FOREST LAND USE DESIGNATION MAXIMUM BUILDING COVERAGE, THE BORDERTOWN PROJECT, AND CLARIFICATION OF LANGUAGE REGARDING VOTING PATTERNS	)))))))	**RESOLUTION 99 - 085**

THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES THAT the Sierra County General Plan dated October 1996 is hereby amended based upon the following recitals on factual background:

1. FACTUAL BACKGROUND – FOREST LAND USE DESIGNATION

A. The General Plan is required to address building and intensity standards for each land use designation.

B. The Forest Land Use designation maximum building coverage is more restrictive than was intended for parcels less than 20 acres in size.

C. The Sierra County Planning Commission on March 18, 1999, conducted a public meeting and rendered a decision on the Forest Land Use designation recommending approval of the General Plan amendment to the Board of Supervisors.

D. The public hearing before the Sierra County Planning Commission was duly noticed, published, posted, and mailed as required by law.

E. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted and mailed as required by law.

WHEREAS: The General Plan is required to address building and intensity standards for each land use designation.

WHEREAS: The Sierra County Board of Supervisors found that the Maximum Building Coverage is more restrictive than was intended for parcels less than 20 acres in size.

WHEREAS: It was not the intent of the Board of Supervisors in approving the policies of the General Plan to preclude reasonable development on parcels within the Forest Land Use designation.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The Board of Supervisors adopt the following amendment to the General Plan Forest Land Use designation maximum building coverage standard:

Forest 14. **Density/Intensity Standards**

Maximum Building Lot Coverage

Less than 1 acre	2400 square feet
01 to < 10 acres	8000 square feet
10 to < 40 acres	14000 square feet
40 acres and up	28000 square feet

2. FACTUAL BACKGROUND – BORDERTOWN

A. The proposed project is an application for a General Plan Amendment, a Zone Amendment, a Tentative Parcel Map, and a Boundary Line Adjustment. The project site is located east of the Union Railroad right-of-way in Section 19, Township 21 N, Range 18 E, MDB&M, adjacent to the Bordertown Club.

B. The General Plan designation will be amended from Agriculture to Visitor Commercial for a one acre portion of the 251.06 acre parcel identified as APN 021-080-008-0.

C. The Zoning designation will be amended from Agriculture (A-1) District to Commercial Residential (CR) District for the entire project site (5.58 acres) identified as APN's 012-080-015-0 (4.58 acres) and 021-080-008-0 (1 acre portion of a 251.06 acre parcel).

D. The Tentative Parcel Map will create a one (1) acre parcel and the Boundary Line Adjustment will add one (1) acre of land to an adjoining parcel.

E. Negative Declaration No. 1116 was prepared for the project in compliance with the California Environmental Quality Act.

F. The Sierra County Planning Commission on March 18, 1999 recommended approval to the Sierra County Board of Supervisors for the General Plan Amendment, Zone Amendment, Tentative Parcel Map, and Boundary Line Adjustment.

G. The public hearing of the Sierra County Board of Supervisors was duly noticed, published, posted, and mailed as required by law.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The Findings of Fact as outlined in Board of Supervisors Exhibit 1, pages 67 through 69 are adopted and are consistent with the General Plan.

B. The General Plan designation shall be amended from Agriculture to Visitor Commercial for a one acre portion of the 251.06 acre parcel identified as APN 021-080-008-0, and as represented in Board of Supervisor Exhibit 1, page 53.

3. **FACTUAL BACKGROUND** – VOTING PATTERNS

A. The General Plan land use element, page 1-24 addresses voting patterns and the potential political shifts created by population increases.

B. The Sierra County Planning Commission recommended that no change in the County General Plan be made and this public hearing before the Planning Commission was duly noticed, published, posted, and mailed as required by law and was held on April 15, 1999.

C. The public hearing before the Board of Supervisors for May 18, 1999 was duly noticed, published, posted, and mailed as required by law.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

A. The language of the Sierra County General Plan, page 1-24 shall be amended by deleting it and placing it in it's entirety in Volume 1 of the background document for the Sierra County General Plan dated October 1996.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 18th day of May, 1999 by the following vote:

AYES:	Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES:	None
ABSTAINED:	None
ABSENT:	None

COUNTY OF SIERRA

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING A GENERAL PLAN AMENDMENT ADDING LANGUAGE ADDRESSING HISTORIC USES	))))	RESOLUTION 99- 147

WHEREAS, THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES THAT the Sierra County General Plan dated October 1996 is hereby amended based upon the following recitals of factual background:

1. That there are historical, legal non-conforming uses of property in the County of such that the continued use will benefit the public and private property owner.

2. These non-conforming uses should be allowed to continue with minor amendments until the use is abandoned or the property owner otherwise determines that the continuation of the use is no longer desired.

3. Project History

   a. On July 8, 1999, the Planning Commission referred the concept of a Historical Use Zone to the Board of Supervisors for review and direction.

   b. The Board on August 3, 1999 reviewed a draft General Plan amendment and zone amendment for the Historical Use Zone and directed the Planning Commission to hold a public hearing and forward its report and recommendation on the proposal.

   c. The Planning Commission held a public hearing duly noticed, published, posted and mailed as required by law on August 19, 1999. The Planning Commission continued the public hearing to September 16, 1999 in Downieville. The Planning Commission recommended the Board approve the General Plan amendment and zone amendment by its Resolution 99-09.

   d. The public hearing of October 5, 1999 before the Board of Supervisors was duly noticed, published, posted and mailed as required by law.

4. The General Plan amendment is subject to an exemption under the California Environmental Quality Act as amended, Sections 15301 and 15303.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT the general Plan is hereby amended to include an historical use policy within the Land Use element which reads as follows:

> In areas outside of the Community Core and Community Influence boundaries as shown in the General Plan, existing and active legal non-conforming land uses shall be allowed to continue with minor adjustments. Minor adjustments shall mean that the land use may be reconfigured so long as there is no significant increase in the density or intensity of the use and the use is not significantly expanded beyond the preexisting footprint. For the purpose of applying this policy to residential type uses, an increase in density shall mean

the number of units shall not be increased and an increase in intensity shall mean that the area devoted to the use is not significantly expanded.

This policy shall be implemented by adoption of a historical use ("HUZ") overlay zoning district which shall require a use permit for minor adjustment to existing and active legal non-conforming land uses within the HUZ zone. The discontinuation of the land use for a period of more than 365 consecutive days shall be deemed to be abandonment of the land use, which shall no longer be deemed to be active, so as to quality for minor adjustments pursuant to this policy.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 5th day of October 1999 by the following vote:

AYES:	Supervisors Gutman, Huebner, Nunes and Mitchell
NOES:	None
ABSTAINED:	None
ABSENT:	None

COUNTY OF SIERRA

Bill Nunes

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

Mary J. Jungi

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

J. Curtis

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

IN THE MATTER OF)
APPROVING APPLICATION FOR) RESOLUTION 99 – 181
GENERAL PLAN AMENDMENT FOR)
SIERRA VALLEY RANCH)

WHEREAS:

1. The project site, Assessor Parcel Number 016-020-048-0, is located along the Plumas/Sierra County lines, along Beckwith Road (A24). The property is 500.64 acres and the area involved in the General Plan Amendment is 10 acres located between Beckwith Road and the Union Pacific Railroad tracks.

2. The General Plan land-use designation for the property, APN 016-020-048, is Agricultural. Ten acres of the property located between Beckwith Road (A24) and the Union Pacific Railroad tracks is designated Industrial. The General Plan Amendment is for the 10-acres of property located between Beckwith Road and the Union Pacific Railroad tracks and designated Industrial to be designated as Agricultural Land-Use District.

   The project site is not located within the General Plan community influence area or community core area for Loyalton.

3. The entire property has a zoning designation of (A-1) Agriculture. The existing zoning district for the property between Beckwith Road and the Union Pacific Railroad tracks is inconsistent with the current General Plan land-use designation of Industrial. The approval of the requested General Plan Amendment will afford consistency between the County General Plan and County Zoning.

4. The applicants are requesting the General Plan Amendment in order to enter into a Williamson Act Contract. The current land-use designation of Industrial prohibits a Williamson Act contract from being executed. A Williamson Act contract can only be entered into under an Agricultural/Open Space land-use designation.

5. The Sierra County General Plan recognizes the Sierra Valley floor as an area of high agricultural importance. Supporting goals and policies in the Agricultural Element of the General Plan include the maintenance of large parcel sizes and the prevention of the development of non-agricultural uses. The land use designation amendment from Industrial to Agricultural is consistent with the Sierra County General Plan goal to maintain the open, agricultural nature of the Sierra Valley floor.

6. Find that the analysis within Negative Declaration 1162 is consistent with the intent of CEQA for this project.

7. A De Minimus Finding is found based upon the analysis in Negative Declaration 1162 and for the following reasons:

   a) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.49(b)(2)(B).

   b) The General Plan Amendment will not alter the way the land has historically been

used. The use of the property as open space/pastureland will not impact any wildlife.

8. A $25.00 filing fee is required for the recording of Negative Declaration 1162

9. The project was duly noticed and published for the September 16, 1999 Planning Commission meeting and the December 7, 1999 Board of Supervisors meeting as required by law.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF SIERRA resolves as follows:

1. The Sierra County General Plan recognizes the Sierra Valley floor as an area of high agricultural importance. Supporting goals and policies in the Agricultural Element include the maintenance of large parcel sizes and the prevention of the development of non-agricultural uses. The land use designation amendment from Industrial to Agricultural is consistent with the Sierra County General Plan goal to maintain the open, agricultural nature of the Sierra Valley floor.

2. The analysis within Negative Declaration 1162 is consistent with the intent of CEQA for this project, and is the appropriate level of CEQA review.

3. The Board of Supervisors approves the General Plan Amendment on parcel 016-020-048-0 from Industrial to Agricultural Land-Use District.

The foregoing resolution was duly passed and adopted at the continued regular meeting of the Sierra County Board of Supervisors held on December 7th, 1999 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Whitley
NOES: Superbisor Mitchell
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNCEL

RESOLUTION NO. 2000 - 022

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING KAUFMAN NEGATIVE DECLARATION
GENERAL PLAN
AND ZONE AMENDMENT AND
TENTATIVE PARCEL MAP

WHEREAS, Charles and Elizabeth Kaufman, have requested approval by the County of the following entitlements for property located at the northeast corner of State Highway 89 and Calpine Road in Calpine identified as Sierra County Assessor's Parcel Number 012-180-003-0 (53.70-acres) referred to herein as the "Project":

1. General Plan amendment and zone amendment to facilitate a subdivision of the property by tentative parcel map.

2. A de minimus finding based upon the analysis in the certified negative declaration.

WHEREAS, the Sierra County Planning Commission, on October 21, 1999, conducted a duly noticed public hearing and rendered decisions on the above components of the application for General Plan Amendment, Zone Amendment and Tentative Parcel Map (Planning Department File No. 1161) and recommended approval to the Sierra County Board of Supervisors.

WHEREAS, on February 1, 2000, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the application as recommended by the Sierra County Planning Commission and must now adopt a resolution containing findings and confirming actions on the General Plan Amendment and Tentative Parcel Map and make a de minimus finding.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the February 1, 2000 public hearing, the Board of Supervisors hereby adopts the following findings of facts:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a proposed mitigated Negative declaration. In processing the initial study for the Kaufman project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated. The project is consistent with the Sierra County General Plan. The General Plan land use designation on the project site is amended as part of the application approval. The land use designation is Rural 5-10 and recognized as being included in the Community Core of Calpine.

2. The property is 53.70 acres and situated between a 4960 and 4925 foot elevation. The northern portion of the property is a low-lying wet meadow and the southern portion of the property is higher in elevation and where the building sites are located. The property is forested and by appearance is above the Sierra Valley floor. The low-lying meadow area will remain open and clear of improvements.

3. The property contains several structures that are all located on the southwest portion of the property. There is an existing residence that has not been completed, a caretakers unit over a garage, and a stable for horses. The structures are served by approved septic systems and a well for water. The applicants have five horses on the property.

4. The property is located immediately adjacent to the Calpine Community Core Area. The project site is surrounded by the following various land uses. The property to the north, APN 012-090-099-0, is 465 acres and managed by the U.S. Forest Service. This public land is designated Forest within the Sierra County General Plan. The property to the east, APN 012-090-008-0, is 312.13 acres and privately owned. The property is currently under a Williamson Act contract and is designated Agricultural within the General Plan. There are two properties located to the south. The first property, APN 012-090-071-0, is a 455.1-acre private property that has a General Plan land-use designation of Agricultural. The second property, APN 012-180-007-0, is a 9.70-acre property and has a General Plan land-use designation of Multiple Unit Residential. This property is located within the Calpine Community Core area. State Route 89 borders the property to the west and beyond that are properties designated Rural 2 to 5.

FINDINGS IN SUPPORT OF GENERAL PLAN AMENDMENT

1. The project site is located immediately adjacent to the Calpine Community Core area. The property to the north, east, and south are large acreage lands that are not adjacent to the Calpine Community Core and not suitable to be included within the Calpine Community Core area. This property is suitable to be included within the Calpine Core area because of its location.

2. The Sierra County General Plan identifies the property as being located within the Sierra Valley floor because it is below the 5,000-foot elevation. After several site visits, the property is visibly above the Sierra Valley floor. The property gradually slopes to the northeast, with the highest point on the property being the southwest corner. The property is forested and upon visual inspection would indicate that the property is not the Sierra Valley floor.

3. The property will be consistent with the General Plan land-use designation of Rural 10. The Rural 10 land-use designation allows for one residence with accessory structures per 10 acres.

4. The Rural 10 land-use designation is consistent with being located within the Calpine Community Core area designation.

5. A majority of the property surrounding Calpine to the south is low-lying wet meadows. These properties would be difficult to subdivide because of septic limitations. The proposed parcel can support septic systems and provides Calpine with an alternative growth area.

FINDINGS IN SUPPORT OF ZON E AMENDMENT

1. The property is currently zoned Agriculture and the applicants are proposing to amend this designation to Rural Residential 10. The Rural Residential 10 zoning district is consistent with the General Plan land-use designation of Rural 10.

2. The Rural Residential zoning district allows for single-family homes with accessory buildings and uses, and guesthouses. This zoning district allows for one single-family residence per 10 acres. The boarding and raising of horses are a conditional use within this zoning district.

3. The Planning Department is currently working on updating the Rural Residential zoning districts in relation to whether non-domestic animals are a permitted or conditional use.

4. The property will be designated Rural Residential 10X. The X designation will not allow for the further subdivision of the property. The X designation is currently being worked on by the Planning Department.

FINDINGS IN SUPPORT OF NEGATIVE DECLARATION

1. A public notice for the proposed Negative Declaration for the Kaufman General Plan Amendment, Zone Amendment, and Tentative Parcel Map was placed in the Mountain Messenger of September 16, 1999. The public review period extended to October 16, 1999

2. Declare the Negative Declaration to be adequate with the intent and purpose of CEQA.

3. A De Minimus Finding is found based upon the analysis in the Negative Declaration and for the following reasons:

   a) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.49(b)(2)(B).

   b) The evidence in the record and public testimony indicate that there will not be impacts to fish and wildlife.

   c) The meadow area will remain open and clear of improvements.

   wildlife or their habitat. The proposed parcels are located between a railroad right-of-way and County Road 1066.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the February 1, 2000 public hearing, the Board of Supervisors takes the following actions:

1. Approves the Negative Declaration and direct staff to file a Notice of Determination; and,

2. Approves the General Plan amendment from "Agriculture" to "Rural 5-10" for 53.70 acres of land as described herein upon Exhibit A attached hereto and is made a part hereof; and,

3. Approves the zone amendment from Agriculture to Rural residential 5-acre minimum (RR5).

4. Approves the tentative parcel map subject to the following conditions as recommended by the Sierra County Planning Commission:

a. Subdivider shall conform to all requirements of the County Treasurer-Tax Collector for the appropriate payment of taxes and liens due on the property prior to recordation of the Parcel Map.

b) The design of the subdivision shall meet minimum CDF Fire Planning Guidelines (Public Resources Code 4290) and administrative regulation developed there from. The subdivider shall provide an emergency water source and distribution system consistent with the requirements of PRC 4290. This shall include a 2,500-gallon storage tank on each newly created parcel.

c) The subdivider shall have prepared an additional information map to be recorded simultaneously with the Parcel Map showing the watercourse that traverses this property, the low lying meadow area, and designate a 100.00 foot set-back from the high water line of the meadow as a building and leachfield exclusion area as delineated by an engineer registered in the State of California. The location of the Western Pacific Railroad tracks for the Calpine branch will be noted on the Additional Information Map for historical purposes. The Additional Information Map will also indicate the proposed building areas, the septic approval areas, and areas restricted from building.

d) Subdivider shall provide Covenants, Conditions, and Restrictions to be recorded simultaneously with the Parcel Map which include provisions for:

   a. Specific erosion control measures for individual lot development.
   b. Requirement for a conventional heating device, other than wood burning stove, with sufficient capacity to heat all areas of the home.
   c. Prohibition against flood lighting.
   d. No grading, fill activities, or building construction will be allowed within 100 feet of the high water line of the meadow. The meadow areas will be left as open space and unimproved.
   e. Trees within the property setbacks will not be removed unless dead or dying, removed for access reasons, or fire protection to maintain visual screening.
   f. Other mitigation measures of the approved Negative Declaration.

The proposed Covenants, Conditions and Restrictions shall be approved in form by the Director of Planning and County Counsel prior to recordation of the Parcel Map.

e) All new utilities shall be provided by underground service through the entire project including, but not limited to, power, telephone, cable television.

f) Each new proposed lot shall be required to have a paved encroachment and required drainage facilities/culvert as required by the Sierra County Public Works Department.

g) The applicant shall provide the County with an estimate of cost for the required improvements, including those specified in conditions No.s 2 and 6. The estimate shall be prepared by an engineer registered in the State of California and submitted for approval by the County Planning Director. Upon approval of the estimate the subdivider shall provide performance security in a form acceptable to the County in the amount approved for the work required under the above identified conditions. A subdivision agreement shall be executed between the subdivider and the Board of Supervisors for performance of required conditions.

h) No construction of any improvements may commence until plans have been approved by the County Planning Director and County Engineer. The subdivider shall either complete all required construction or enter into a subdivision improvement agreement and post security with the County of Sierra, prior to filing of the final map, agreeing to complete the required construction within 12 months after filing of the final map.

i) The Parcel Map shall show all easements that affect this property.

j) The Parcel Map shall dedicate a 100.00-foot right-of-way to the County for Calpine Road and a 10.00 foot Public Utility Easement along the north side of the 100.00-foot Calpine Road right-of-way.

k) Public utility and drainage easements shall be provided along lot frontages and side yards as required by the County Planning Director and shall be offered for dedication to the County.

l) The subdivider shall pay a $25.00 filing fee within five (5) days of the adoption of Negative Declaration 1161.

m) The X overlay zoning district will be created and be effective prior to the Parcel Map being recorded.

n) The Rural Residential 10 zoning district will be amended to allow for a limited number of non-domestic animals as a permitted use prior to the Parcel Map being recorded.

o) Percolation tests will be completed to the satisfaction of the Sierra County Health Department prior to the recordation of the Parcel Map.

Resolution 2000-022
February 1, 2000

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 1st day of February 2000 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell, Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BROOKS MITCHELL, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2002 - 069

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING A GENERAL PLAN AMENDMENT AND ZONE AMENDMENT
FOR THE BATCHELLER PROPERTY

WHEREAS, Don and Cheryl Batcheller, applicants and landowners, have requested approval by the County for an immediate rezone from Timberland Production Zone of the property identified as Sierra County Assessor's Parcel Numbers 004-060-016-0 and 004-060-017-0; and,

WHEREAS, the Sierra County Planning Commission, on March 7, 2002, conducted a duly noticed public hearing and rendered decisions on the application for immediate rezone (Planning Department File No.1254) requesting the property be rezoned to Residential One Family and determined that based on the evidence of flooding on the property, parcel configuration and location that a Rural Residential 5 acre minimum zone district and Rural 5 General Plan designation would be more appropriate and recommended approval to the Sierra County Board of Supervisors; and,

WHEREAS, on May 7, 2002, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the application, as recommended for approval by the Sierra County Planning Commission and determined that the zone amendment and General Plan amendment were consistent with the policies set forth in the Sierra County General Plan and Zoning Code.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the May 7, 2002 public hearing, the Board of Supervisors hereby makes the following findings and resolves as follows:

FINDINGS REGARDING CEQA IN SUPPORT OF THE BATCHELLER PROJECT:

1. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process during the development of the General Plan Environmental Impact Report and identifying the previous document as the appropriate environmental analysis for the Batcheller project.

2. In recognizing the General Plan Environmental Impact Report as the appropriate CEQA document the County finds that:

RESOLUTION NO. 02-069

a. The General Plan amendment from Rural 1/2 to Rural 5 and the rezone from Timberland Production Zone and General Forest to Rural Residential 5 acre minimum does not conflict with the timber resources of the property because most of the property is located within the flood plain of the North Yuba River and is not available for timber removal.

b. The rezone of the property to Rural Residential 5 acre minimum continues the protection of the river resource through regulation of setbacks and uses.

PROJECT DESCRIPTION AND FINDINGS IN SUPPORT OF APPROVAL

1. The applicant requested a zone amendment on a 5.73 acre parcel from the Timberland Production Zone on the 5.43 acre portion and from General Forest on the 0.3-acre portion to a Residential zoning district.

2. The General Plan designation of Rural ½ was found to be inappropriate for the property based on the evidence of flooding during the 1997 storm event. Due to the existing parcel size, configuration and river constraints and use of the property a General Plan designation of Rural 5 has been determined as the more appropriate designation.

3. A single-family residence and garage are located on the portion of the property that is currently zoned General Forest. A travel trailer and storage structures under special use permit are located east of the permanent structures on that portion of the property that is zoned Timberland Production Zone. Access to the residential structures is directly from State Highway 49.

4. The property is located between the North Yuba River and State Highway 49. Most of the 5.73-acre property is situated within the 100-year flood plain of the North Yuba River. The property proposed for rezone is not timber producing land.

5. The immediate rezone of the property from Timberland Production Zone to Rural Residential 5 acre minimum is in the public interest. The boundaries of the Community of Indian Valley as represented in the General Plan were determined based on the existing uses and potential uses. The North Yuba River was an outstanding physical feature that provides a definitive boundary between resource based activities on the south, forested side of the river and the community associated with the Highway 49 corridor. It is in the public interest to maintain clear boundaries between development and resource extraction/recreation activities. The river channel also provides a natural buffer zone that helps to alleviate conflicts between uses.

RESOLUTION NO. 02-069

5. The immediate rezoning does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land within the vicinity of the project site. The subject property is isolated from other properties in the immediate area by two buffer zones: State Highway 49 and the North Yuba River. These two buffer zones provide boundaries to any expansion of residential activities or conflict between residential activities and resource based uses.

6. The soils, slopes and watershed conditions are suitable for the use proposed by the applicant. The applicant is proposing residential use of the property. There is an existing residence and garage on the project site that are situated outside of the 100-year floodplain. The proposed zoning district, Rural Residential 5 acre minimum, allows the existing use of the property but no further division that may encourage encroaching into areas unsuitable for development.

7. The immediate rezone is not inconsistent with subsection (j), Section 3, Article XIII of the Constitution. The property is not and will not become a viable timber stand nurturing mature trees. The property is mostly barren river channel with a portion established as a residential site and no special exemptions for property valuation are warranted.

8. De Minimus findings are made based on the analysis in the Final EIR for the following reasons:

   a) The impacts of this project to fish and wildlife are minimal as provided for in Fish and Game Code Section 711.4(b) (2) (B).
   b) Most of the property is located within the flood plain of the North Yuba River and will not be disturbed. Uses on the property will not change.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the May 7, 2002 public hearing, the Board of Supervisors takes the following actions:

1. Certifies the Sierra County General Plan Environmental Impact Report as the appropriate environmental document for the Batcheller project under CEQA and directs the Notice of Determination to be filed with the County Recorder and State Clearinghouse; and,

2. Approves the proposed General Plan amendment from Rural ½ to Rural 5 as recommended by the Sierra County Planning Commission by its Resolution 2002 – 5.

3. Tentatively approves the proposed zone amendment/immediate rezone of the project site pursuant to Government Code, Section 51133, as recommended by the Sierra County Planning Commission by its Resolution 2002 – 5 and the County Counsel is

RESOLUTION NO. 02-069

directed to prepare an ordinance for introduction and adoption contingent upon the State of California, Board of Forestry affirming the requested conversion and immediate rezoning from "TPZ – Timberland Production Zone", and,

4. Upon receipt of approval by the State Board of Forestry the Planning Department shall schedule the adoption of the proposed zoning ordinance before this Board and shall upon its adoption, record any required certificates acknowledging the cancellation of Timberland Production Zone.

5. The Planning Director is directed to forward to the State of California, Board of Forestry, documentation of the tentative approval of the Board of Supervisors and all supporting information as is required by the Sate Board of Forestry, and to file a Notice of Determination.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 21th day of May 2002 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PETER HUEBNER, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 02 - 088

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVAL OF THE
GOODYEARS BAR GENERAL PLAN AMENDMENT

WHEREAS, on April 2, 2002 the Sierra County Board of Supervisors directed by Resolution 02-045 the Planning Commission to hold a public hearing to consider a General Plan amendment for the areas in Goodyears Bar identified as the Goodyears Bar Townsite Expansion property; and,

WHEREAS, the Planning Commission on May 30, 2002 conducted a duly noticed public hearing and rendered a decision on the Goodyears Bar General Plan amendment from Rural 5 acre minimum, Public Services and Industrial to Forest; and,

WHEREAS, the Sierra County Board of Supervisors on June 18, 2002 conducted a duly noticed public hearing and rendered a decision after consideration of the Planning Commission recommendation and all public testimony on the Goodyears Bar General Plan amendment,

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings from the June 18, 2002, public hearing, the Board of Supervisors takes the following actions:

1. Finds that a Categorical Exemption Section 15307, Class 7 is appropriate under the California Environmental Quality Act.

2. Approves the General Plan amendment of the Goodyears Bar Townsite Expansion property as identified in Exhibit B, to Forest land use designation.

ADOPTED BY THE Sierra County Board of Supervisors, on the 18th day of June, 2002 by the following vote:

AYES: Supervisor Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PETER W. HUEBNER, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

Resolution 2002-088
June 18, 2002

SIERRA COUNTY

Department of Planning and Building Inspection
P.O. Box 530
Downieville, California 95936
530-289-3251
Fax 530-289-3620

May 27, 2002

Tim H. Beals
Director

TO: Members of the Planning Commission
County Counsel
FR: Planning Staff
RE: Staff Report and Recommendation
Goodyear's Bar Townsite

The County of Sierra, United States Forest Service, and the community of Goodyears Bar have been actively involved in a long-standing effort to expand the community of Goodyears Bar. This process was originally undertaken in 1975 when a more consistent land ownership pattern was desired and the owners of improvements authorized under special use permits sought to patent or privatize the lands reasonably associated with the improvements (see map attached as exhibit 1). Over the past two years, significant progress has occurred and the general plan amendment before the Planning Commission will be an important step to the conclusion of this process.

PROJECT HISTORY

The townsite expansion process commenced in 1975 and this earlier history is of little present value other than to confirm the length of time that has been involved in this proposal. There have been a number of institutional changes that have occurred along the process and it would be most beneficial to focus on the recent history (past three years).

The current history of this process involves a group of potential landowners who have formed a loosely knit group to share costs and to facilitate the completion of the townsite expansion. The County has been an active participant and the United States Forest Service has provided significant time in administering the land adjustment and acquisition process. Up and until 2001, the County and the landowners were proceeding with a sale of land under the terms of the Forest Service Townsite Act. The group retained the services of a professional appraiser, initiated interior and exterior property surveys, and took on a process which was to be completed at the end of calendar year 2001 with the purchase/conveyance of property to the rightful claimants. The process came to a sudden termination in February 2001 when the Forest Service which had been guiding the process, suddenly determined that the Forest Service Townsite process was inappropriate and the proceeding would have to be processed as a land exchange under the General Exchange Act (see letter attached as exhibit 2). This became a most-troubling aspect of the process since it was the Forest Service who recommended the Forest Service Townsite Act as a vehicle to accomplish the project. A formal application was made by the County Board of Supervisors in 1987 under the Forest Service Townsite

Act as recommended by the Forest Service and this process had been used as the methodology up and until February 2001. This change in process required revisions to the appraisal, appraisal assumptions, conveyance options, and a host of complications that would ultimately constrain the completion of the townsite expansion (see exhibits 3 and 4 attached). The appraisal created some concern among the property owners.

The County in 1996 adopted its General Plan and the land use designations applied to the Goodyears Bar community were consistent with the intended designations determined to be necessary under the Forest Service Townsite Act. The general plan map included lands which were private and also included lands which were proposed to be privatized through the Townsite Act process. Hearings were conducted in September of 2000 to conform the property zoning with the newly adopted general plan land use designations. The actual rezoning did not occur as the hearings were continued to allow response to a number of citizen questions. When the February 2001 change in position was transmitted to the County by the Forest Service, the hearings were never completed.

The County has now been processing the townsite expansion under the General Exchange Act since mid-2001 and it has been determined that the 1996 General Plan land use designations are no longer needed. Therefore, the Sierra County Board of Supervisors on April 2, 2002 adopted its Resolution 02-045 directing the preparation of a general plan amendment to return all existing federal land to its pre-Townsite Act land use designation of "Forest".

PLANNING ANALYSIS AND FINDINGS

The transfer of property proposed to facilitate the townsite expansion will be accomplished in large acreage amounts to enable the County to convey property to existing private landowners for the purpose of a merger (County, Rasimus, Hogan, Vlamis, Rollins, Sloan, Butz). This will avoid any confusion over the conveyance creating a new building site or cause any cumulative or growth inducing impacts. The property conveyed by the United States to the County will only be conveyed to private parties by the County to add acreage to an existing parcel which is already improved with residential structures. The one exception to this would be the County acquisition for its Road Department maintenance yard as there are no residential uses in existence.

The potential for development of the property being conveyed is highly unlikely due to existing zoning constraints as well as existing environmental constraints as is evidenced by the County Health Department letter dated March 18, 2002 (attached as exhibit 5). All property owners have existing private parcels to enable merger of the newly acquired lands and the County will have executed prior to any conveyance, an agreement memorializing the requirement for merger. There are three exceptions to the land ownership/merger issue and these three (Kenny, Berndt, Nightingale) will be treated as conveyances of stand-alone parcels.

The land use designation of "Forest" is the most restrictive land use designation other than "Open Space". This designation limits development to a single family residence,

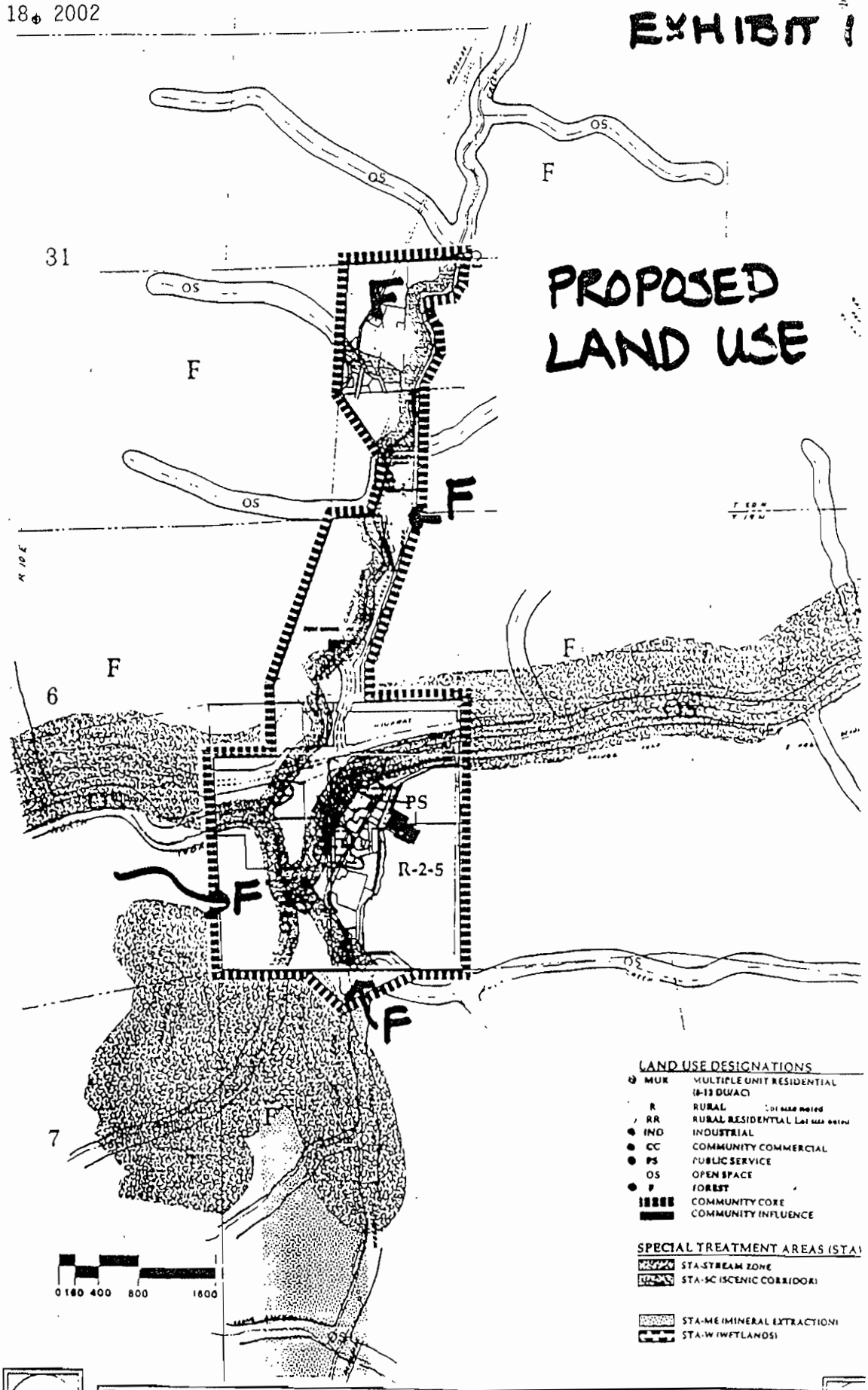
forestry, and agricultural uses. The fact that land conveyed from the government to private parties will be merged to existing private parcels, there is no growth potential. This process is necessarily a method of providing ownership of lands underneath and surrounding existing improvements that have been the subject of term special use permits administered by the Forest Service. The Forest Service wishes to terminate their respective involvement in permit administration and the private improvement owners share a common interest in owning land underneath their respective improvements.

The project is categorically exempt from the California Environmental Quality Act as a Class 7 exemption, Section 15307 of the State EIR Guidelines.

RECOMMENDATION

It is recommended that the Planning Commission upon completion of the public hearing, transmit a report and recommendation to the Board of Supervisors for approval of a general plan amendment of the Goodyears Bar community as is evidenced by the map attached as exhibit 1. The proposed general plan land use designation would be "Forest" and by adoption of the attached resolution (exhibit 6), the Commission is transmitting its recommendation.

EXHIBIT 1



SIERRA COUNTY GENERAL PLAN

Figure 1-8
TOWNSITE OF
GOODYEARS BAR
SIERRA COUNTY, CALIFORNIA

EXHIBIT B

RESOLUTION NO. 2003 - 126

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA
IN THE MATTER OF
APPROVAL OF A TEXT AMENDMENT
IN THE MULTIPLE UNIT RESIDENTIAL LAND USE DESIGNATION
OF THE GENERAL PLAN

WHEREAS, the Sierra County General Plan contains a land use designation of Multiple Unit Residential (MUR) the purpose of which is to provide for medium density residential areas and to create conditions for this type of housing in particular to meet the needs of elderly households and low, very low and moderate income households?

WHEREAS, the Multiple Unit Residential (MUR) land use designation enumerates allowed and conditionally allowed uses that include single family homes, duplexes and mobile home parks, but do not include other multiple attached units or residential care facilities.

WHEREAS, in consideration of the intent of the Multiple Unit Residential (MUR) land use designation to provide medium density residential areas for the needs of the elderly and low to very low income households, the multiple attached unit and residential care facilities uses are consistent and feasible under the existing standards for housing intensity standards within the current provisions of the General Plan and should therefore be included.

WHEREAS, the Sierra County Planning Commission, on May 22, 2003, conducted a duly noticed public hearing and rendered decision on the adequacy of the Final EIR for the General Plan as the appropriate environmental document for the General Plan amendment.

WHEREAS, the Sierra County Planning Commission adopted Resolution No. 03 making a recommendation to the Board of Supervisors on the General Plan amendment and environmental document.

WHEREAS, the Sierra County Board of Supervisors , on June 17, 2003, conducted a duly noticed public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY upon the record of proceedings from the May 22, 2003 public hearing before the Planning Commission and June 17, 2003 public hearing before the Board, the Sierra County Board of Supervisors:

RESOLUTION NO.- 2003- 126

1. Certifies the Final Sierra County General Plan 2012 Environmental Impact Report as the appropriate CEQA document for the General Plan amendment to the Multiple Unit Residential (MUR).

2. Approves the General Plan text amendment to the Multiple Unit Residential (MUR) land use designation to include within the conditionally allowed uses "multiple attached units and residential care facilities".

ADOPTED BY THE Sierra County Board of Supervisors the 17th day of June, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell & Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM

JAMES CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2003 - 152

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION AMENDING
THE SIERRA COUNTY GENERAL PLAN

FACTUAL BACKGROUND

1. The Sierra County General Plan Land-Use Element designates the property identified as Assessor Parcel Number 016-090-024-0 as Industrial. The zoning district is Agricultural.

2. A certain 3.88 acre portion of that property is the subject of a boundary line adjustment.

3. The subject area has been irrigated with effluent from the Sierra Pacific Industries' (SPI) cogeneration plant. The area was found to be overloaded with process wastewater in March of 2001; therefore, SPI was prohibited from continuing irrigation practices on it. To remedy the situation, SPI entered into an agreement with the neighboring landowners, to allow irrigation of the neighboring agricultural land with the effluent. After extensive review, SPI and the neighbors were granted Special Use Permit # 1279. The Special Use Permit allows SPI to pump reclaimed effluent from the cogeneration facility storage pond supplemented with surface water from Smithneck Creek to the adjacent agricultural property for irrigation. Historically, the 3.88 acre area owned and irrigated by SPI has been cultivated by the neighbors. After receiving approval of the Special Use Permit, the neighbors and SPI applied for a Lot Line Adjustment to conform the lot lines to the actual areas of occupation and historical use. The lot line adjustment will result in conveying acreage that is currently farmed by the neighbors to the neighbors in exchange for the land owned by the neighbors and used by SPI as a road. The lot line adjustment was approved subject to the condition that the General Plan land use designation for the 3.88 acre area be changed from Industrial/Planned Development to Agricultural making it consistent with the current and proposed use and the current zoning. The Agricultural designation will also prevent the area from being used for Industrial development that may conflict with the intended agricultural activities.

4. The surrounding properties have a General Plan land-use designation of Agricultural, Forest, and Open Space. Only the SPI Mill Site has an Industrial/Planned Development designation. A General Plan land-use designation of Agricultural will be consistent with the surrounding land use.

5. The Sierra County General Plan recognizes the Sierra Valley floor as an area of high agricultural importance. Supporting goals and policies in the Agricultural Element include the maintenance of large parcel sizes and the prevention of the development of non-agricultural uses.

6. The land use designation change from Industrial to Agriculture is consistent with the Sierra County General Plan goal to maintain the open, agricultural nature of the Sierra Valley floor.

7. Amendment of the General Plan designation from Industrial/Planned Development to Agricultural will make the zoning district, General Plan designation and use consistent.

8. Amending the General Plan will protect the public interest in assuring that the land will be used as intended for agricultural activities and subdivision creating a small parcel zoned Industrial will not occur without review. Without the General Plan amendment, a Zone amendment changing the zoning from Agricultural to Industrial could permit the development of an Industrial use and the possibility of a subdivision creating a two (2) acre parcel with an industrial use. The General Plan intended that this area outside of the community core and outside of the community influence consist of large parcels suitable to agriculture and planned industrial development. A two (2) acre parcel sandwiched between the two larger parcels may subvert the orderly and consistent planning envisioned for the area.

9. Amendment of the General Plan designation from Industrial/Planned Development to Agricultural will help assure that no conflicting use with the intended agricultural use approved in the Special Use Permit may occur.

WHEREAS: It is a goal in the General Plan to maintain large parcel sizes and prevent the development of non-agricultural uses on the Sierra Valley floor.

WHEREAS: The Board of Supervisors recognizes the importance of maintaining the agricultural nature of the Sierra Valley floor and that the Industrial land use designation is not consistent with the open agricultural use.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS THAT:

1. The Sierra County Board of Supervisors amends the Sierra County General Plan land use map to change the Industrial designation on a certain 3,88 acre portion of parcel 016-090-024-0 to Agriculture.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 5th day of August, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES CURTIS
COUNTY COUNSEL

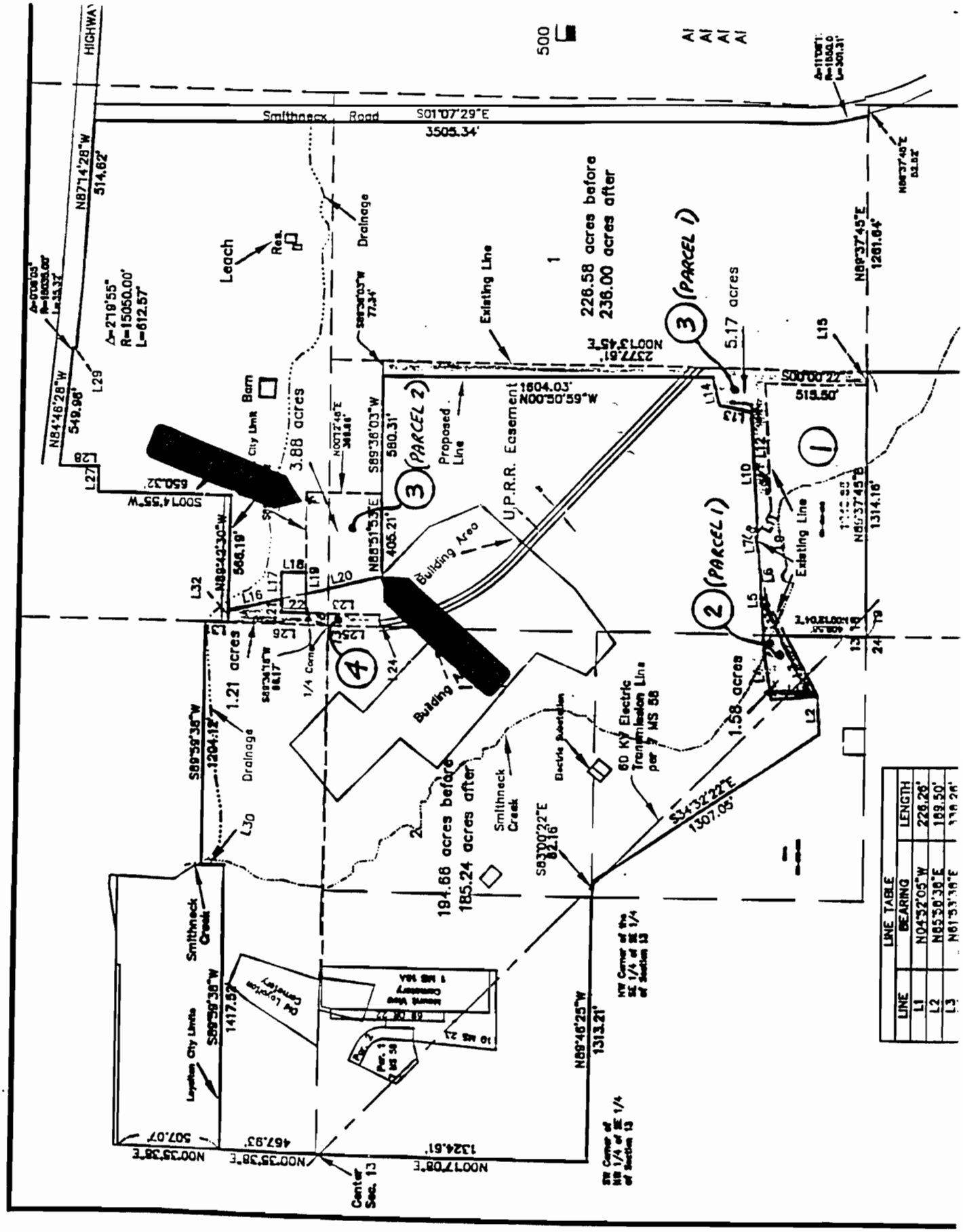

Smithneck Road
S01°07'29"E
3505.34'
N87°14'28"W
514.62'
Leach
Res.
Barn
Drainage
Existing Line
226.58 acres before
236.00 acres after
(PARCEL 1)
5.17 acres
N89°37'45"E
1261.64'
Δ=2°19'55"
R=15050.00'
L=612.57'
N84°46'28"W
549.98'
L29
City Limit
3.88 acres
(PARCEL 2)
(PARCEL 3)
Proposed Line
S89°36'03"W
580.31'
N00°50'59"W
1604.03'
U.P.R.R. Easement
S00°00'22"E
513.50'
S00°14'55"W
650.32'
N89°42'30"W
566.19'
N88°51'33"E
405.21'
Building Area
Existing Line
N89°37'45"E
1314.16'
1.21 acres
1/4 Corner
Building Area
1.58 acres
60 KV Electric Transmission Line per 7 MS 58
Electric Substation
S34°32'22"E
1307.05'
S89°59'38"W
1204.12'
Drainage
194.68 acres before
185.24 acres after
Smithneck Creek
S83°00'22"E
82.16'
Smithneck Creek
Leyden City Limits
S89°59'38"W
1417.53'
PW Location Connection
Pump House
Pwr. 1 MS 58
Pwr. 2 MS 58
N88°46'25"W
1313.21'
NW Corner of the SE 1/4 of SE 1/4 of Section 13
SW Corner of NE 1/4 of SE 1/4 of Section 13
NO0°35'38"E
507.07'
467.93'
NO0°35'38"E
NO0°17'08"E
1324.61'
Center Sec. 13
LINE TABLE
LINE
BEARING
LENGTH
L1
N04°32'05"W
226.26'
L2
N85°38'36"E
189.50'
L3

Exhibit B

RESOLUTION NO. 2003 - 208

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING THE THIRD QUARTER
GENERAL PLAN AMENDMENT

WHEREAS, the Board of Supervisors has the authority under Government Code §65358(b) to amend the County General Plan four times within one calendar year and more than one change can be made at a time and is considered a single amendment to the General Plan; and

WHEREAS, the Board of Supervisors is considering the following four changes within this amendment to the General Plan:

1. Amendment to the land use designation on the Gardners Point/Pioneer Pit property identified as APN 001-030-024 from General Forest Special Treatment Area – Mineral Extraction to Open Space.
2. Amendment to the land use designation on the Sierra City Visitors Center property identified as APN 009-101-014 from Community Commercial to Public Service.
3. Amendment to the policy language within the Industrial land use designation to allow specific uses within an implementing zone district.

WHEREAS, the Sierra County Planning Commission, on October 23, 2003, conducted a duly noticed public hearing for each General Plan amendment proposed and rendered decisions on the applications for Gardners Point/Pioneer Pit property (Planning Department File No.1343), Sierra City Visitors Center property (Planning Department File No. 1349) and policy language within the Industrial land use designation (a component of Planning Department File No. 1344 – Loyalton Business Park) and recommended approval to the Sierra County Board of Supervisors; and

WHEREAS, the applications for General Plan Amendment under consideration were referred to the appropriate agencies listed under Government Code § 65352 for consideration and comment; and

Resolution No. 2003- 208

WHEREAS, on November 18, 2003 the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended for approval by the Sierra County Planning Commission and determined that the General Plan amendments were appropriate and internally consistent; and

WHEREAS, the Sierra County Board of Supervisors must now adopt a resolution containing findings and confirming actions on the General Plan Amendments and appropriate California Environmental Quality Act (CEQA) documents.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the November 18, 2003 public hearing, the Board of Supervisors hereby adopts the following findings of fact for each of the actions proposed:

1. Amendment to the land use designation on the Gardners Point/Pioneer Pit property identified as APN 001-030-024 from General Forest Special Treatment Area – Mineral Extraction to Open Space.

    a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The project is Categorically Exempt from CEQA under Section 15308, Class 8 – Actions by Regulatory Agencies for the Protection of the Environment.

2. Amendment to the land use designation on the Sierra City Visitors Center property identified as APN 009-101-014 from Community Commercial to Public Service.

    a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The project is Categorically Exempt from CEQA under Section 15303, Class 3 – the action will result in the conformity of a small structure under construction with the General Plan land use designation.

3. Amendment to the policy language within the Industrial land use designation to allow specific uses within an implementing zone district.

a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The process culminated in a Negative Declaration (Negative Declaration No. 1344). In processing the initial study for the Industrial policy language project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the November 18th, 2003 public hearing, the Board of Supervisors takes the following actions:

1. Certifies that a Categorical Exemption under Section 15308, Class 8 is appropriate for the Gardners Point/Pioneer Pit General Plan amendment under CEQA.

2. Certifies that a Categorical Exemption under Section 15303, Class 3 is appropriate for the Sierra City Visitors Center General Plan Amendment under CEQA.

3. Approves Negative Declaration 1344 and Mitigation Monitoring program for the Industrial land use policy language General Plan amendment and directs staff to file a Notice of Determination; and,

4. Approves the amendment to the land use designation on the Gardners Point/Pioneer Pit property identified as APN 001-030-024 from General Forest Special Treatment Area – Mineral Extraction to Open Space.

5 Approves the amendment to the land use designation on the Sierra City Visitors Center property identified as APN 009-101-014 from Community Commercial to Public Service.

Resolution No. 2003-208

6. Approves the amendment to the policy language within the Industrial land use designation to list the specific uses attached as Exhibit A as permitted uses within an implementing zone district.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 18th day of November, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRCIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

Exhibit A

DESCRIPTION

All that real property situate in the County of Sierra, State of California, described as follows:

PARCEL NO. 1:

Challenge and Comet Placer Mining Claims, being Mineral Survey No. 4215, embracing portions of Sections 13 and 18, Township 21 North, Range 9 East, M.D.M., and of Section 18, Township 21 North, Range 10 East, M.D.M., as the same is described in that certain patent granted to John J. Johnson, et al, by the United States and recorded July 18, 1911, in Book 23 of Deeds, at Page 26 thereof, Sierra County Records.

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point in the center of County Road from which Cor No. 1 of Mineral Survey 4215 bears, North 71° 01' 00" West 695.0 feet; thence from point of beginning along the centerline of sai County Road the following four (4) courses: (1) South 60° 00' East 165.00 feet, (2) South 28° 00' 00" East 120.00 feet, (3) 00° 00' 00" East 50.00 feet, and (4) South 44° 46' 00" West 35. feet to a 1/2 inch steel rebar; thence leaving centerline of Cou Road, South 56° 55' 45" East 175.67 feet to a 1/2 inch steel reb in rock mound; thence South 64° 21' 50" East 653.49 feet; thence North 18° 59' 00" East 311.09 feet to the Northerly boundary of Mineral Survey 4215; thence along said Northerly boundary North 01' 00" West 1070.00 feet to point of beginning.

PARCEL NO. 2:

Pioneer Placer Claim, Mineral Entry No. 29, being Lot 37, embrac a portion of Township 21 North, Range 9 East, M.D.M., and more p cularly described in that certain U.S. Patent issued to Pioneer Company, recorded April 1, 1881, in Book "U" of Deeds, at Page 5 thereof, Sierra County Records.

EXPRESSLY EXCEPTING AND EXCLUDING all that portion of the ground hereinbefore described, embraced in mining claims, or Survey Nos 3235 and 3620.

NOTES FOR INFORMATION:

Unless shown in the body of this preliminary report, there appear of record no transfers or agreements to transfer the land described herein recorded during the period of six months prior to the date of this report, except as follows:

NONE

RESOLUTION NO. 2003 - 219

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING THE FOURTH QUARTER
GENERAL PLAN AMENDMENT

WHEREAS, the Board of Supervisors has the authority under Government Code §65358(b) to amend the County General Plan four times within one calendar year and more than one change can be made at a time and is considered a single amendment to the General Plan; and

WHEREAS, the Board of Supervisors is considering the following change within this amendment to the General Plan:

1. Amendment to the land use designation on the Maddalena property identified as APN 015-010-032-0 from Rural Residential ½-1 to Agriculture.

WHEREAS, the Sierra County Planning Commission, on October 23, 2003, conducted a duly noticed public hearing for the General Plan amendment proposed and rendered a decision on the application and recommended approval to the Sierra County Board of Supervisors; and

WHEREAS, the applications for General Plan Amendment under consideration were referred to the appropriate agencies listed under Government Code § 65352 for consideration and comment; and

WHEREAS, on November 18, 2003 and December 2, 2003 the Sierra County Board of Supervisors conducted duly noticed public hearings on the application as recommended for approval by the Sierra County Planning Commission and determined that the General Plan amendment was appropriate and internally consistent; and

WHEREAS, the Sierra County Board of Supervisors must now adopt a resolution containing findings and confirming actions on the General Plan Amendment and appropriate California Environmental Quality Act (CEQA) document.

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings for the November 18, 2003 AND December 2, 2003 public hearing, the Board of Supervisors hereby adopts the following findings of fact for the action proposed:

1 Amendment to the land use designation on the Maddalena property identified as APN 015-010-032-0 from Rural Residential ½-1 to Agriculture.

RESOLUTION NO. 2003- 219

a. The County satisfied all statutory and local ordinance requirements concerning public notice of the environmental process. The project is Categorically Exempt from CEQA under Section 15317, Class 17 – the action will result in the creation of an agricultural preserve.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the November 18th, 2003 and December 3, 2003 public hearing, the Board of Supervisors takes the following actions:

1. Certifies that a Categorical Exemption under Section 15317, Class 17 is the appropriate for the Maddalena General Plan amendment under CEQA.

2. Approves the amendment to the land use designation on the Maddalena property identified as APN 015-010-032 from Rural Residential ½ - 1 to Agriculture.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 2nd day of December, 2003 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes and Whitley
NOES: Supervisor Mitchell
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

PATRCIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2004 - 110

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING ZONE AMENDMENT AND
GENERAL PLAN AMENDMENT FOR PARKER

WHEREAS, Tom Parker, has requested approval by the County of the following entitlements for property located at 47 Old Truckee Road in Sierraville, which is commonly identified as Sierra County Assessors Parcel Numbers 013-110-087 and 018-050-002, which are referred to herein as the "Project":

1. Immediate rezone of a 1.65 acre parcel from "General Forest" and "Timberland Production Zone" to "Rural Residential 5 Acre District" and a General Plan Amendment from "Recreation" to "Rural 5"

2. Negative Declaration for the project; and

WHEREAS, the Sierra County Planning Commission, on June 30, 2004 conducted a duly noticed public hearing and rendered decisions on the application (Planning Department File No. 1356) and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment, Zone Amendment and Negative Declaration; and consistent with the recommendation contained within Staff Recommendation No. 973; and

WHEREAS, on July 20, 2004, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission at which time the Board directed staff to return to the Board with a resolution containing complete findings and conforming actions on the General Plan Amendment and Zone Amendment

NOW THEREFORE, BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that based upon the record of proceedings for the July 20, 2004 public hearing, the Board of Supervisors hereby adopts the following findings of facts:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a proposed Negative Declaration. In processing the initial study for the Tom Parker project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

2. In recognizing the Negative Declaration as the appropriate CEQA document the County finds that:

   a. The immediate rezone from Timberland Production Zone and General Forest to Rural Residential 5 acre minimum does not conflict with the timber resources of the property because the 1.65 acre parcel is predominantly a residential site.

3. The project is consistent with the Sierra County General Plan, for the following reasons:

   a The immediate rezone does not have a substantial and unmitigated adverse effect upon the continued timber-growing use or open-space use of other land within the vicinity of the project site.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the July 20, 2004 public hearing, the Board of Supervisors takes the following actions:

1. Approves the Negative Declaration and directs staff to file a Notice of Determination; and,

   a. Other mitigation measures of the approved Negative Declaration.

2. Approves the Zone Amendment from "Timberland Production Zone" and "General Forest" to "Rural Residential 5 acre and;

   Approves the General Plan Amendment from "Recreation" to "Rural 5" described herein upon Exhibit A attached hereto and is made a part hereof.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 20th day of July, 2004 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAINED: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO 04-11(

EXHIBIT "A"

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	07°11'00"	800.00	100.30
C 2	04°07'48"	800.00	57.67
C 3	07°11'00"	830.00	104.06
C 4	60°11'45"	170.00	178.60
C 5	06°22'38"	240.00	26.71

LINE	BEARING	DISTANCE
L 1	N 84°09'21"E	46.79
L 2	N 32°15'06"W	45.78
L 3	N 57°44'54"E	5.00

COUNTY SURVEYOR'S STATEMENT

THE SIERRA COUNTY SURVEYOR HAS REVIEWED AND FOUND THE PROPOSED BOUNDARY LINE ADJUSTMENT, AS SHOWN HEREON, TO BE IN COMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDIANANCES.

DATE 12/31/03 Jerrold B. Burton
SIERRA COUNTY SURVEYOR

OWNERS

WE ARE THE OWNERS OF THE LAND SHOWN HEREON AND CONSENT TO THE PREPARATION AND PROCESSING OF THE LOT LINE ADJUSTMENT AS SHOWN.

RICHARD PERRY [signature] DATE 7/24/0

LISA PERRY [signature] DATE 7/24/0

1228 HANNAH DRIVE
ELKO, NV 89801
(775) 777-9640

MILTON HOLSTROM [signature] DATE 8/7/0

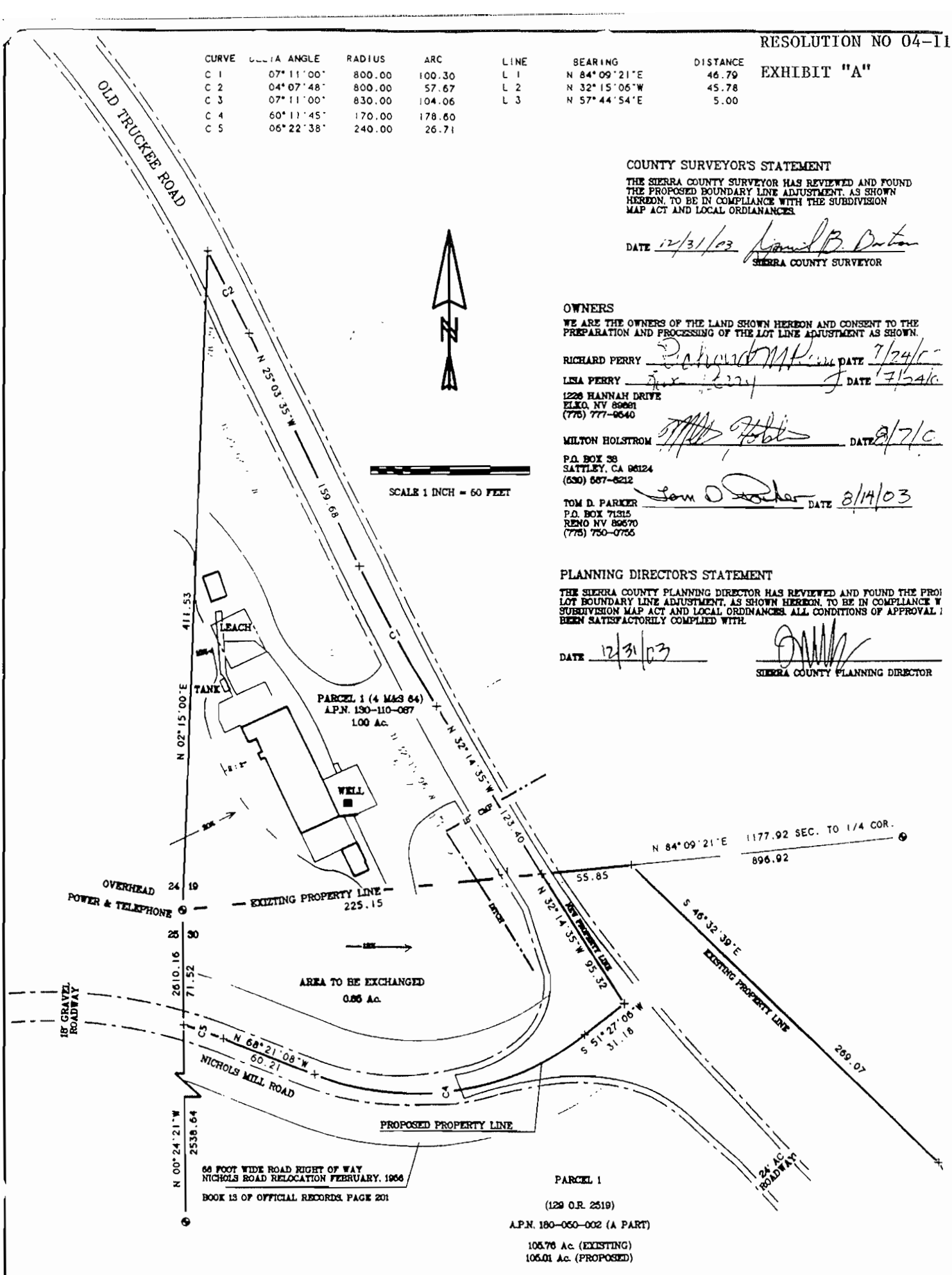
P.O. BOX 38
SATTLEY, CA 96124
(530) 567-6212

TOM D. PARKER [signature] DATE 8/14/03
P.O. BOX 71315
RENO NV 89570
(775) 750-0755

PLANNING DIRECTOR'S STATEMENT

THE SIERRA COUNTY PLANNING DIRECTOR HAS REVIEWED AND FOUND THE PROI LOT BOUNDARY LINE ADJUSTMENT, AS SHOWN HEREON, TO BE IN COMPLIANCE W SUBDIVISION MAP ACT AND LOCAL ORDINANCES. ALL CONDITIONS OF APPROVAL I BEEN SATISFACTORILY COMPLIED WITH.

DATE 12/31/03 [signature]
SIERRA COUNTY PLANNING DIRECTOR



PARCEL 1

(129 O.R. 2519)

A.P.N. 130-050-002 (A PART)

105.76 Ac. (EXISTING)
105.01 Ac. (PROPOSED)

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

IN THE MATTER OF
APPROVING A GENERAL PLAN AMENDMENT, ZONE AMENDMENT
AND A SPECIAL USE PERMIT FOR THE
SIERRA COUNTY SHERIFF SUBSTATION

RESOLUTION NO. 2005- 113

WHEREAS, the Board of Supervisors initiated a General Plan Amendment from Rural Residential to Public Service to facilitate the construction of a Sheriff Substation, a zone amendment from Agricultural to Public Service District, and a Special Use Permit; and

WHEREAS, a public hearing was duly noticed and held on July 19, 2005 and all interested persons were heard and a record of proceedings was developed; and

WHEREAS, the legal parcel identified as Assessor Parcel Number 017-110-003 is located outside of the city limits of Loyalton; and

WHEREAS, a Negative Declaration was previously adopted by the Board of Supervisors for this project; and

WHEREAS, the project is required to meet the following conditions:

1. The approval of the components of this project is contingent on the compliance with all conditions imposed through the project approval process. Any deviation in compliance with the conditions as set forth will void the approval of the project proposal and be a cause for revocation.

2. The applicant is responsible for providing evidence to the Planning Department and responsible agencies of compliance with all conditions of approval imposed upon the project by the Planning Commission/ Board of Supervisors.

3. The project shall be conditioned upon conformance with the approved Negative Declaration and Mitigation Monitoring Plan and all permit requirements of any federal, state, or local agencies with jurisdiction over any aspect of the project.

4. The project proponent shall provide architectural and landscaping plans for review and approval by the Planning Department prior to issuance of a building permit. The landscaping plans shall include a twenty (20) foot landscaped buffer between improvements and State Highway 49.

5. Sidewalks shall be constructed along State Route 49 consistent with sidewalks provided within the City Limits to the west. Sidewalk construction plans shall be submitted to the County Engineer for review and approval and the sidewalks as well as the commercial approach from State Route 49 shall be based upon an encroachment permit issued by the Department of Transportation (Caltrans).

6. The project site is not located within an organized fire protection district and as a result, the project will be required to conform to any requirements of the City of Loyalton Fire Department. The project shall conform to the Loyalton Fire Department requirements, including a sprinkler system and a tank for additional storage capacity which shall be designed and implemented within the structure and on-site if it is found through an evaluation conducted by an engineer certified in the State of California that fire flows on the project site are not sufficient to satisfy the local and/or State requirements for the public service facility. This analysis and the finding shall be provided in written form to the Planning Department prior to issuance of any building permit.

7. Directed lighting or illumination related to the Sheriff's Substation structure shall be provided in a manner that does not allow lighting to glare onto State Highway 49 potentially creating a hazard to motorists. Lighting shall be based upon a plan, submitted to the Planning Department for approval which incorporates this requirement as well as impacts to surrounding properties. The project proponent shall submit an outdoor lighting plan for review and approval by the Planning Department prior to the issuance of the building permit.

8. A qualified archaeologist shall be present on site during all ground disturbance activity associated with the construction and improvements for the Sheriff's Substation. This person shall be employed by the County and the Planning Department shall direct this individual to oversee site disturbances and grading activities.

9. Engineering plans for the construction of the sheriff's substation shall be submitted as a component of the building permit and shall include information requirements contained in condition #5 above as necessary. These plans shall include a structural soils report, erosion control and drainage plan, and re-vegetation plan.

10. A will serve letter from the City of Loyalton for sewer and water connections shall be provided to the Planning Department prior to the issuance of a building permit.

11. All new utilities shall be provided by underground service through the entire project area, including, but not limited to, power, telephone and cable television.

NOW THEREFORE, THE SIERRA COUNTY BOARD OF SUPERVISORS RESOLVES AS FOLLOWS:

The Sierra County Board of Supervisors hereby approves a General Plan amendment on the Sierra County Sheriff's Substation project site from Rural Residential to Public Service District, a zone amendment from a Agricultural District to Public Service District and a Special Use Permit.

The foregoing resolution was duly passed and adopted at the regular meeting of the Sierra County Board of Supervisors held on August 2, 2005 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes and Mitchell
NOES: None
ABSENT: Supervisor Whitley
ABSTAINED None

COUNTY OF SIERRA

BROOKS MITCHELL, CHAIRMAN
BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION 2006- 138

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN TO ADOPT THE 2006 UPDATE TO THE SIERRA COUNTY HOUSING ELEMENT AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, The State of California requires counties to update the Housing Element every five (5) years; and

WHEREAS, the Sierra County Planning Department has prepared a comprehensive update to the Housing Element as a component of the Sierra County General Plan and has prepared a negative declaration in accordance with the provisions of the California Environmental Quality Act; and

WHEREAS, on June 15, 2006, the Sierra County Planning Commission held a duly noticed public hearing on the proposed Housing Element Update and the accompanying negative declaration and recommended to the Sierra County Board of Supervisors approval of the Housing Element Update and the negative declaration; and

WHEREAS, on July 5, 2006 the Sierra County Board of Supervisors held a duly notice public hearing on the proposed Housing Element Update and the accompanying negative declaration.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts the 2006 Housing Element Update as presented to the Board at the July 5, 2006, public hearing and certifies that the accompanying negative declaration has been prepared in accordance with the provisions of the California Environmental Quality Act and has been read and considered by the Board.

BE IT FURTHER RESOLVED, that the Board directs the Planning Department to file a Notice of Determination, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 5th day of September, 2006 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Whitley
NOES: None
ABSTAIN: None
ABSENT: Supervisor Mitchell

COUNTY OF SIERRA

ARNOLD GUTMAN
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2006 - 181

RESOLUTION APPROVING THE (1) SUBDIVISION MAPS; (2) GENERAL PLAN AMENDMENT; (3) ZONE AMENDMENT; (4) MITIGATED NEGATIVE DECLARATION; (5) MITIGATION MONITORING PLAN; AND, (6) FINDINGS SUPPORTING APPROVAL OF THE AMODEI / ANDERSON PROJECT

WHEREAS, public hearings were conducted on September 19, 2006 and October 10, 2006 on the applications of Frank Amodei and Lucy Anderson to subdivide the respective properties identified as APN's 013-110-130 and 013-110-131, into a total of seven (7) parcels; requesting an amendment to the County General Plan to designate the property as being within the Community Core" and to change the land use designation from Residential 20-40 to Residential 5-10 ; rezoning the properties from Open Space Residential -20 Acre District to Rural Resiential-5 Acre District; and adoption of a mitigated negative declaration and mitigation monitoring plan; and,

WHEREAS, at the conclusion of the public hearing on October 10, 2006, the Board of Supervisors adopted a motion of intent to approve the subject applications and directed staff to prepare findings and documents pertaining to the approval of the applications.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Supervisors hereby adopts and approves of the Amodei and Anderson applications, as follows:

1. Approves the findings attached hereto as Exhibit A and incorporated herein.

2. Adopts mitigated negative declaration and mitigation monitoring plan. Attached as Exhibit B & C respectively and incorporated herein.

The Board determines that the revisions made to the negative declaration as a result of the September 19, 2006 and October 10, 2006 public hearings are not substantial revisions nor, or any changes determined to be the basis for a need to re-circulate the proposed mitigated negative declaration nor is there any other basis in the record for further public review based on the following findings:

a) Revision to the project were added in response to comments on the projects effects identified in the proposed mitigated negative declaration which are not new avoidable significant effects; and,

b) Measures or conditions of project approval were added after circulation of the proposed mitigated negative declaration which do not create significant effects and are not necessary to mitigate an avoidable significant effect; and,

c) New information was added to the negative declaration which merely clarifies, amplifies or makes insignificant modification to the proposed mitigated negative declaration.

3. Approves the General Plan Amendment from Residential 20-40 to Residential 5-10 and inclusion of the subject parcels into the "Community Core" of Sierraville as shown on the County General Plan map at page 1-49.

4 Approves the Zone Amendment of the properties from Open Space Residential - 20 Acre District to Rural Residential-5 Acre District. The respective properties are to be rezoned by the adoption of an ordinance of the Board of Supervisors.

5 Approves the Tentative Maps for the Amodei/Anderson projects, subject to the following conditions as depicted in Exhibit D attached hereto and incorporated herein.

ADOPTED by the Board of Supervisors of the County of Sierra on the 21st day of November, 2006 by the following vote:

AYES: Supervisors Gutman, Huebner, Mitchell, Nunes, Whitley
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

ARNOLD GUTMAN
CHAIRMAN, BOARD OF SUPERVISORS

APPROVED AS TO FORM:

MARY J. JUNGI
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

RESOLUTION NO. 2006-181
EXHIBIT "A"

AMODEI/ANDERSON PROJECT
FINDINGS OF FACT

1) The administrative record of the proceedings before the Sierra County Planning Commission and the record of proceedings before the Sierra County Board of Supervisors for its public hearings of September 7, 2004, October 5, 2004, September 19, 2006, and October 10, 2006 make specific findings related to County General Plan conformance, Zoning consistency, adequacy of the mitigated negative declaration and CEQA compliance, consistency with the findings required of the Subdivision Map Act and these findings are adequate and are incorporated herein.

Evidence: Exhibits 1 through 32 and exhibits F and H of the Board of Supervisors record of proceeding contains a factual basis for conclusions, findings, and recommendations resulting in a decision to approve the proposed project.

2) The proposed project is consistent with the County General Plan and the approval of the general plan amendment will not be inconsistent with the goals and polices as expressed in the County General Plan and Final EIR adopted for the General Plan.

Evidence: The land use designation of R-5 to 10 and the density proposed as well as the inclusion of the proposed project area into the "community core" area of Sierraville was approved as part of the 1996 County General Plan and Final EIR. Subsequent actions removed this designation at the request of the landowner and the designation as originally designated in the County General Plan has now been restored with the approval of this project. The anticipated densities of the 1996 General Plan and the Final EIR for the County General Plan determined a potential buildout of the Amodei Ranch from 18 to 36 residential units and the approval of this project when added to the already-approved densities for the Amodei Ranch Estates subdivision have not exceeded this original density. The property, prior to filing of project applications, was located within the "community influence" area of Sierraville which confirms the intent to have this property develop and become a functioning part of the community of Sierraville. See page 1-49 of County General Plan. See staff report within exhibit 9 commencing at page 236. See approved mitigated negative declaration-Pages 1 – 58 as shown in County exhibit 9. See general plan goals (page ii, page iii, page 1-26, and page 1-51) to confirm that the project and County General Plan are consistent as the references cited show that it is fundamental general plan policy and goal to direct development toward those areas which are already developed where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land use sought by the County as stated in the cited pages of the County General Plan is a system of distinct and cohesive rural clusters.

3) The project will not cause a significant effect upon the environment because revisions made to or agreed to by the project applicant and/or mitigation measures are being required of the project. A mitigated negative declaration was prepared for the proposed project and there is no substantial evidence in the record that a significant effect will result or that a fair argument or reasonable argument has been made that a significant effect will occur. Independently prepared reports, under contract to the County, were prepared and made a part of the mitigated negative declaration in the areas of groundwater supply evaluation, cultural resources evaluation, biological resources evaluation, fire suppression, and soils/septic suitability. No significant effects were identified in these reports.

Evidence: The mitigated negative declaration (see exhibit 9) along with summaries of the professional reports prepared under contract with the County (see exhibit 9) was submitted to the State Clearinghouse (see exhibit 9) and no state agency submitted comments through the Clearinghouse process. Only one state agency commented outside of the clearinghouse process (see exhibit 12) and the comment was only a request for clarification of existing information from the County Health Department. All comments received on the mitigated negative declaration were responded to (see exhibits 29, 30, 31 including all attachments and exhibit H) and there were no expert opinions supported by facts that gave rise to a significant effect or fair argument of a significant effect and comments received were either arguments, speculation, or unsubstantiated opinions that lacked credibility or a factual basis to the project. Mitigation measures contained in the approved mitigation monitoring plan (see exhibit B and C, herein) as well as project conditions (see exhibit D, herein and County Exhibit 9) of approval have resolved any and all questions and have confirmed that a significant effect does not exist nor is there a fair argument of a significant effect.

4) There were two minor amendments to the mitigated negative declaration as a result of the September 19, 2006 and October 10, 2006 public hearings and both amendments simply increased mitigation for structural setbacks from irrigation channels (mitigation measures 2 and 8). These are not considered substantial revisions and they are not a basis to re-circulate the mitigated negative declaration for additional public review and comment.

Evidence: The stated revisions were added in response to comments on the project effects and specifically to clarify the effect of mitigation measures already proposed on streams and irrigation channels existing on the property. The amendments are not proposed for any new avoidable impacts, they do not create significant effects and are not necessary to mitigate an avoidable significant effect; and the amendments were added to clarify and make insignificant modification to already existing proposed mitigation measures.

5) The Board of Supervisors has adopted a County Code amendment to provide enforcement of mitigation measures and to provide enforcement of notes appearing on additional information maps.

Evidence: The Board of Supervisors agenda/meeting minutes for November 7, 2006 confirm the introduction of an ordinance making the stated changes to the County Code and the agenda/meeting minutes for November 21, 2006 confirm the final adoption of Ordinance 983 making stated changes to the County Code.

6) The Board of Supervisors has assured that cultural resources have been evaluated, analyzed, and protected through mitigation measures and through conditions of approval.

Evidence: Exhibits 29, 30, and 31 and testimony of Planning Director to Darrel Cruise (Washoe Tribe) on October 10, 2006. The County commissioned a cultural resource survey from Peak and Associates, the findings of which are contained in the mitigated negative declaration (see exhibit 9). No significant cultural sites were discovered. Mitigation measure 5.2 affords protection of cultural resources discovered during any construction and conditions of approval (see exhibit D herein) also are in place to provide this assurance. The project is pre SB 18 which imposes requirements on local agencies (the County as an example) for tribal consultation on specific categories of land use project. However and regardless of the pre-SB 18 status, the Native American Heritage Commission list of tribal contacts for Sierra County was used and all tribal contacts were consulted by letter dated July 6, 2006. No responses were received.

7) The Board of Supervisors finds that a groundwater supply evaluation has been prepared under contract to the County by Plumas-Geohydrology (Dr. Burkhard Bohm) and the conclusions of the report confirm that adequate groundwater is available to serve the proposed project; there will be no impacts to the Sierra Valley groundwater basin; the report meets or exceeds the requirement of the Sierra Valley Groundwater Management District; The Southwest portion of Sierra Valley Basin is not in a condition of overdraft.

Evidence: Plumas Geohydrology report (exhibit 9); Plumas Geohydrology letter of response to comments (exhibit 27); Letter from Sierra Valley Groundwater Management District (Exhibits 21 and 24); mitigated negative declaration (exhibit 9); telephone conference with Dr. Ken Schmidt dated October 10, 2006; staff responses to comments (exhibit 29, 30, and 31); and comments of County Planning Director on October 10, 2006.

8) The Board of Supervisors finds that the letters submitted by Steven Bond regarding water supply, water use, and groundwater conditions in Sierra Valley are merely arguments, speculation, and unsubstantiated opinions and are not expert opinions supported by facts related to the Sierra Valley; are not supported by any existing studies or analyses; are not credible nor factual in the evaluation of the proposed project.

Evidence: Same as evidence for finding 7. Additionally, the Bohm study (exhibit 9) and Bohm letter in response to comments (exhibit 27) are site-specific to Sierra Valley and the proposed project. The groundwater supply evaluation was prepared under the direction of the County and the Sierra Valley Groundwater Management District, including the scope of the study, the methodology of the study, and in the findings contained in the study and was approved by the Groundwater Management District

(exhibits 21 and 24) Board as well as the District's contract groundwater hydrologist, Dr. Ken Schmidt. Testimony of Groundwater Management District Board of Director Mitchell (ten year Board member on District Board) at the October 10, 2006 Board of Supervisors meeting confirmed results of groundwater monitoring wells in SW Sierra Valley showing no evidence of overdraft. Telephone call of October 10, 2006 between County Planning Director and Dr. Ken Schmidt (Sierra Valley Groundwater Management District) confirms that the Sierra Valley is not in overdraft with exception of sub-basin located in northeast portion of Sierra Valley where water supply is totally dependent upon wells while the SW portion of the valley is largely dependent on surface water. Testimony of Sierra Brooks Water System General Manager on October 10, 2006 confirms that Sierra Brooks is a dense, urban type development of 400 one-half acre lots all with lawn and landscaping; confirming that extreme water abuse is occurring; confirming that there are no water meters installed at Sierra Brooks; and, to compare the water use figures of Sierra Brooks as equivalent or expected from the Amodei/Anderson project is not realistic.

9) The Board finds that three articles submitted by HSRA (exhibits PD 24, PD 25, and PD 26) are not relevant nor specific to Sierra Valley or even to Sierra County. The articles have no direct factual foundation to the proposed project and there is no evidence or comparable information that is credible to the proposed project.

10) The Board received several letters of comment on the proposed project and the proposed mitigated negative declaration and finds that responses entered into evidence from the County Planning Director and read into the hearing record on October 10, 2006 are adequate and are adopted by this Board.

Evidence: Exhibits 29, 30, and 31 with attachments as entered into the hearing record of October 10, 2006.

11) The Board on October 10, 2006 received a one page letter from HSRA dated October 10, 2006. The individual comment and the County response and finding follow:

a) Comment: The groundwater resource evaluation for the project fails to meet the contract requirements approved by the Board of Supervisors on November 2, 2004. Response and Finding: No evidence provided to support contention and it is merely opinion and speculation without credible evidence. The report and scope of work conforms to the requirements of the Sierra County Code, Chapter 23 and the scope of work, contract requirements, and final product were approved by the Sierra Valley Groundwater Management District.

b) Comment: The evaluation does not consider cumulative impacts. Response and Finding: The evaluation incorporates cumulative impacts and is site-specific to the proposed project. The study and findings were reviewed and approved by the Sierra Valley Groundwater Management District (Exhibit 21 and 24). The comment fails to provide any evidence, facts, or credible information.

c) Comment: There are multiple residential projects in Plumas County and the cumulative impacts from the Plumas County developments are not addressed. Response and Finding: There is no evidence to support this contention and the scope of comment is beyond any control of the Board of Supervisors. The "regional" agency, representing interests in Plumas and Sierra Counties, the form of the Sierra Valley Groundwater Management District has approved the groundwater supply evaluation and the proposed project. (exhibit 21 and 24).

d) Comment: The various development projects impact quantity of water and the rate of depletion. Response and Finding: This is a mere comment with no supporting evidence or credible information from which to make a factual analysis and determination.

e) Comment: The residential development is within a recharge area. Finding and Response: The Bohm report (exhibit 9) and the Bohm letter (exhibit 27) clarify that the proposed project is not located with a recharge area of Sierra Valley. Same response as (d) above.

f) Comment: Residential development on alluvial fans will have significant effects on water quality. Response and Finding: This is a mere comment with no supporting evidence or credible information from which to make a factual analysis and determination. Same response as (d) and (e) above.

g) Comment: The groundwater basin is in overdraft. Response and Finding: This is not true for the portion of the Sierra Valley Basin where the project is located and there is no evidence provided to confirm this statement. On the contrary, the comment is a mischaracterization of the status of the Sierra Valley basin as the condition of "overdraft" only applies to portions of the extreme northeastern portion of the Sierra Valley around Vinton, Chilcoot, and north of Loyalton. This area depends on use of well water whereas the SW portion of Sierra Valley (some 15 miles away) depends on surface water and there are no conditions of overdraft. See findings provided in # 7 and #8 above and herein.

h) Comment: During overdraft, water users overlying the basin will be required to suspend use of water. Response and Finding: See response and finding (g) above. Also, single family residential wells are exempt from this activity within the boundaries of the Sierra Valley Groundwater Management District boundary. This condition will not be imposed by the District on single family homes (reference-Senate Bill 1391 statutes of 1980 codified in the Water Code and rules and regulations of the District).

i) Comment: Allocations during overdraft may be granted depending on proportion of overlying acreage. Response and Finding: Same as (h) above.

j) Comment: The Sierra County General Plan mandates creation of the Sierra Valley Basin STA. Response and Finding: This is not a "mandate" but rather an implementation measure outlined in the County General Plan (General Plan-Page 10-8).

k) Comment: County Code Section 23.16.002 (f) (5) requires domestic water supply to meet minimum state standards. Response and Finding: This

subsection of the County Code is an improvement standard that is operative after subdivision map approval and is used to evaluate any improvements and related improvement plans. Any improvements related to domestic water if reviewed by the County will meet this requirement. It is not relevant to identify this requirement at this stage and there is no evidence provided to suggest that there is any violation of any state water standard.

l) Comment: County Code requires a 100 foot setback from a stream for any construction and this should be required for irrigation ditches. Response and Finding: Irrigation ditches are not defined in the County zoning code nor is there any requirement, direct or indirect, to require any setback from an irrigation ditch or channel. However, the applicant agreed to a mitigation measure requiring a 100 foot setback from top of bank for the one main north-south irrigation channel and a 50 foot setback from top of bank for the irrigation cross ditches.

12) The DWR Bulletin 118 is not applicable to conditions in Sierra Valley as the definition of Sierra Valley being a basin subject to conditions of overdraft existed prior to the passage of Senate Bill 1391 in 1980. Since 1980, the Sierra Valley Groundwater Management District, with technical assistance from DWR, has established effective groundwater management policies and has a computer modeling process for the Sierra Valley. The District publishes annual reports and all of this management activity supercedes the findings of DWR Bulletin 118.

13) The findings required for consideration under the Subdivision Map Act have been addressed in staff report 973 as amended (exhibit 9-Pages 236 to 246) and the Board adopts these findings of fact supporting approval of the subdivision maps.

14) The Board finds that the proposed project fully complies with the Sierra County General Plan, Sierra County Zoning Code, Subdivision Map Act, and California Environmental Quality Act. The Board further finds that it has conducted public hearings in September 7 and October 5, 2004 and September 19 and October 10, 2006, all of which were duly and properly noticed as required by law. Any and all oral and or written testimony was received and accepted by the Board of Supervisors and a complete record of proceedings has been created for the proceeding before the Board of Supervisors. All comments whether written or oral have been responded to and are contained within the administrative record of proceedings. See administrative record, see exhibits 29, 30, 31 and findings stated herein.

EX A

Mitigated Negative Declaration
Initial Environmental Study

Project Title:	**Amodei/Anderson Project**
Lead Agency Name and Address:	Sierra County Planning Department P.O. Box 530 Downieville, CA 95936
Project Location:	The project area is located on the south side of West Willow Street in the southwest portion of Sierraville, accessed via the Amodei Ranch Road (private) located in Sections 14 and 23, T 20 N, R 14 E, MDB and M and in USGS Sattley 71/2 minute quadrangle, 1973. See location maps, pages 7 and 8.
Assessor's Parcel Number:	013-110-130 and 013-110-131
Project Sponsor's Name and Address:	Landowner/Applicant Ms. Lucy Anderson 4440 Babich Avenue Sacramento, California 95822 Mr. Frank Amodei Post Office Box 103 Calpine, California 96124 Engineer Hamby Surveying Post Office Box 1209 Portola, California 96122
General Plan Designation(s):	Rural 20-40
Specific Plan Designation(s):	N/A
Zoning:	Open Space Residential 20 Acre District
Contact Person:	Tim Beals, Planning Director
Phone Number:	(530) 289-3251
Date Prepared	August 9, 2006

Project Description

The Amodei/Anderson project consists of 1) two (2) tentative map applications that propose to divide two (2) 23.51 acre parcels of the former Amodei Ranch Subdivision into a total of seven (7) parcels; and, 2) a general plan amendment to place the two parent parcels within the Community Core of Sierraville and to amend the land use designation of both parcels from R 20-40 to R 5-10; and, 3) a zone amendment changing the existing zoning designation of the two parent parcels from "Open Space Residential-20 Acre District" to "Rural Residential-5 Acre District".

Exhibit B

The project site is accessed from West Willow Street (County maintained highway) to Amodei Ranch Road (private). All proposed lots will be accessed by privately maintained roads.

The proposed water system will consist of individual wells for each parcel with appurtenant fire protection water as required.

Proposed sewage disposal will be onsite septic tanks at each home with the septic tank effluent piped with gravity flow to individual leach fields.

The project will establish areas restricted from building and these areas will be subject to deed restrictions and an additional information map will locate these same restricted areas. This will preserve natural undisturbed areas on each lot, conserve wildlife habitat, and protect any required cultural and/or biological resources.

Project Administrative Background

The initial project application was filed with the County in late 2003 and a negative declaration was determined to be appropriate in early 2004 after County staff commenced environmental review of the proposed project. The preparation of the negative declaration commenced and it was proposed to include a cultural resources and biological resources assessment. This administrative determination to require these studies and made by the Planning Director was the subject of an appeal filed by the applicant and the subject of an appeal hearing on April 20, 2004 before the Board of Supervisors. The Board of Supervisors upheld the appeal of the applicant and determined that a cultural resources and biological resources assessment would not be required.

A negative declaration was prepared and submitted for public review and for review by State agencies through the State Clearinghouse in May 2004. The State Clearinghouse review concluded on June 21, 2004 and provided no comments (SCL # 2004052106). All comments received by the County during this review as well as those submitted by the State Clearinghouse have been considered in the preparation of this revised mitigated negative declaration.

The Sierra County Planning Commission on June 30, 2004 and July 29, 2004 conducted public hearings on the proposed project and on July 29, 2004 it adopted a mitigated negative declaration, mitigation monitoring plan, recommended approval to the Board of Supervisors of a general plan amendment and a zone amendment, and conditionally approved a tentative subdivision map. The Planning Commission created an administrative record of proceedings that consisted of a 109 page staff report (Staff Report # 974) and 40 additional pages of exhibits received into evidence.

The decision of the Planning Commission to conditionally approve the tentative subdivision map was the subject of an appeal filed on August 9, 2004 by the Sierra County Environmental Defense Project. Thus, the Board of Supervisors scheduled a public hearing on the appeal over the conditional approval of the subdivision map at the same time as it scheduled the public hearing to receive and consider the report and recommendation of the Planning Commission on the general plan amendment and zone amendment. This "combined" public hearing was conducted on September 7, 2004 and continued to October 5, 2004.

The "combined" public hearings before the Board of Supervisors generated a record consisting of 149 pages comprising the Planning Commission hearing record of proceedings for its June 30, 2004 and July 29, 2004 public hearings; 14 additional pages (pages 150-163) comprised of Planning Commission meeting minutes of the meetings of June 30, 2004 and July 29, 2004; 5 additional pages (pages 164-168) comprised of additional correspondence received subsequent to the Planning Commission hearings; and, 5 additional pages (pages 169-174) comprised of the notice of appeal and public hearing notices for the Board of Supervisors public hearing of September 7, 2004.

The Board of Supervisors conducted its September 7, 2004 public hearing and received into evidence, 8 exhibits from staff, 4 exhibits from the public, and 5 exhibits from the appellant. After several hours of

Exhibit B

Environmental Setting and Surrounding Land Uses

The project site is slightly sloped uplands above the Sierra Valley floor in the southwestern portion of Sierra Valley on a north-sloping alluvial fan between 5040 and 5170 foot elevation. The site is within the upper headwaters of the Feather River and contains one spring-fed perennial watercourse and one seasonal watercourse/irrigation channel, both contributing to irrigation practices on the subject property and agricultural uses to the north in greater Sierra Valley. There are also smaller irrigation ditches on the subject properties that were more recently constructed (1999-2000) to direct irrigation flows to various agricultural parcels. Water diversion #155 (adjudicated by the Sierra Valley Decree) in Section 26 located one mile south of the subject properties is a man-made diversion that historically has provided irrigation water to the Amodei ditch which traverses the eastern-most boundary of the subject properties. Water in the Amodei ditch is seasonal (irrigation and during rain events) and remains dry during a majority of a given year. The site is a mixture of sagebrush and montane coniferous forest with a very small area comprising a montane meadow community. Topography of the project area consists of gentle or slight elevation differences from north to south and site elevations are approximately 5120 feet above mean sea level (MSL) throughout all of the property.

The property to the north is open land designated for a residence and three individual single family homes exist to the immediate north along West Willow Street. The property to the immediate south consists of two (2) vacant parcels consisting of 23.51 acres while property further south consists of grazing and timber lands. Property to the west is residential to the northwest and agricultural to the southwest and property to the east is a combination of vacant parcels and developed parcels containing single family residences.

There are no existing structures on the subject property with the exception of fences, a portion of Amodei Ranch Road (private), irrigation channels, and a domestic water well developed in 2005.

The proposed project will be served by the following:

Water:	Individual private wells
Sewage:	Individual septic tanks with a leach field system
Power:	Plumas-Sierra Rural Electric Cooperative
Fire Protection:	Sierra County Fire Protection District No. 1 California Department of Forestry and Fire Protection
Police Protection:	Sierra County Sheriff
School District:	Sierra Plumas Joint Unified School District
Road Maintenance/ Snow Removal:	Private

Exhibit B

The table below indicates land use designations and uses for the parcels directly adjoining the project site:

	Existing Use	General Plan	Zoning
SUBJECT SITE	*VACANT*	*R 20-40 Community Influence*	*Open Space-Twenty Acre District*
North	Agriculture-Residential Vacant Residential	R 5-10 Residential Community Core	"OS-20 District" and "PD-SP District"-Residential
South	Vacant Residential	R 20-40 Community Influence	"OS-20 District"
East	Agriculture and Vacant and Residential	Forest and R 5-10 Community Core	"General Forest" and "PD-SP District"
West	Agriculture and Vacant and Residential	Agriculture and R 5-10 Community Core	"A-1 District" (Agriculture) and "PD-SP District"

Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):

Sierra Valley Groundwater Management District
Sierra County Health Department
California Department of Forestry and Fire Protection
California Department of Water Resources (Potential)

Other Project Assumptions

The Initial Study assumes compliance with all applicable State, Federal, and Local Codes and Regulations including, but not limited to: Sierra County General Plan; Sierra County Standards for Improvements; the California Building Code; the Subdivision Map Act; the State Health and Safety Code; and the State Public Resources Code.

Exhibit-13

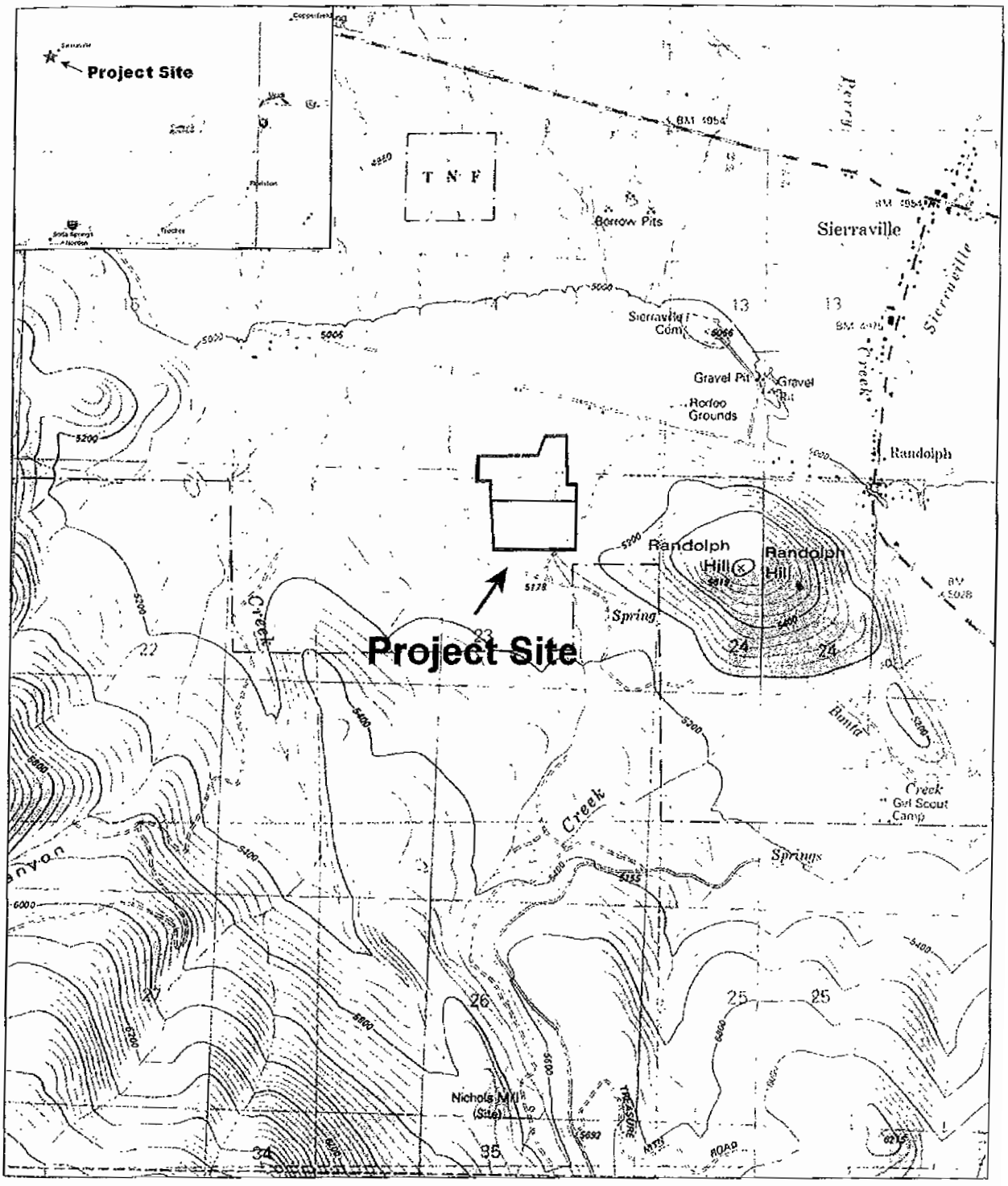


Figure 1

SITE & VICINITY MAP

Amodei Ranch

Sierra County, California

Exhibit B

Amodei / Anderson Subdivision Project

Tentative Map

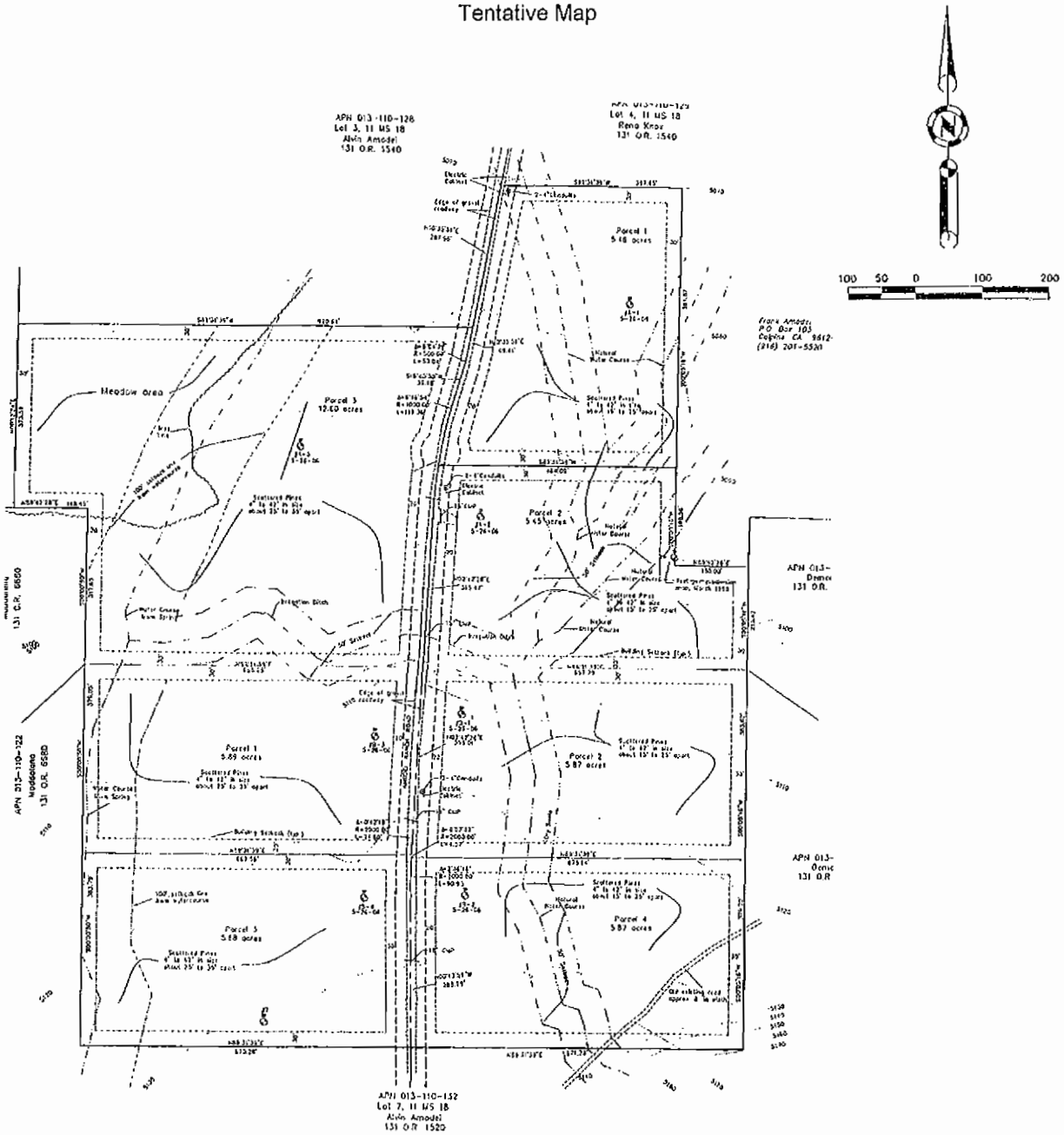


Fig. 2—Project Map

Exhibit B

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Each factor that is checked would involve at least one impact that is "Potentially Significant Unless Mitigation is Incorporated" as indicated by the checklists on the following pages. No factors have been noted to have an expected "Potentially Significant Impact" after application of mitigation measures.

☒ Aesthetics	☒ Agricultural Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology / Soils
☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☒ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On behalf of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent, and/or mitigation measures are being added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature _____ Date _____

Tim H. Beals
Planner's Printed name

Planning Department
For County of Sierra

Exhibit B

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Amodei/ Anderson project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level. Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Overview:

The proposed project is located along the southern upland fringe of the Sierra Valley. As identified in the Sierra County General Plan, Sierra Valley is, in a visual context, located in an extremely sensitive area that is visible from State Route 49 and 89 as well as several Sierra County highways. The pastoral views of Sierra Valley can be seen from great distances and from many vantage points. The project site is in the upper fringes of Sierra Valley, well screened from views and with vegetation on the site consisting mostly of sage and related shrubs with some conifer trees, the site is virtually out of view from most vantage points surrounding Sierra Valley.

Discussion:

a) **Potentially Significant Unless Mitigation Incorporated.** The project is located in the upland fringes of Sierra Valley. The *Sierra County General Plan* identifies Sierra Valley as an area of high scenic value however, the proposed project is virtually out of view due to location in the upland reaches of Sierra Valley and due to the existence of natural screening. Project design features have been proposed that would reduce and/or eliminate visual impacts. With incorporation of mitigation measure **MM 1.1**, described below, the proposed project impacts to scenic vistas will be less than significant.

b) **Less Than Significant Impact**. The proposed project is designed to utilize existing graded roadways and structure placement will be restricted to areas outside of important biological areas so as to reduce impacts to scenic resources. With the incorporation of **MM 1.1** the impacts to scenic resources will be less than significant.

c,d) **Less Than Significant Impact.** The property currently has mature conifer trees on-site. The removal of trees will be kept to a minimum as identified in **MM 1.1**. The project area is also surrounded by large acreage properties with natural screening from the adjacent residential property to the west and north. Because of the mature vegetation, the light or glare created by seven additional residential structures will not significantly affect day or nighttime views in the area. With implementation of mitigation measure **MM 1.1**, including the provision to not allow exterior lights to directly intrude beyond property lines, any impacts will be less than significant.

Mitigation Measures:

MM 1.1 (Aesthetics)

- Utility lines (power, telephone, cable television) shall be underground.
- Building shall be restricted to the building sites identified on the subdivision map.

Exhibit B

- Trees will not be removed unless dead or dying or for fire protection.
- Homes constructed shall be restricted to coloring to blend in with the setting and no reflective roofing will be permitted.
- Any exterior lighting shall be attached to the homes or garages and directed downward to light the site and avoid off-site night lighting and to avoid illumination off of the property.
- Water tanks for fire protection shall be placed below grade (buried).

Timing/Implementation: During grading, site improvement and construction of buildings.

Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs

Conclusion:

With incorporation of **MM 1.1**, the impacts of the proposed project to scenic vistas will be less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☒	☐	☐

Overview:

The project site is located in upland terrain with historic uses including timber management and/or agricultural use. The property is not identified as prime farmland, unique farmland, or farmland of Statewide importance on the official California Important Farmlands Map maintained by the State Department of Conservation. The property is not zoned for agricultural uses nor is the general plan land use designation agricultural. The subject properties contain a spring-fed perennial water course and one seasonal watercourse-irrigation channel that is commonly referred to as the "Amodei Ditch" (see **fig. 4**—"Water Course Classifications Map" following page 31) that originates one mile to the south in Section 26 and at a diversion commonly referred to as "diversion #155" as identified in the Sierra Valley Decree (surface water adjudication). This channel carries water during irrigation season and is dry a majority of a given year. The irrigation capacity of the Amodei Ditch is represented on the August 1937 document "Report on Water Supply and Use of Water" for the Feather River (Sierra Valley) Adjudication as 2.50 cfs. Two cross-constructed irrigation ditches recently constructed by Mr. Buck Amodei in 1999-2000 also distribute irrigation water to agricultural uses to the north. Theses channels were walked and inspected in two field reviews conducted by County staff, the groundwater and soils consultant (Plumas Geo-Hydrology), the County Health Department, and members of the Amodei Family on September 30, 2004 and October 18, 2004. This inspection verified the seasonal nature of the irrigation operations as well as the relative size of the irrigation channels (approximately three feet wide by two feet in depth).

Discussion/Conclusion:

a,b) **No Impact**. The project site is within the Sierraville "community influence area" proposing residential use on the two 23.51 acre parcels. The proposed project would place the property within the "community core area" and increase density of residential development. However, there would continue to be no impact on agricultural resources as the property is designated for residential use in both the County General Plan and County zoning code. This property is not identified on the California Resources Agency (Department of Conservation) Important Farmland Map as being Prime Farmland or Farmland of Statewide Importance. The property is not under any Land Conservation Contract although property to the more distant west (Maddalena) is covered under such a contract.

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The proposed project is located above the Sierra Valley floor and within community expansion boundaries ("community influence areas") of Sierraville. The proposed project is not on lands under a Land Conservation Contract. The proposed project will not conflict with zoning or Williamson Act contract on the adjacent properties.

c) **Potentially Significant Unless Mitigation Incorporated.** The project site contains the Amodei ditch which is historic irrigation channel conveying water from diversion #155 within the Sierra Valley Decree to agricultural uses to the north. Two cross ditches also convey irrigation water to agricultural parcels located tot eh north and one natural stream course provides water to adjacent and downstream agricultural lands. The operation of these historic irrigation ditches and irrigation practices are under the control and supervision of the Sierra Valley Watermaster serving to enforce the Sierra Valley Decree (surface waters only). With incorporation of **MM 2.1**, the impacts to irrigation channels and practices will be less than significant.

Mitigation Measures:

MM 2.1 (Agricultural Resources)

- The existing perennial watercourse and the existing seasonal watercourse/irrigation channel (commonly referred to as "The Amodei Ditch") as well as recently excavated cross-irrigation channel/s shall be identified on an additional information map and recorded simultaneously with the final map; setbacks for any buildings and the septic tank/leach field shall be 100 feet as measured from the top of bank of the existing perennial watercourse, and 100 feet from the top of bank of the irrigation channel ("The Amodei Ditch") running in approximately north-south alignment, and fifty (50) feet from the top of bank of any existing cross-irrigation ditches.
- Property owners in the development and use of the parcels shall comply with the requirements of the Sierra Valley Watermaster and the Sierra Valley Decree.

Timing/Implementation: During grading, site improvement, and construction of buildings.

Enforcement/Monitoring: County of Sierra, Planning Department and project CCR's.

Conclusion:

With incorporation of **MM 2.1**, the impacts of the proposed project to agricultural resources will be less than significant.

Exhibit B

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Overview:

Topography and wind flow patterns contribute to the good air quality in Sierra Valley. The project area is located within the Mountain Counties Air Basin. The Northern Sierra Air Quality Management District enforces air quality standards and requirements within Sierra County. An air quality monitoring station is located at the Truckee Fire Station, approximately 30 miles to the south of the project area and at Loyalton, 15 miles to the east. Ozone, PM10 and PM2.5 data are collected at these monitoring stations. Sierra County is in attainment of state and national air quality standards for nitrogen dioxide and sulfur dioxide. The County is in non-attainment for state PM10 standards and is unclassified for PM2.5, Ozone and Carbon Monoxide.

The access road to serve the seven new home sites already exists and this will reduce the amount of dust that would result from grading access roads to the proposed lots.

Discussion:

a) **Less than Significant Impact**. The creation of five new (seven total) parcels and seven residences consistent with the *Sierra County General Plan* will not conflict or obstruct the implementation of an air quality plan.

b) **Potentially Significant Unless Mitigation Incorporated**. Sierra County is currently in non-attainment for State PM10 Standards. New construction or residence would contribute to the degradation of the air quality. With the incorporation of mitigation measure **MM 3.1**, described below, the construction and occupancy of seven new homes will not substantially contribute to an existing or projected air quality violation.

c) **Potentially Significant Unless Mitigation Incorporated**. Sierra County is currently in non-attainment for State PM10 standards. New construction of residences would contribute to existing conditions. With incorporation of mitigation measures **MM 3.1 and MM 3.2**, described below, the construction and occupancy of seven new houses will not substantially contribute to an existing or

Exhibit B

projected air quality violation or result in a cumulatively considerable net increase of any criteria pollutant.

d) **Less than Significant Impact.** The air pollutants generated by the proposed project would be primarily dust and particulate matter during construction, as described above. With mitigation measure **MM 3.2**, described below, this impact is considered less than significant because potentially sensitive receptors would be exposed to minor amounts of construction dust and equipment emissions for short periods of time with no long-term exposure to the same groups. No known sensitive receptors exist in the project vicinity.

e) **No Impact.** Single family residential use is not known to create objectionable odors that would affect a substantial number of people. The odors associated with the construction and use of a residence will not affect surrounding property owners.

Mitigation Measures:

MM 3.1 (Air Quality)

- Residential construction must have alternative heat sources besides wood that could heat the entire structure, and all woodstoves shall comply with the guidelines of the U.S. Environmental Protection Agency (EPA).

Timing/Implementation: Building Permit
Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs

MM 3.2 (Air Quality)

Depending on weather conditions, the County shall incorporate into the project and require that the contractor comply with the following dust control measures as needed to control fugitive dust.

- All active unpaved construction areas shall be watered at least twice daily as needed to control fugitive dusts.
- Soil stabilizers shall be applied to inactive construction areas, as needed.
- All unpaved access roads and staging areas at construction sites shall have soil stabilizers applied, or have water applied at least twice daily.
- Traffic speeds on unpaved roads shall be limited to 15 mph.
- Exposed stockpiles of soil and other backfill material shall be enclosed or covered, be watered twice daily, or have soil binders added as needed.
- All trucks hauling soil and other loose material on public streets shall be covered or have at least two feet of freeboard.
- If visible soil material is carried onto adjacent public roads, such streets shall be swept with water sweepers.
- Dust-producing activities shall be suspended when high winds create construction-induced visible dust plumes moving beyond the project site in spite of dust control measures.

Timing/Implementation: During construction activities.
Enforcement/Monitoring: County of Sierra Planning Department, Northern Sierra Air Quality Management District, and project CCR's.

Conclusion:

With implementation of mitigation measures **MM 3.1** and **MM 3.2**, potential impacts related to air quality will be reduced to levels that are less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☒	☐	☐

Overview:

A "Biological and Resource Assessment for the Amodei Ranch Subdivision" was completed for the proposed project in August 2005 by North Fork Associates. This assessment identifies and describes the biological communities present on the project site; records plant and animal species observed on the project site; evaluates and identifies sensitive resources and special-status plant and animal species that could be affected by project activities; and, provides conclusions and recommendations. Waters of the United States were assessed but not formally delineated. Wetlands and potential wetlands were identified and mapped in detail and to scale (see **fig. 3**—"Wetland Assessment Map" on the following page). The project area has two drainages: a natural spring-fed perennial watercourse, and a seasonal watercourse/irrigation channel along with recently constructed and minor irrigation channels. No special status plants or animals have been identified within the project area. Many of the special status species would be located within the wetland portion of the project site. No further surveys are recommended nor required for the dry, upland portions of the property. Some species of animals that could occur on site and that were not readily identified during the survey are discussed in detail within the report to provide measures to minimize impacts to these species. These species that are migratory and/or which do not occupy specific sites year after year are recommended to be surveyed just prior to (within 30 days of construction disturbance) any proposed construction and if determined to be present, adherence to field

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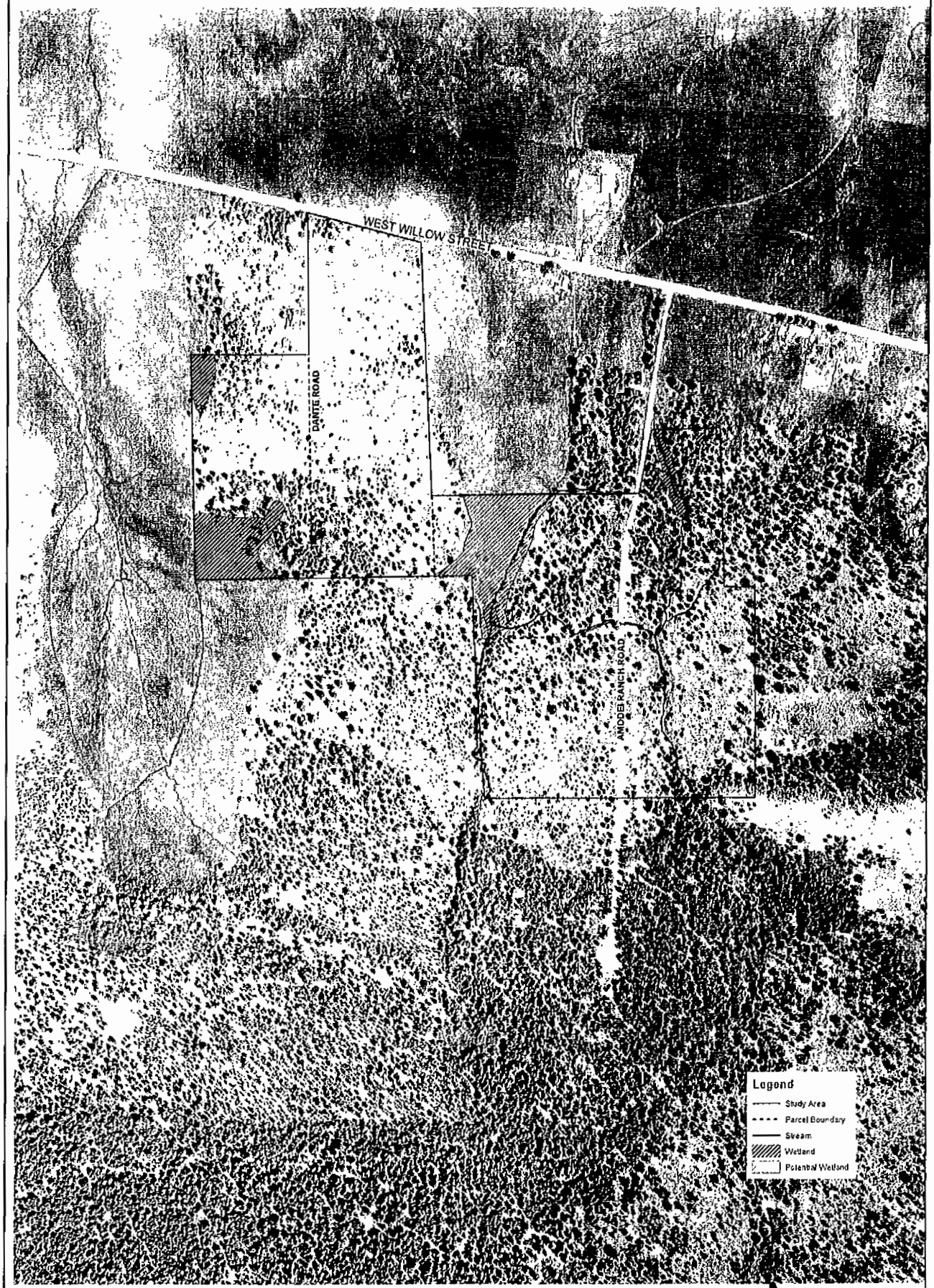

Exhibit B

N

Note
Aerial photo provided by GeoImagery.
Date of photo: June 22, 2005.

0 200 400 800 1,200 Feet

Wetland Assement Map

Amodei Ranch
Sierra County, CA
DATE August 29, 2005

(Fig 3)

recommendations of the California Department of Fish and Game and Fish and Wildlife Service to minimize impacts.

The project site is located adjacent to the community of Sierraville and residential uses already take place within the immediate vicinity. As identified in the *Sierra County General Plan*, the project is located within I deer range and adjacent to fawning areas. The proposed project allows for low-density rural residential development as a compromise with existing deer habitat. The proposed project has "building envelopes" which will be identified on the final map to limit construction activities to small pockets, thus maximizing undisturbed land. The site includes a "wetland" and "potential wetland" that will be excluded from residential use and other forms of development. Overall, much of the project area will remain in open space condition.

In the *Plants and Wildlife Element* of the Sierra County General Plan, Policy 29 states: "To the extent possible based on current scientific knowledge, utilize mitigation guidelines which are specific to the species and habitats in the County." (page 13-46) The related Implementation Measure, No. 29, states: "Utilize the Biological Mitigation Guidelines contained at the end of this section as a basis for the formulation of mitigation measures. Actual measures required may be modified based on verifiable evidence specific to the project site under review." In the Biological Mitigation Guidelines, applicable provisions for "General Deer Use Areas" include Measure L3 concerning dog control and L4 concerning fencing restrictions.

> L3. Dog control: require that all dogs be enclosed or leashed.
>
> L4. Fencing restrictions: (a) barbed wire fences shall be limited to four or fewer strands, with no strand lower than 18 inches or higher than 48 inches above the ground; (b) hog wire fences shall be limited to an area of 10 acres or less, and only allowed if needed for livestock such as hogs or sheep; (c) deer-proof fences shall be allowed only around homesites and adjacent gardens and animal enclosures, and lowest strand not barbed.

Discussion:

a) **Less Than Significant Impact.** The project area is identified in the *Sierra County General Plan* to be located within a deer range and adjacent fawning area. The proposed project allows for low-density rural residential development. For the proposed project, areas restricted from building will be identified on the final map and much of the project area will remain in open space condition. No candidate, sensitive, or special status species were identified within the project area. Therefore, impacts to special status species or candidate species have been significantly avoided and will be less than significant. The biological resources assessment states that two categories of special species that may nest/inhabit the site in any given year includes the northern goshawk, California spotted owl, redtailed hawk, and other raptors as well as two woodpecker species (White Headed and Lewis'). While these species were not observed at the time of the field survey, the author indicates that in any given year, these species may inhabit a site and the report recommends that specific surveys be commissioned within thirty (30) days of construction disturbance being anticipated and that the measures to minimize effects recommended by either California Department of Fish and Game and/or National Fish and Wildlife Service be identified. Thus, with the incorporation of **MM 4.1,** if any special species that were not evident during the survey are found to be nesting at the time of construction, measures will be taken to ensure minimization of impacts.

b-c) **Less Than Significant Impact.** A "wetland area" and a "potential wetland area," and one perennial watercourse and one seasonal watercourse/irrigation channel are located within the project area. Both areas are to be unimproved open space. Riparian vegetation exists along the perennial watercourse and to a much lesser extent, along the seasonal watercourse/irrigation channel. Road drainage and culverts exist along the existing Amodei Ranch Road to convey seasonal runoff under the roads. No part of the existing road is located within any area defined as "wetland" or "potential wetland." No work will take place within these drainages. Therefore impacts will be less than significant. Potential waters of the United States have been identified on-site and to avoid impacts to

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these potential waters of the United States, all development should be outside the stream, the "wetland" and the "potential wetland" as represented in the report appendix (see **fig. 3**—"Wetland Assessment Map" between pages 17 and 18 of this report). With incorporation of **MM 4.2 and 4.3**, all impacts or potential impacts to any potential waters of the United States will be completely avoided. Further, by incorporating **MM 4.2 and 4.3**, the potential impacts to waters of the United States and to special status species of plants and animals have been significantly avoided. The mitigation measure identified as **MM 2.1 (Agriculture)** provides adequate protection to the drainages (perennial, seasonal-irrigation, and irrigation) identified on the subject properties.

d) **Less Than Significant Impact.** The proposed project may impact deer that utilize the area for range. Impacts have been discussed in a) above. The project will not impact the movement of any other native resident or migratory fish or wildlife species. Impacts will be less than significant.

e-f) **Potentially Significant Unless Mitigation Incorporated.** The project area is identified in the *Sierra County General Plan* to be located within deer range and adjacent fawning area. The project will not conflict with any community conservation plan as none have been prepared. This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. The project could conflict with provisions of the Sierra County General Plan *Plant and Wildlife Element* protecting biological resources if the project does not include provisions concerning dog control and fencing restrictions. As noted above, Biological Mitigation Guidelines set forth in the *Plant and Wildlife Element* have been designed to reduce impacts to wildlife and include the requirement that all dogs be enclosed or leashed and set standards for fencing to allow for deer migration, therefore **MM 4.4** is incorporated to reduce any impact to less than significant.

Mitigation Measures:

MM 4.1 (Biological Resources)

- An additional information map, recorded simultaneously with the final map shall contain the requirement that thirty (30) days prior to any construction disturbance associated with the application and issuance of any Building, Health, or Planning Department permit by the County, a pre-construction survey be conducted by a qualified biologist shall be accomplished to determine the presence of the Lewis' Woodpecker, White Headed Woodpecker, Northern Goshawk, California Spotted Owl, or Redtailed Hawk. The cost for this survey shall be a cost of the property owner and shall be accomplished by a qualified biologist in cooperation with the California Department of Fish and Game and National Fish and Wildlife Service. If any of the above identified species are found during the survey, appropriate measures to minimize effects and disturbance to the identified species, as recommended by either the California Department of Fish and Game and/or National fish and Wildlife Service, shall be implemented. This mitigation measure is not deferring the analysis nor the results but is a responsible and recommended procedure for surveying special species that could potentially inhabit a site during nesting season (thirty (30) days prior to construction disturbance) that were not present during the original biological resources assessment.

MM 4.2 (Biological Resources)

- All areas identified in the Biological Resources Assessment classified and mapped as "wetland" or "potential wetland" shall be restricted from any development and be maintained in an open, natural condition. This area shall be identified on an additional information map which shall be recorded simultaneously with the final map and shall be incorporated into any project CCR's.

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MM 4.3 (Biological Resources)

- A buffer zone extending 50 feet horizontally from the edge of all areas identified in the Biological Resources Assessment as "wetland" and "potential wetland" shall be restricted from any development and be maintained in an open, natural condition to mitigate potential impacts to theses areas and to species sensitive to impacts to wetlands.
- Prior to issuance of a building permit, a preliminary site inspection shall be conducted by the County Planning and Building Department to ascertain whether proposed construction sites or activities will be located within 100 feet of any willow thicket located within the areas defined as "wetland" or "potential wetland." If a willow thicket (indicating potential Willow Flycatcher habitat) is discovered within 100 feet, a survey shall be conducted at the applicant's expense by a qualified biologist, and according to protocols and guidelines as directed by the California Department of Fish and Game. If it is determined that there are nesting Willow Flycatchers or other sensitive species located in the vicinity, then a 100 foot setback from the "wetland" or "potential wetland" shall be required for the construction proposed in the building permit application. Areas as identified in **MM 2.1 (Agriculture)** shall also afford mitigation and protection to the perennial watercourse, seasonal watercourse-irrigation channel, and irrigation ditches with required setbacks for building and septic tank construction. This mitigation measure shall be identified on an additional information map recorded simultaneously with the final map and shall be incorporated into the project CCR's.

MM 4.4 (Biological Resources)

- The project shall incorporate provisions to comply with General Plan *Plant and Wildlife Element* Biological Mitigation Guidelines measures L3 and L4. CC&Rs shall require that all dogs be enclosed or leashed, and that all fences shall comply with Measure L4.

Timing/Implementation: Record additional information map and incorporate into project CC&Rs.

Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs.

Conclusion:

With the proposed project design features to protect identified special biotic areas, the proposed project and development allowing five additional (seven total) residences and implementation of **MM 4.1, 4.2, 4.3, and 4.4** the impacts of the project on biological resources will be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Overview:

Peak & Associates conducted a complete pedestrian survey of the Amodei Ranch project area during the week of June 19-21, 2005. A report entitled "Cultural Resource Assessment of the Amodei Ranch, Sierra County, California" dated August 30, 2005 was prepared. The findings of the survey report are incorporated into this Initial Study.

As part of the CEQA review, an archaeological records search was conducted at the Northeast Information Center at CSU-Chico (I.C. File No. D05-56, dated July 20, 2005). Information records indicate that no recorded prehistoric sites and no previously recorded historic resources have been located within the project area.

In addition to the official Sierra County Archaeological records maintained by the Northeast Information Center at CSU-Chico, the following documents were reviewed in an effort to recover additional relevant cultural data:

- The National Register of Historic Places (1988, Supplements to 12/03).
- The California Inventory of Historic Resources (State of California 2003).
- The California Register of Historical Resources (State of California 2003).
- The California Historical Landmarks (State of California 1996).
- California Points of Historical Interest (1976)
- Handbook of North American Indians, Volume 11-Great Basin (I986)
- Handbook of North American Indians, Volume 8-California (I978)
- Historic Spots in California (1966)
- USGS Sierraville 1:125,000 (1894-1907)
- The Gold Districts of California (1970)
- Directory of Properties in the Historic Property File for Sierra County (2005)
- Timber Harvest Plan for property located south and west (Wayland 2002)

Archaeologist Neal Neuenschwander conducted a pedestrian field survey of the entire project area during the week of June 19-21, 2005. The survey consisted of walking parallel transects spaced at intervals not exceeding fifteen (15) feet and in those areas adjacent to a stream course, the transect spacing was reduced to ten meters in width. One historic period resource, consisting of barrel hoops, crushed cans, glass, and ceramic fragments, saw blade and wood sled was discovered within the Amodei Ranch project area. The material was determined to be deposited during the early part of the 20th century and some of the material encountered was due to occupation of the area during timber harvesting operations. It was assigned a temporary field designation and the required State forms were completed. No evidence of

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structural remains, or artifacts associated with structures such as nails, hardware, or window glass were discovered in the area. The temporary designation does not appear to qualify as an eligible historic resource under the California Register of CEQA due to the fact that it does not appear to have been associated with a significant event, or important person of statewide importance and appears to be a heavily disturbed surface deposit of artifacts that further research would not likely yield any information important to history

Site Disturbance:
The project area has been impacted by a variety of past activities, including access road grading throughout the property, grazing and agricultural activities, perc/mantle test pit excavation at widely scattered locations, and tree and brush removal.

Significance:
The archaeological report by Peak and Associates concluded that, in view of the negative results achieved during both the records search and pedestrian survey, it was reasonable to conclude that development of this land area will not affect archaeological or historic sites deemed significant or potentially significant per CEQA. Nevertheless, the following provisions were recommended as appropriate:

> The present evaluation and recommendations are based on the findings of an inventory-level surface survey only. There is always the possibility that significant identified cultural materials could be encountered on or below the surface during the course of future development or construction activities. In such a situation, archaeological consultation should be sought immediately.

Discussion:

a,b)Potentially Significant Unless Mitigation Incorporated. Archaeological research and the survey did not identify any significant resources on the project site that would be impacted by the proposed project. Recognizing, however, that unknown subsurface artifacts could be uncovered and impacted by ground disturbing activity, mitigation measure MM-5.1, described below, is proposed. Additionally, Native American contacts have been initiated for consultation purposes with all native American tribes recognized through the Native American Heritage Commission in Sierra County.

c,d) Potentially Significant Unless Mitigation Incorporated. There are no known unique paleontological resources or sites or unique geologic features within the project boundaries. The project site is not known to have been a formal or informal cemetery historically. No human remains have been found within the project boundaries. The site has not been identified as containing areas where human remains may be located. However, construction activity could conceivably uncover unknown human remains including the remains of Native Americans. Therefore, mitigation measure MM-5.2, described below, is proposed.

Mitigation Measures:

MM 5.1 (Cultural)

- In the event of discovery of paleontological, archaeological or historic resources, the developer shall make every effort to identify, preserve, and maintain these resources and shall immediately cease any further disturbance until a site visit has been made and clearance has been issued by the County Planning Department after consultation with a qualified archaeologist.

Timing/Implementation: Notes placed on the Final Map and/or Additional Information Map and implemented during grading and site improvement.

Enforcement/Monitoring: County of Sierra Planning Department

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MM 5.2 (Cultural)

- Should any human remains be discovered, all work is to stop and the County Coroner will be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

Timing/Implementation: During construction activity

Enforcement/Monitoring: County of Sierra Planning Department and project CC&Rs.

Conclusion:

With the inclusion of mitigation measures MM 5.1 and MM 5.2, and appropriate response should subsurface cultural resources be uncovered during ground-disturbing activity, impacts on cultural resources that are potentially significant will be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

Overview:

The site of the proposed project is in the vicinity of the Mohawk Valley fault however no faulted alluvial deposits or surface ruptures associated with the fault can be verified (Sierra County General Plan). A comprehensive geologic map was prepared by the State Department of Water Resources (Ford, et al., 1963), including a cursory review of the Sierra Valley hydrogeology. A more recent geologic map has been prepared by Grose (2000). The proposed project site is underlain by alluvial deposits, presumably a mix of colluvium, lake deposits, and glacial outwash (Grose, 2000). The site also contains well-rounded cobbles and boulders derived from the volcanic rock outcrops to the south.

Although ground shaking has occurred, any new construction will not be within the Sierra Valley floor and outside of areas typically containing unconsolidated alluvium. There is no known seismic ground failure, including areas of liquefaction, and there are no known areas of landslide or mudflows (Sierra County General Plan). Soil disturbances related to construction of individual driveways and building sites will occur and by observation of building restrictions identified in an additional information map and the incorporation of Best management Practices will result in a less than substantial impact on erosion and topsoil during the development of the proposed parcels. The proposed project site has not been identified as containing expansive soils or any form of unstable soils. A field inspection conducted on September 30, 2004 with County Staff, the County Health Department, Plumas Geo-Hydrology, and members of the Amodei family confirmed the seasonal nature of the watercourse/irrigation channel and irrigation ditches as well as general soil conditions on the site. Recommendations were given by the County Health Department for further testing and the need to tie in specific test sites on the final map or

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additional information map recorded simultaneously with the final map. Soils suitability testing for individual septic systems was undertaken by Plumas Geo-Hydrology and results published in a report dated January 2006 and submitted to the County Health Department for review and consideration.

Discussion:

a)

i) **No Impact.** The proposed project is not located within vicinity of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.

ii) **Less Than Significant Impact.** Although the *Sierra County General Plan* Geology and Seismic Constraints Map does identify the area as being adjacent to a fault zone (Mohawk Valley fault), the project area may be subject to ground shaking activities from seismic activity within the adjacent Basin and Range and Lake Tahoe regions. The Uniform Building Code identifies the project area as being in Seismic Hazard Zone 3. Structures shall be built in accordance with the California Building Code for this Seismic Hazard Zone 3 and thus impacts will be less than significant.

iii) **No Impact.** The project area is not located within an area subject to seismic ground failure, including liquefaction. Any construction will not be within the valley floor where the more unconsolidated alluvial soils are found.

iv) **Less Than Significant Impact.** The Sierra County General Plan does not identify the project area as an area subject to landslides or as having any unstable soils.

b) **Potentially Significant Unless Mitigation Incorporated.** Earthmoving activities associated with the proposed project are expected to have potential impacts on soil erosion and the loss of topsoil. With the implementation of **Mitigation Measure MM 6.1** these impacts are expected to be less than significant.

c) **Less Than Significant Impact.** See a) iv) above.

d) **Less Than Significant Impact.** See a) iv above and a) ii above.

e) **Less Than Significant Impact**. Soil tests performed on the property and published in a report prepared by Plumas Geo-Hydrology and dated January 2006 conclude that there is suitable soil and area available for a septic system on each proposed parcel. Therefore the impacts will be less than significant. The County Health Department in its letter dated July 31, 2006 recommended several conditions of approval of the final map and which by content, are not typical of mitigation measures to project impacts. However, for identification these conditions are shown below as mitigation measures **(MM 6.2).**

Mitigation Measures:

MM 6.1 (Geology and Soils)

Contractors involved in clearing, grading, cut and fill and other earthmoving activities shall follow Best Management Practices (BMPs) in erosion control. This may include, but are not limited to, the following:

- Existing natural vegetation shall be retained, protected and supplemented where necessary. Trees will not be removed unless dead or dying, removed for access reasons, or for fire protection.
- Exposure of soil to erosion by removal of vegetation shall be limited to the smallest area practical and for the shortest time practical.
- Seeding, mulching or other suitable stabilization measures shall be used to protect exposed erodible areas a minimum of two weeks in advance of the wet weather season.

Exhibit B

- Straw bales or sandbags shall be stacked at the job site for emergency erosion control work during rainstorms.
- Velocity check-dams in all unpaved roadways shall be provided at the necessary intervals to control and minimize erosion.
- All erosion control devices shall be in place at the end of each working day during the wet weather season and directed by the County during the dry season when there is a forecasted probability of rain.

Timing/Implementation: During construction activities.

Enforcement/Monitoring: Central Valley Regional Water Quality Control Board, County of Sierra Planning Department.

MM 6.2 (Geology and Soils)

- An additional information map, recorded simultaneously with the final map, shall show as a matter of survey, the areas determined in the January 2006 Plumas Geo-Hydrology Report, as suitable for septic disposal, including location of percolation tests and soil mantle excavations. The area identified on the additional information map shall specify the size and depth requirements for the proposed leach areas and shall show the sewage disposal areas, including a 100% replacement area, large enough to accommodate a 3 bedroom home. The County Health Department shall review each site in the field prior to recording of the final map.

Timing/Implementation: Prior to recording of the final map

Enforcement/Monitoring: Sierra County Health Department, Regional Water Quality Control Board, Sierra County Planning Department

Conclusion:

With implementation of mitigation measure **MM 6.1 and 6.2**, potential impacts to geology and soils will be less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☒	☐	☐

Overview:

The proposed project will create five new (total of seven) residential lots in a rural area. It will not involve substantial amounts of hazardous materials. The project site is located within two (2) miles of the County airport (Dearwater Field). This airport is a basic utility airstrip under permit with the State of California and contains no services or airport-related improvements. The airport serves small planes and the project area is not within any flight paths or landing/take-off paths of this airport. The proposed project will not create or result in a safety hazard for people residing or working in the project area.

Exhibit B

According to the Sierra County General Plan, the project area is located in Sierra County Fire Protection District No. 1. Fire protection services are also provided by the California Department of Forestry and Fire Protection (CDF) and the US Forest Service. The site is located in an area designated by CDF as a "wildland area that may contain substantial forest fire risks and hazards" (*Sierra County Natural Hazard Disclosure (Fire) Map, Map NHD-46*, January 6, 2000.)

CDF has reviewed and commented on the project proposal (letter signed by Douglas Rinella, Truckee Battalion Chief, dated June 28, 2004 and October 3, 2004). The proposed project access road has been determined adequate so long as weeds are removed from road shoulders and the proposed project will provide improvements that address fire protection including individual 10,000 gallon water tanks per parcel for fire suppression use only and driveways designed to comply with or exceed the standards of Public Resources Code Section 4290. In addition, the referenced CDF letters recognizes necessary defensible space standards of 150 feet, provisions to reduce fuel loading on the project site, building standards, addressing, and other fire protection provisions.

A "CDF Element-Fire Suppression" for parcels APN 013-110-130 and 013-110-131 dated October 3, 2004-Reviewer Doug Rinella, Truckee Battalion Chief, has been prepared and contains the two referenced CDF letters as well as recommended standards for improvements and specifications to conform the proposed project with PRC 4290 and CDF fire safe recommendations. A review and clarification by CDF was provided by letter dated August 7, 2006 addressing the water tank requirements and optional improvements if so elected by the developer. These requirements (or optional improvements), as clarified, are specified in **MM 7.1**, below.

Discussion:

a) **No Impact.** The proposed project will not create or result in the routine transport, use or disposal of hazardous materials. Hazardous waste will not be generated by the proposed project.

b) **No Impact.** The proposed project will not result in the release of hazardous materials into the environment.

c) **No Impact.** The proposed project will not emit hazardous emissions or involve the handling of substantial amounts of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school. Hazardous waste will not be generated by the subdivision of land or the construction of homes on this property.

d) **No Impact.** The proposed project is not within an area that is included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5. Therefore there is no impact.

e) **No Impact.** The project is located within two miles of a public airport. There is no airport land use plan and the airport is a basic utility airstrip with no services and serving only small aircraft. The proposed project will have no impact on the airstrip and the airstrip will have no impact on the proposed project

f) **No Impact.** There are no private airstrips within the vicinity of the proposed project. Therefore there will be no impact.

g) **Less than Significant Impact.** The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. County road standards within the subdivision take into consideration emergency evacuation needs.

h) **Potentially Significant Unless Mitigation Incorporated** The proposed project site is within an area identified as a "high" fire potential area. The California Department of Forestry and Fire Protection has acknowledged proposed features of the project that will reduce wildland fire impacts to a less than significant level, including provisions to comply with the California Public Resources Code Section

Exhibit B

4290 fire safe regulations. These provisions are confirmed and incorporated into the mitigation measures **MM 7.1**, **MM 7.2**, and **MM 7.3**, outlined below. Because there are three fire protection entities involved in the project area (i.e. the California Department of Forestry and Fire Protection, the U.S. Forest Service, and the Sierra County Fire Protection District No. 1), the responsibility for enforcement and monitoring of these mitigation measures will require the coordination and cooperation of these entities.

Mitigation Measures:

MM 7.1 (Hazards)

- A single, 10,000 gallon water tank shall be required for each final map (one per 23.51 acre parcel) for fire protection purposes and the tank shall meet CDF guidelines; shall be placed underground to avoid freezing conditions; and shall contain apparatus approved by serving fire entities that conforms the water tank and plumbing with current fire agency standards or specifications. The location of the two tanks shall be approved by the serving fire entities and at minimum shall be easily identified, located very close to existing roads to avoid any additional grading, and not located within any areas restricted from use and or disturbance as identified within this document.
- NFPA (National Fire Protection Association) Section 1142 entitled "Standard on Water Supplies for Suburban and Rural Fire Fighting-2001 Edition" provides alternative measures to provide water supplies on-site and how delivered. The CDF letter dated August 7, 2006 offers alternatives to the requirement for two (2) 10,000 gallon water tanks if the property owner/subdivider wishes to consider individual tanks or other means of providing equal or better water supply to the proposed parcels. Individual tanks shall be placed underground to avoid freezing conditions and shall contain the same requirements as required in **MM 7.1** for the 10,000 gallon tanks.

Timing/Implementation: Constructed or bonded prior to recording of final map or if NFPA Standards are used, any improvements shall be installed prior to issuance of the first building permit.

Enforcement/Monitoring: County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1.

MM 7.2 (Hazards)

- The project shall comply with defensible space standards established by the California Department of Forestry and Fire Protection. Proposed specifications and standards for fire safety are contained within the October 2004 CDF Fire Suppression Element and include address requirements, construction standards, creation and maintenance of defensible space with a minimum of 150 feet or to the lot line with branches removed within 10 feet of the ground and removal of all brush. Setbacks less than 50 feet will require fire hardened materials. Driveways and roads shall have reduced fuel loading to a minimum of 80 percent on both sides for a minimum of 15 feet from the road edge to a height of 15 feet and shall be a minimum of ten (10) feet wide and able to hold a 40,000 pound load with adequate turnouts and/or turnarounds.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1.

Exhibit B

MM 7.3 (Hazards)

- All homes shall have roofing constructed with Class A materials, street and building address signs designed to CDF standards.

Timing/Implementation: Prior to issuance of building permits.

Enforcement/Monitoring: County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1.

Conclusion:

With inclusion of the mitigation measures **(MM 7.1, 7.2, and 7.3)** outlined above, impacts concerning hazards and hazardous materials will be less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒

Overview:

The project area is located in the Sierra Valley Watershed, with tributary drainage trending roughly in a N-NW direction. The site is a north facing slope of the southern periphery of Sierra Valley on elevations ranging from 5040 to 5170 feet. Wells drilled in the area surrounding the proposed project produce from volcanic bedrock (fractured) and the overlying shallow alluvial aquifer. These wells, based on driller logs, indicate substantial yields ranging from 5 to 30 gpm (average 19 gpm). The bulk of groundwater flow is conveyed through fractured bedrock, while the alluvial aquifer receives its water from the underlying bedrock. Surface drainage conditions are described in the agricultural section (Section II) and in the biological resources section (Section IV).

The project is within the boundaries of the Sierra Valley Groundwater Management District who has requested a water supply evaluation and testing of wells on the property and adjacent to the property.

Exhibit B

The Sierra County Code also requires the preparation of a groundwater supply evaluation when groundwater is the source of domestic water for any subdivision development. The County and District cooperated and caused to be prepared a "Groundwater Supply Evaluation" dated June 2006 and prepared by Plumas Geo-Hydrology. This document contains the combined requirements of both the County and the District and accomplished the following:

1) Determination of aquifer characteristics and boundaries, recharge, and discharge.
2) Chemical quality of groundwater
3) Groundwater available for the proposed project (annual)
4) Well yields after prolonged pump tests
5) Impact of groundwater development on existing other wells, vegetation, and stream flows
6) Impact of waste water disposal (septic tanks) and urban storm runoff on groundwater quality

The study covered a project area of 188.08 acres and analyzes impacts of 27 new residential sites. Thus, this study not only analyzes the impacts related solely to the proposed project but a larger scope of project that may be useful in evaluating projects that may be proposed on adjacent lands.

A limited scope groundwater study was performed by John Amodei in 1998, however, the testing conducted by Plumas Geo-Hydrology not only retested the John Amodei well but also tested a new well constructed on the proposed project site (Mr. Robert Anderson).

The study reported the following results:

1. Aquifer characteristics and boundaries, recharge and discharge are all acceptable.
2. Annual ground water flow through the project area is adequate for this project.
3. Well yields after prolonged pumping indicated sufficient flows compared to the project needs (estimated consumption for 27 parcels is only 25% of the estimated minimum annual ground water flow).
4. There will be no (or negligible) impact of ground water development on vegetation and stream flow.
5. There will be negligible impact on adjacent wells located outside the project area.
6. The impact of waste water disposal (septic tanks) and urban storm runoff on ground water quality will be negligible.

Surface waters of the Sierra Valley are restricted and operated under the Sierra Valley decree and administered by the State Department of Water Resources, Sierra Valley Watermaster. "The decree," as it is commonly called, refers to diversion #155 which is a man-made diversion on Webber Creek located one mile south of the subject property. This diversion allows seasonal diversion and irrigation to the Amodei property via the Amodei Ditch which is identified as the seasonal watercourse-irrigation channel traversing the extreme east side of the subject properties. The normal irrigation flow as outlined in the August 1937 State Report on Water Supply and Use of Water is 2.50 cfs. There is one spring-fed perennial watercourse on the west side of the subject parcels and there are three irrigation ditches recently constructed as part of the ongoing irrigation of the Amodei property and agricultural uses in existence to the north of the subject property. There is no known flooding history associated with any drainage on the subject properties with the exception of the January 1997 flood which was classified as a 100 year event in the Upper Feather River, Coldstream and Truckee River watersheds. During this event, a large debris flow originating from timber harvesting operations upstream and approximately two miles to the south of the subject property caused surface inundation over a wide area on- and off-site, including the County road system. A debris dam, when breaking free, sent surface waters throughout much of the region as well as surrounding parcels. There are no published FEMA flood maps for any drainage on the subject parcels and testimony from long-time residents of the property (Lucy Anderson, John Amodei, Frank Amodei, Joanne Anderson, Robert Anderson) indicate that flooding on the property caused by stream flows exceeding channel capacity do not occur.

There are no road improvements proposed and an existing road, complete with previously approved drainage and surface conditions were constructed as part of an earlier development. No new impervious

Exhibit B

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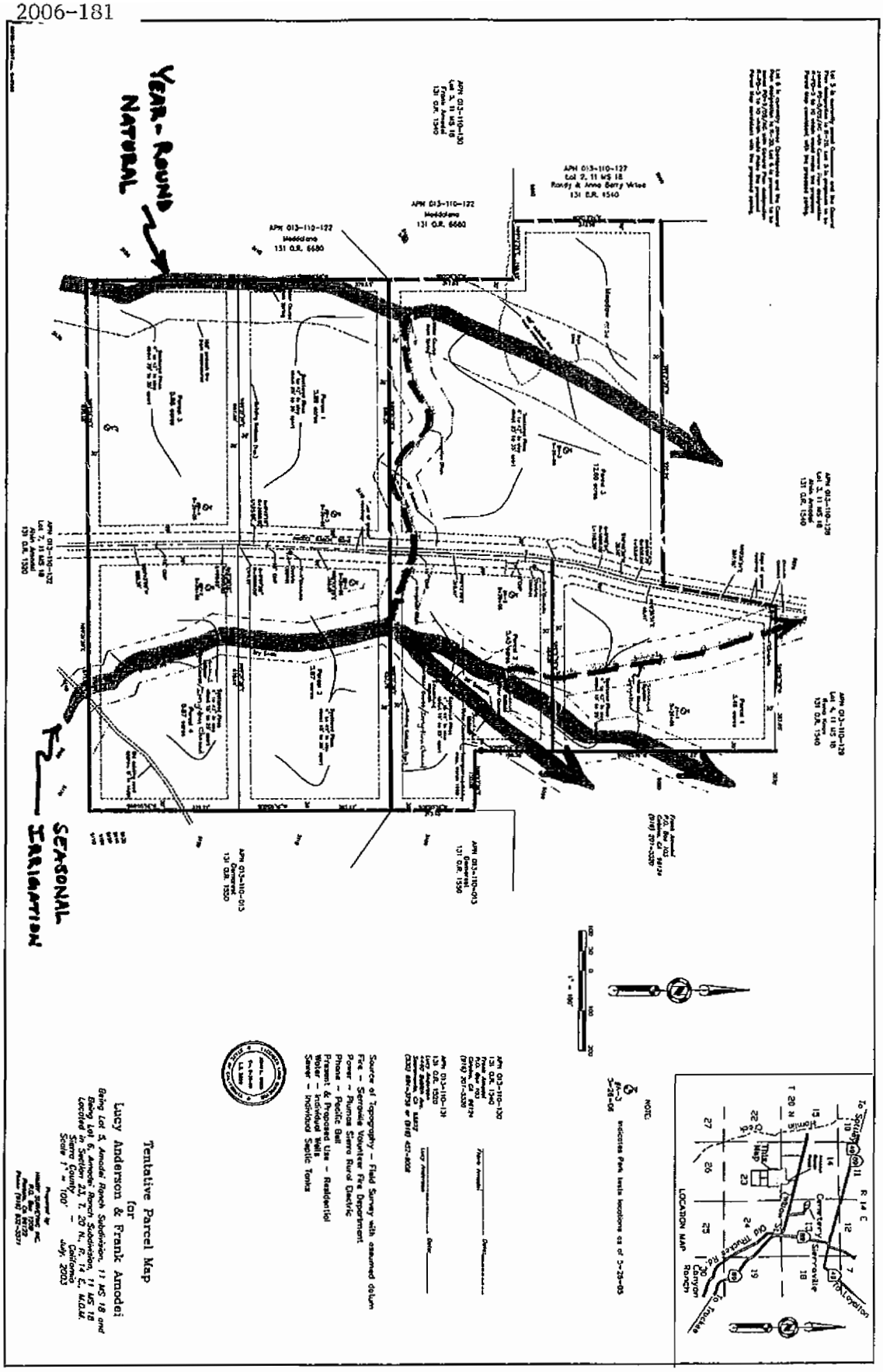

WATER COURSE CLASSIFICATIONS

Exhibit B

(Fig. 4)

surfaces will result except for those associated with homes constructed on the new parcels. No NPDES permit will be required as part of this project.

Discussion:

a) **Less than Significant Impact**. The project will comply with the Sierra County Health Department and Regional Water Quality Control Board standards for septic and sewage systems. There will not be any significant discharge created by the additional residences. There is no new road construction and no requirement for any NPDES permitting. Road improvements exist and individual drainage issues associated with residence construction will be covered by permit issuance at the building permit stage. The proposed project will not violate any water quality standards or waste discharge requirements.

b) **Less than Significant Impact.** Development intensity has been limited by the General Plan designations and the rural residential zoning designation. The limit on building intensity helps to ensure that water demand resulting from proposed development will not exceed the supply. In evaluating the demand and impacts associated with the proposed development, a groundwater resource evaluation which included pump testing, chemical analyses, and site evaluations (vegetation, stream flow) and such was required by the County and the scope of the study was confirmed by both the County and the Groundwater Management District (K. Schmidt). The report, dated June 21, 2006 and entitled "Groundwater Resource Evaluation-Amodei Ranch Subdivision, Southern Sierra Valley, Sierra County, California" prepared by Plumas Geo-Hydrology confirms that sufficient water supply is available for the proposed project and the proposed five additional residences and the water well development and extraction will not significantly interfere with groundwater recharge such that there would be a net deficit in aquifer volume or the lowering of the local groundwater table level. The proposed project will not substantially deplete groundwater supplies.

c) **Potentially significant Unless Mitigation Incorporated**. Development of the proposed project will take into account the existing drainage pattern and will not substantially alter the existing drainage pattern of the site or area. Best management practices included as part of any building permit issuance will reduce the minor effects of construction on soil erosion. The existence of two natural drainages and a spring as well as the existence of two irrigation channels, combined with the existence of wetlands and potential wetlands, requires that specific restrictions to residence location, septic tanks and leach fields, wells, and driveways should be identified. Mitigation measures **MM 4.2** and **MM 4.3** adequately and effectively and reduces any potential impact related to wetlands and potential wetlands to a level of less than significant. **MM 8.1** will reduce any potential impact to less than significant for development of the proposed parcels with a residence and septic tank.

d) **Less than Significant Impact**. The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The rate or amount of surface runoff will be minimally impacted by the proposed project. The low-density development of the property and minimal increase in impervious surfaces will not result in a significant increase of surface runoff.

e) **Less than Significant Impact**. See d) above. The proposed project will not provide substantial additional sources of polluted runoff.

f) **Less than Significant Impact**. The proposed project will not substantially degrade water quality through withdrawals or additional sources of runoff.

g) **Less than Significant Impact.** The proposed project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Exhibit B

h) **Less than Significant Impact.** As noted in (g) above, the proposed project site is not located within a recognized 100-year flood hazard area. The project site is within an area that has not been mapped and the project site itself is elevated so that flooding will not occur. No structures will be constructed that would impede or redirect flood flows, and building and septic system setbacks from the perennial water course and the seasonal watercourse-irrigation channel and irrigation ditches as outlined in mitigations measure **MM 2.1** will be required.

i,j) **No Impact.** The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There are no levees or dams within the surrounding area that would result in water reaching or submerging this project area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami or mudflow.

Mitigation Measure:

MM 8.1 (Hydrology)

- Drainage courses occurring on the property shall be shown on an additional information map and any area within the boundary of a flood plain mapped as a flood hazard area by FEMA, or if none exists, the area within 100 feet measured horizontally from the top or edge of bank of the existing perennial watercourse, and 100 feet from the top of bank of the irrigation channel (commonly referred to as "The Amodei Ditch") running in approximately north-south alignment, and fifty (50) feet from the top of bank of any seasonal watercourses or the existing cross-irrigation ditches shall be designated as an area restricted from construction of a residence or a septic tank and leach field. (See also **MM 2.1** for mitigation for agricultural irrigation channels.)

Timing/Implementation: Additional information map recorded simultaneously with final map

Enforcement/Monitoring: County Planning Department, Project CCR's

Conclusion:

With the inclusion of mitigation measures **MM 2.1, MM 3.2, MM 4.2, MM 4.3, MM 6.1, MM 6.2** and **MM 8.1,** impacts concerning hydrology and water quality are less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Overview:

The property history described within the document shows a series of general plan issues that started in 1996 with a general plan designation, approved by the County, to incorporate the subject property (which was formerly part of a 188.08 acre parcel) into the community of Sierraville and to allow for the community to expand its residential areas accordingly. This designation was allowing a 5 to 10 acre residential density (18 to 36 new residential sites) and a "PD" or planned development overlay was placed on the property to assure future, site-specific analyses of environmentally sensitive areas. A final environmental impact report for the 1996 general plan included the assessment of impacts associated with this "community or residential expansion" designation which would have generated 18 to 36 new residential sites. Due to difficulties within the ownership of the property (numerous individual record ownership interests) the record owners could not agree on a specific development form/division among interests so the property was divided into 8 twenty-plus acre parcels and removed from the community core area of Sierraville. Subsequently, individual owners (i.e. John and Julie Amodei) and now the Frank Amodei/Lucy Anderson interests are individually seeking to return the respective parcels to the "community core" area of Sierraville; conduct the required site-specific environmental analyses, and divide the parcels, continuing to respect and adhere to the density opportunities that were outlined and approved in the 1996 County General Plan and Final EIR.

Discussion:

a) **No impact.** The proposed project is located in south and west Sierraville and is contiguous to the "community core" boundary which has been re-established for four parcels (Parcels 1,2,3, and 4) of the original Amodei Ranch Estates subdivision. The restoration of the "community core" boundary to the proposed project site returns to the density and concept of the original land use plan for the Sierraville community. The project is already within the "community influence" area of Sierraville; has already been evaluated and previously approved within the County General Plan adopted in 1996 and associated Final EIR as "community core" and an appropriate location for expansion of the residential density by 18 to 36 residential units; and the proposed project nor its location will not physically divide an established community.

b) **Less than significant impact.** The proposed project will provide a logical expansion of the community of Sierraville into an area that is currently designated as "community influence" and which was formerly studied and approved within the 1996 County General Plan and Final EIR as "community core" area and supporting an additional 18 to 36 new residential units. It is within the community of Sierraville and does not conflict with any land use plan, policy, or regulation of the

Exhibit 15

County nor does it conflict with any plan approved to avoid or mitigate an environmental effect. Project mitigation in the biological resources section of this document afford identification and protection of wetland or potential wetland areas identified in the site-specific biological resources assessment completed for this proposed project. It is consistent with previously certified negative declarations (individual projects) and the General Plan Final EIR adopted in 1996 by the County.

c) **No Impact.** There are no known habitat conservation plans, natural community conservation plan or other approved local, regional or State habitat conservation plan that would be affected by the proposed project. Therefore, there would be no impact to these types of plans.

Conclusion:

Impacts of the project, if approved, concerning land use and planning will be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Overview:

The project area, as indicated in the Sierra County General Plan, is located within an area with no known mineral resources or active mineral resource recovery sites. A gravel extraction facility under a limited term permit is located to the north (approximately one mile to the north) on property of Maddalena and operating on a very seasonal basis for the creation and sale of gravel resources.

Discussion:

a) **No Impact.** No significant mineral resources have been identified in the project area.

b) **No Impact.** No significant mineral resources have been identified in the project area.

Conclusion:

The proposed project will have no impact on mineral resources.

Exhibit B

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Overview:

The proposed project includes the development of seven new homesites within an area zoned for rural residential development within the foothills of the Sierra Valley and the greater Sierra Nevada Mountain Range. The project location is relatively isolated with the exception of a few adjacent rural residences and ranches and State Route 89 lies two miles to the east of the project location. The project site is approximately two miles west of the downtown businesses and intersection of State Route 49 and 89 and is approximately one half mile from the Sierraville rodeo grounds and arena (private facility).

The Noise Element of the Sierra County General Plan provides a basis for comprehensive local policies to control and abate environmental noise in order to protect citizens from excessive noise. The contents of the Noise Element include noise level standards for new projects. The Sierra County General Plan Noise Element identifies the maximum allowable noise exposure for residential land use to be 60 decibels (dbls).

Discussion:

a) **Less than Significant Impact.** Noise levels in excess of 60 dbls will not be generated by this project to off-site properties. Noise will be generated during construction of residential structures and the daily use of the property. The use of the properties is consistent with surrounding land uses. Therefore, impacts will be less than significant.

b) **Less than Significant Impact.** The proposed project will not result in exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels. No activities will occur on the property that would create excessive ground-borne vibration or ground-borne noise levels. Impacts will be less than significant.

Exhibit B

c) **Less than Significant Impact.** The project proposal will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The seven new residences will not generate noise that is inconsistent with surrounding land uses.

d) **Less than Significant Impact.** There will be a temporary increase in ambient noise levels in the project vicinity above existing levels during construction of project driveways and the new residences. Due to the sparseness of population in this area and the temporary nature of construction activity, impacts are expected to be less than significant.

e) **No Impact.** The proposed project is not located within the vicinity of an airport (public airstrip located two to three miles east of the proposed project site) and therefore would have no impact.

f) **No Impact.** The proposed project is not located within the vicinity of a private airstrip and therefore would have no impact.

Conclusion:

The project will not result in significant impacts concerning noise and no mitigation measures are necessary.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII.	**POPULATION AND HOUSING.** Would the project:				
a)	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☒	☐	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Overview:

The proposed project will result in the creation of five (5) new home sites on two parcels that already have a right to construct one house per parcel. The property is within the "community influence" area of Sierraville and was originally designated in the 1996 County General Plan and Final EIR to accommodate residential expansion for the community of Sierraville by placing the property within the "community core" area and by allowing from 18 to 36 now residential sites. The property is vacant at this time. Based on an average number of 2.32 persons per household (2000 U.S. Census), the resulting population of the project site at buildout would be approximately 12 people. The project approved by the County in 2001 and for which site specific performance ordinance # 932 was adopted, provides among many things, a prohibition of second dwelling units so that the ultimate population, density, and buildout remain consistent with the original density envisioned in the 1996 County General Plan and Final EIR for the original 188.08 acre parcel of which this proposed project is a part. Project impacts have been evaluated on the basis of one single family dwelling per parcel.

Discussion:

a) **Potentially Significant Unless Mitigation Incorporated.** The creation of five (5) new home sites will induce some population growth (approximately 12 people) in an area that is already designated for residential growth in the Sierra County General Plan being located within the "community influence" area and currently designated in the General Plan as Rural 20-40 and zoned as Open Space Twenty Acre District (residential zoning). This is not considered to be a substantial amount of growth and the impacts concerning population and housing would be less than significant. Project mitigation, designed to provide consistency between County General Plan property densities and the Final EIR; consistency with previously approved projects within the former Amodei Ranch; and the direction of County Ordinance 932 (Site Specific Performance Zone) suggest that project mitigation be considered that restricts parcels to one single family residence per parcel. Therefore, mitigation **MM12.1** is proposed below.

b) **No Impact.** The project will create five new home sites on vacant property already allowing two home sites. It will not displace any existing housing.

c) **No Impact.** The project site is vacant. The project will not displace any people which would necessitate the construction of replacement housing.

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Mitigation Measure:

MM 12.1 (Population and Housing)

- Second dwelling units shall be prohibited on the property and parcels being created and an additional information map shall be recorded simultaneously with the recording of the final map outlining this requirement and such prohibition shall be included within project CCR's.

Timing/Implementation: Zoning administration and during permit application

Enforcement/Monitoring: County Planning Department, Additional Information Map, Project CCR's.

Conclusion:

The project will have no significant impacts concerning population and housing.

Exhibit B

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.	**PUBLIC SERVICES.** Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection?	☐	☐	☒	☐
b)	Police protection?	☐	☐	☒	☐
c)	Schools?	☐	☐	☒	☐
d)	Parks?	☐	☐	☒	☐
e)	Other public facilities?	☐	☐	☒	☐

Overview:

The proposed project would create five new home sites and would result in locating approximately 12 new people (at an average of 2.32 persons per household) to the Sierraville community. The development of this site is consistent with the 1996 County General Plan and Final EIR, which considered the needs and impacts of the proposed density on local and regional resources and public services. Fire protection, police protection, schools and road maintenance as well as utilities already exist and internal roads are private and not a burden on any service entity.

Fire Protection. The project site is within the Sierra County Fire Protection District No. 1. Volunteer fire protection responses are provided by the Sierra County Fire Protection District, which has a fire house and equipment located in Sierraville, Sattley, and Calpine. Fire protection for the project area is also provided by the California Department of Forestry and Fire Protection (CDF). The proposed project has been reviewed by the Nevada-Yuba-Placer Unit and comment letters were prepared by the Truckee Battalion Chief (dated June 28, 2004 and October 3, 2004). A "CDF Fire Suppression Element" was also prepared and reviewed by CDF for compliance with Public Resources Code, Section 4290.

Police Protection. Law enforcement in the project area is provided by the Sierra County Sheriff's Office.

Schools. The project area is within the Sierra Plumas Joint Unified School District.

Parks. Parks within the community of Sierraville are available to residents of the proposed project, including facilities located at Sierraville School, Calpine Park, and the private Sierraville rodeo and riding arena. (Park issues are also addressed in the following Section, XIV. Recreation.)

Exhibit B

Discussion:

a) **Less than Significant Impact.** The project is in the Sierra County Fire Protection District No. 1. CDF also provides fire protection services to this area. The project will not result in the need for additional fire protection facilities. The project site will comply with the Public Resource Code 4290 fire safe regulations. (Fire protection issues are also discussed in Section VII. Hazards and Hazardous Materials.)

b) **Less than Significant Impact.** The project site is currently serviced by the Sierra County Sheriff's Office. This department has several "resident" deputies that reside within Sierra Valley communities, including Sierraville and has a substation at Loyalton, 12 miles to the east. The creation of five new home sites is not expected to significantly alter or affect existing services.

c) **Less than Significant Impact.** The project site is within the Sierra Plumas Joint Unified District and the addition of five new residences is anticipated to have a less than significant impact on school facilities and services.

d) **Less than Significant Impact.** The proposed project will not create a need for new parks or park services, nor will it have a significant impact on existing facilities or services.

e) **Less than Significant Impact.** The proposed project will not create a need for other new public facilities, nor will it have a significant impact on existing facilities or services.

Conclusion:

Impacts to public services are considered less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Overview:

According to the Sierra County General Plan, there are existing recreational facilities within the planning area (i.e., Sierraville School, Calpine Park, Sierraville rodeo and riding arena) in addition to the activities that occur in conjunction with the National Forest system lands of the Tahoe National Forest.

The proposed project would create five new home sites and would result in locating approximately 12 new people (at an average of 2.32 persons per household) to the community of Sierraville. The development of this site is consistent with the 1996 Sierra County General Plan and Final EIR, which considered the needs and impacts of the plan on local and regional recreation resources.

Discussion:

a) **Less than Significant Impact**. The project, which would result in five home sites and an on-site buildout population of approximately 12 people, may result in the increased use of existing neighborhood and regional parks or other recreational facilities, but the related increase in the level of use will not cause or accelerate substantial physical deterioration of any facilities that may potentially be used.

b) **Less than Significant Impact. T**he project does not include a recreational "facility". The project is proposed to include a restricted area (wetlands and potential wetlands) that will be managed as open space (primarily intended to protect on-site biologic resources) which may be accessible to homeowners for walking and wildlife viewing. There will be a restriction that no building can be constructed on this wetland and potential wetland area.

Conclusion:

Impacts concerning recreation resources will be less than significant.

Exhibit B

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☒	☐
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Overview:

Access to the proposed project site is off of State Route 89 via West Willow Street running east to west between the project site and the State Highway..

Onsite, the proposed seven lots will also be served by a gravel, one-lane road that is private (Amodei Ranch Road).

Letters from the California Department of Forestry and Fire Protection, dated June 28, 2004, October 3, 2004, and August 7, 2006 note that they have reviewed the proposed project and have made recommendations for conditions of approval.

Discussion:

a) **Less than Significant Impact.** The proposed project would result in five home sites on what is now two parcels. An average number of eight to ten off-site trips per day per single family dwelling is expected. Accordingly, five homes would result in approximately 40 to 50 trips per day. The level of service classification for West Willow Street and State Route 89 is more than sufficient for the anticipated traffic and therefore, the project would not cause an increase in traffic that is substantial in relation to the existing traffic load and proposed capacity of the road system after the proposed residences are constructed.

b) **Less than Significant Impact.** The roadways that service this site operate at an LOS (level of service) such that the traffic and circulation pattern generated by this project will not exceed the LOS standard established by the County and State of California for designated roads or highways.

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c) **No Impact.** As there are no airports in the immediate project vicinity, although a small public basic utility airstrip is located approximately two miles to the east. The proposed project will have no impact on air traffic patterns.

d) **Less than Significant Impact.** The proposed project will not increase hazards due to design features or incompatible uses. There are no encroachments onto the County road and all driveways will connect to an existing private road (Amodei Ranch Road).

e) **Less than Significant Impact.** The California Department of Forestry and Fire Protection has reviewed the proposed project and commented upon project features [letter dated June 28, 2004, October 3, 2004, and August 7, 2006]. The letters cited features of the project that relate to fire safety issues and did not identify any significant concerns regarding emergency access.

f) **Less than Significant Impact.** The proposed residential project will have adequate on-site parking at each homesite pursuant to the Sierra County Code. The proposed size of the homesite lots of a minimum of five (5) acres allows for sufficient off-street parking. No off-site parking is proposed.

i) **Less than Significant Impact.** The project proposal will not conflict with adopted policies, plans or programs supporting alternative transportation.

Conclusion:

No significant impact to traffic.

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Overview:

Waste Water. Sewage disposal will be onsite septic tanks at each home with the septic tank treated effluent piped by gravity to a leach field. A Soil Mantle Test and Soil Excavation Test Report was prepared by Plumas Geo-Hydrology dated January 2006. The County Health Department in its letter dated July 31, 2006 has approved the sewage disposal on the proposed parcels.

Water. Water will be provided by individual, private water well and the site will adequately support the proposed number of wells as outlined in the "Groundwater Resource Evaluation for Amodei Ranch, Southern Sierra Valley, Sierra County, California dated June 2006 prepared by Plumas Geo-Hydrology.

Discussion:

a) **Less than Significant Impact.** Sewer disposal will be onsite septic tanks at each home. The project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board-Central Valley region or the County Health Department.

b) **Less than Significant Impact.** Sewer disposal will be onsite septic tanks at each home. The sites for the septic systems have been considered in the site review and report prepared by Plumas Geo-Hydrology in January 2006. Sierra County Code Section 16.40.060(b) requires that lots not served by sewers shall require the filing by the subdivider of a report indicating the feasibility of the proposed system and the approval of the County Health Department. This has been completed. The

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construction of these facilities is consistent with other development in the area will not result in significant environmental effects.

c) **Less than Significant Impact.** No new storm water facilities are proposed or required. BMP's will be used as part of any building permit issued by the County as required in the Uniform Building Code. The proposed project will not cause significant environmental effects.

d) **Less than Significant Impact.** Water is proposed by individual well and the document dated June 2006 and prepared by Plumas Geo-Hydrology and entitled "Groundwater Resource Evaluation" confirms that adequate water is available, no significant impacts will result, and no significant impacts to surrounding resources will result.

e) **Less than Significant Impact.** The proposed project will be served by on-site septic systems and no wastewater facility exists. The project will not affect the capacity of an existing wastewater treatment plant.

f) **Less than Significant Impact.** Within the project area solid waste pickup services are provided by Intermountain Disposal and Sierra Solid Wastes on a weekly basis. Sattley Transfer Station and Loyalton Landfill, each within 5 to 15 miles of the project area, respectively, have capacity to serve the proposed five new single family residences.

g) **Less than Significant Impact.** The proposed residential project will comply with federal, state and local statutes and regulations related to solid waste.

Conclusion:

The design features of the project, with enforcement of related regulations by agencies as noted, will provide the necessary utilities for the project. There are no related potentially significant environmental impacts that require mitigation measures and impacts will be less than significant.

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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion/Conclusion:

a) **Less than Significant Impact.** With the design features of the project, and as reported in the biological analysis, cultural resources study, CDF fire suppression element, soil and percolation test report, and the groundwater resource evaluation, the proposed general plan amendment to re-include the property into the "community core" area of Sierraville and the zoning and proposed subdivision to create five new residential parcels, the installation of the individual septic systems and water wells, and construction of access driveways to individual home sites will not substantially degrade the quality of the environment, reduce the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community or reduce the number, or restrict the range, of rare or endangered plants or animals. The proposed project will also not eliminate any important examples of the major periods of California history or prehistory.

b) **Less than Significant Impact.** The proposed creation of five new residential parcels will not have impacts that are "individually limited but cumulatively considerable". The impacts from this project are limited, mitigated where warranted, and consistent with the Sierra County General Plan and adopted Final EIR. Independent environmental studies and technical analyses, identified within this document, were prepared and in every case, findings of impacts—individually and cumulatively—were confirmed "less than significant." The property history described herein adequately outlines the project development history and the analyses and conclusions reached in the 1996 County General Plan and Final EIR. By evaluating the individual project as outlined, the environmental and resource analyses (cultural, biological, wetland, soils and percolations tests, fire) that were required have adequately analyzed the existing project as well as the potential development of contiguous parcels that were part of the original 188.08 acre parcel and in every case, the original thresholds of the 1996 County General Plan and Final EIR have been met. Other projects within the Sierraville area will not be significantly affected or experience significant cumulative impacts because of this project. Despite the existence of or potential for future projects in the region, the proposed project does not create or cause any impact that is individually limited but cumulatively considerable, The special studies accomplished for this project cover all of the lands of the Amodei Ranch and a potential density of 27 new home sites that is consistent with the 1996 County General Plan and final EIR but proposes a

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density less than originally envisioned (36 original). None of the detailed and comprehensive studies identify or suggest any cumulative impact. A subsequent or new EIR is not required as the 1996 Final EIR for the General Plan analyzed the effects from inclusion of the property into the community core of Sierraville and created a density of 36 new homes. There is no cumulative impact that has not already been analyzed, nor is any individual or collective impact identified that would be considered significant or cumulatively considerable. The project will not exacerbate an existing environmental condition that is significantly degraded, and other projects and the effects from other projects have been reviewed and there is no evidence or conclusion suggesting that any incremental effects will result from the proposed project or which will be considerable.

c) **Less than Significant Impact**. Mitigation measures incorporated in this initial study ensure that the proposed creation of five new residential parcels and the installation of support utilities will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

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ATTACHMENTS (INCORPORATED BY REFERENCE. AVAILABLE AT SIERRA COUNTY PLANNING DEPARTMENT, 101 COURTHOUSE SQUARE, DOWNIEVILLE, CA 95936. MONDAY THRU FRIDAY 8AM-5PM):

- North Fork Associates, Biological Resource Assessment for the Amodei Ranch Subdivision, Sierra County, California, dated August 29, 2005.
- Peak and Associates, Cultural Resource Assessment of the Amodei Ranch, Sierra County, California, dated August 30, 2005.
- CDF Fire Suppression Element dated October 2004 and Letters from Battalion chief Doug Rinella dated June 28, 2004, October 3, 2004, and August 7, 2006.
- Plumas Geo-Hydrology (Burkhard Bohm), Ground Water Resource Evaluation for Amodei Ranch Subdivision. Southern Sierra Valley. Sierra County, California dated June 21, 2006.
- Plumas Geo-Hydrology, "Soil Mantle Test and Percolation Test Report" dated January 30, 2006.
- State of California, Department of Public Works, Division of Water Resources, "Report on the Water Supply and Use of Water on Middle fork of Feather River and Tributaries—Plumas and Sierra Counties—Middle Fork of Feather River Adjudication-Dated August 1937."

REFERENCES:

- California Department of Forestry and Fire Protection, Douglas Rinella, Truckee Battalion Chief, *letters* dated June 28, 2004 and October 3, 2004, and August 7, 2006.
- Federal Emergency Management Agency. *Flood Insurance Rate Map* Panel No. 06091C0215 (1988)
- County Health Department-Letter dated July 31, 2006
- Northern Sierra Air Quality Management District. Website. *Annual Report.* http://www.nccn.net/~nsaqmd/index.html
- Planning Concepts. 1996. *Sierra County General Plan.*
- Sierra County Code – Zoning, Subdivision Chapters
- Subdivision Map Act
- U.S. Environmental Protection Agency. 2005. *Website*. http://www.epa.gov/water/index.html.
- Uniform Building Code
- Native American Heritage Commission-June 2006 Contact list
- State Clearinghouse review 20004052106-june 2004
- CDF Wildland Fire Severity map
- Previous Planning Files-Amodei (Various), including previous environmental documents
- 1996 Final EIR—Sierra County General Plan
- NFPA Section 1142 "Standards for Water Supplies for Suburban and Rural Fire Fighting—2001 edition"
- September 30, 2004 Field Inspection—Drainage, Hydrology Soils, Percolation Test Sites
- 2000 Negative Declaration (Amodei) and 2004 Negative Declaration (Amodei/Anderson)

PERSONS CONTACTED:

- Doug Rinella, CDF Battalion Chief
- Elizabeth Morgan, County Environmental Health Specialist
- Debbie Pileas Treadway, NAHC
- Dr. Ken Schmidt, Sierra Valley Groundwater Management District
- Burkhard Bohm, Plumas Geo-Hydrology
- Barry Anderson, North Fork Associates
- Greenville Rancheria of Maidu Indians
- Maidu Cultural and Development Group
- Tsi-Akim Maidu
- Washoe Tribe of California and Nevada
- State of California-State Clearinghouse
- Joanne Anderson & Robert Anderson, owners

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- Frank Amodei, owner
- John Amodei, neighboring property owner
- Greg Gatto, Attorney-at-Law
- William G. Copren, Sierra County Assessor
- Ron Vanscoy and Jim Scarborough, State Department of Water Resources-Beckwourth Maintenance Station

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2006-181

Mitigated Negative Declaration

MITIGATION MONITORING PROGRAM

Amodei / Anderson

Subdivision Project

Sierra County Planning Dept. File No. 1342

Exhibit C

	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
MM 1.1	• Utility lines (power, telephone, cable television) shall be underground. • Building shall be restricted to the building sites identified on the subdivision map. • Trees will not be removed unless dead or dying or for fire protection. • Homes constructed shall be restricted to coloring to blend in with the setting and no reflective roofing will be permitted. • Any exterior shall be attached to the homes or garages and directed downward to light the site and avoid off-site night lighting and to avoid illumination off of the property. • Water tanks for fire protection shll be placed below grade (buried).	AESTHETICS	During grading, site improvement and construction of buildings.	County of Sierra Planning Department and project CC&Rs	
MM 2.1	• The existing perennial watercourse and the existing seasonal water-course/irrigation channel (commonly referred to as "The Amodei Ditch") as well as recently excavated cross-irrigation channel/s shall be identified on an additional information map and recorded simultaneously with the final map; setbacks for any buildings and the septic tank/leach field shall be 100 feet as measured from the top of bank of the existing perennial water-course, and 100 feet from the top of bank of the irrigation channel ("The Amodei Ditch") running in approx-imately north-south alignment, and fifty (50) feet from the top of bank of any existing cross-irrigation ditches. • Property owners in the development and use of the parcels shall comply with the requirements of the Sierra Valley Watermaster and the Sierra Valley Decree.	AGRICULTURAL RESOURCES	During grading, site improvement and construction of buildings.	County of Sierra Planning Department and project CC&Rs	
MM 3.1	Residential construction must have alternative heat sources besides wood that could heat the entire structure, and all woodstoves shall comply with the guidelines of the U.S. Environ-mental Protection Agency (EPA).	AIR QUALITY	Building Permit	County of Sierra Planning Department and project CC&Rs	
MM 3.2	Depending on weather conditions, the County shall incorporate into the project and require that the contractor comply with the following dust control measures as needed to control fugitive dust: • All active unpaved construction areas	AIR QUALITY	During construction activities	County of Sierra Planning Department, Northern Sierra Air Quality Management District, and project CCR's	

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	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	shall be watered at least twice daily as needed to control fugitive dusts. • Soil stabilizers shall be applied to inactive construction areas, as needed. • All unpaved access roads and staging areas at construction sites shall have soil stabilizers applied, or have water applied at least twice daily. • Traffic speeds on unpaved roads shall be limited to 15 mph. • Exposed stockpiles of soil and other backfill material shall be enclosed or covered, be watered twice daily, or have soil binders added as needed. • All trucks hauling soil and other loose material on public streets shall be covered or have at least two feet of freeboard. • If visible soil material is carried onto adjacent public roads, such streets shall be swept with water sweepers. • Dust-producing activities shall be suspended when high winds create construction-induced visible dust plumes moving beyond the project site in spite of dust control measures.				
MM 4.1	An additional information map, recorded simultaneously with the final map shall contain the requirement that thirty (30) days prior to any construction disturbance associated with the application and issuance of any Building, Health, or Planning Department permit by the County, a pre-construction survey be conducted by a qualified biologist shall be accomplished to determine the presence of the Lewis' Woodpecker, White Headed Woodpecker, Northern Goshawk, California Spotted Owl, or Redtailed Hawk. The cost for this survey shall be a cost of the property owner and shall be accomplished by a qualified biologist in cooperation with the California Department of Fish and Game and National Fish and Wildlife Service. If any of the above identified species are found during the survey, appropriate measures to minimize effects and disturbance to the identified species, as recommended by either the California Department of Fish and Game and/or National fish and Wildlife Service, shall be implemented. This mitigation measure is not deferring the analysis nor the	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	

	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	results but is a responsible and recommended procedure for surveying special species that could potentially inhabit a site during nesting season (thirty (30) days prior to construction disturbance) that were not present during the original biological resources assessment.				
MM 4.2	All areas identified in the Biological Resources Assessment classified and mapped as "wetland" or "potential wetland" shall be restricted from any development and be main-tained in an open, natural condition. This area shall be identified on an additional information map which shall be recorded simultaneously with the final map and shall be incur-porated into any project CCR's.	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	
MM 4.3	• A buffer zone extending 50 feet horizontally from the edge of all areas identified in the Biological Resources Assessment as "wetland" and "potential wetland" shall be restricted from any development and be maintained in an open, natural condition to mitigate potential impacts to theses areas and to species sensitive to impacts to wetlands. • Prior to issuance of a building permit, a preliminary site inspection shall be conducted by the County Planning and Building Department to ascertain whether proposed construction sites or activities will be located within 100 feet of any willow thicket located within the areas defined as "wetland" or "potential wetland." If a willow thicket (indicating potential Willow Flycatcher habitat) is discovered within 100 feet, a survey shall be conducted at the applicant's expense by a qualified biologist, and according to protocols and guidelines as directed by the California Department of Fish and Game. If it is determined that there are nesting Willow Flycatchers or other sensitive species located in the vicinity, then a 100 foot setback from the "wetland" or "potential wetland" shall be required for the construction proposed in the building permit application. Areas as identified in **MM 2.1 (Agriculture)** shall also afford mitigation and protection to the perennial watercourse, seasonal watercourse-irrigation	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	

public hearing, the Board of Supervisors created a two-member committee of its membership to meet with staff to "work on meeting the concerns of the environmental group". The Board formally continued the hearing until 1:30 pm on October 5, 2004.

The continued public hearing was held on October 5, 2004 and the Board received an additional 6 public exhibits into the hearing record. Upon conclusion of the public hearing, the Board of Supervisors directed its staff to prepare a revised negative declaration to include discussion of hydrology, water quality, drainage and groundwater supply; biological resource assessment (including wetland delineation); cultural resources assessment; sewage disposal; and, fire protection per Public Resources Code, Section 4290.

The following "specialized" studies were completed under the direction of the County as directed by the Board of Supervisors on October 5, 2004 and copies are in the possession of the Planning Department:

1) A "Cultural Resource Assessment of the Amodei Ranch-Sierra County, California" prepared by Peak and Associates, Inc, dated August 30, 2005; and,
2) A "Biological Resource Assessment for the Amodei Ranch Subdivision-Sierra County, California" prepared by North Fork Associates dated August 29, 2005; and,
3) A "Groundwater Resource Evaluation-Amodei Ranch Subdivision-Southern Sierra Valley-Sierra County, California" prepared by Plumas Geo-Hydrology dated June 21, 2006 with the review and coordination with Dr. Ken Schmidt representing the Sierra Valley Groundwater Management District; and,
4) A "CDF Fire Suppression Element" prepared by Mr. Doug Rinella, Truckee Battalion Chief, dated October 3, 2004; and,
5) A "Soil Mantle Test and Percolation Test Report" prepared by Plumas Geo-Hydrology and dated January 30, 2006.

The Board of Supervisors during its meeting of May 16, 2006 received a progress report on the revised negative declaration and determined that the Board would retain full jurisdiction and determined that the matter would not be referred back to the Planning Commission for any amended review, report, or recommendation.

Property History

The subject property was, in part, subject of County development approval beginning in 1991 when the former Amodei ranch which consisted of 422.19 acres was divided into two (2) parcels consisting of 234.11 acres (property located north of West Willow Street) and 188.08 acres (property located south of West Willow Street). This was accomplished through a parcel map approved by the County and ultimately recorded in the office of the County Recorder at Book 9 of Maps and Surveys at Page 54.

The County through adoption of its 1996 County General Plan and Final Environmental Impact Report, designated the 188.08 acre parcel of the 1991 subdivision map as an area of potential community expansion of Sierraville. This was the request of the Amodei family (letter from Ms. Lucy Anderson representing the Amodei family dated May 1, 1993) and the parcel was placed within the "community core" boundary of Sierraville and the land use designation assigned in the 1996 County General Plan was 'Planned Development with a R 5-10" density. This land use designation would accommodate a range of 18 (R-10 density) to 36 (R-5 density) new residential sites and the exact location and other design parameters of any development would be adopted after completion of proper analysis and identification of specific environmental constraints. A "PD or Planned Development" overlay land use designation was also incorporated into the County General Plan for this property to assure that approved development densities would be concentrated into areas of the property that avoided sensitive areas constrained by high ground water, meadow areas, inundation areas, and other environmental factors.

The 188.08 parcel heretofore identified, was the subject of a tentative subdivision map filed in 1998-1999 which proposed eight (8) parcels, all consisting of more than twenty (20) acres. The family ownership interests of the 188.08 Amodei Ranch parcel could not reach agreement on the form and timing of

Exhibit B

Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	channel, and irrigation ditches with required setbacks for building and septic tank construction. This mitigation measure shall be identified on an additional information map recorded simultaneously with the final map and shall be incorporated into the project CCR's.				
MM 4.4	The project shall incorporate provisions to comply with General Plan *Plant and Wildlife Element* Biological Mitigation Guidelines measures L3 and L4. CC&Rs shall require that all dogs be enclosed or leashed, and that all fences shall comply with Measure L4.	BIOLOGICAL RESOURCES	Record additional information map and incorporate into project CC&Rs	County of Sierra Planning Department and project CC&Rs	
MM 5.1	In the event of discovery of paleontological, archaeological or historic resources, the developer shall make every effort to identify, preserve, and maintain these resources and shall immediately cease any further disturbance until a site visit has been made and clearance has been issued by the County Planning Department after consultation with a qualified archaeologist.	CULTURAL RESOURCES	During construction activity	County of Sierra Planning Department and project CC&Rs	
MM 5.2	Should any human remains be discovered, all work is to stop and the County Coroner will be immediately notified pursuant to the State Health and Safety Code, Section 7050.5 and the State Public Resources Code, Section 5097.98. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.	CULTURAL RESOURCES	During construction activity	County of Sierra Planning Department and project CC&Rs	
MM 6.1	Contractors involved in clearing, grading, cut and fill and other earthmoving activities shall follow Best Management Practices (BMPs) in erosion control. This may include, but are not limited to, the following: • Existing natural vegetation shall be retained, protected and supplemented where necessary. Trees will not be removed unless dead or dying, removed for access reasons, or for fire protection. • Exposure of soil to erosion by removal of vegetation shall be limited to the smallest area practical and for the shortest time practical. • Seeding, mulching or other suitable	GEOLOGY AND SOILS	Prior to recording of the final map	Sierra County Health Dept., Regional Water Quality Control Board, Sierra County Planning Dept.	

EX C

	Mitigation Measure	Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	stabilization measures shall be used to protect exposed erodible areas a minimum of two weeks in advance of the wet weather season. • Straw bales or sandbags shall be stacked at the job site for emergency erosion control work during rainstorms. • Velocity check-dams in all unpaved roadways shall be provided at the necessary intervals to control and minimize erosion. • All erosion control devices shall be in place at the end of each working day during the wet weather season and directed by the County during the dry season when there is a forecasted probability of rain.				
MM 6.2	An additional information map, recorded simultaneously with the final map, shall show as a matter of survey, the areas determined in the January 2006 Plumas Geo-Hydrology Report, as suitable for septic disposal, including location of percolation tests and soil mantle excavations. The area identified on the additional information map shall specify the size and depth requirements for the proposed leach areas and shall show the sewage disposal areas, including a 100% replacement area, large enough to accommodate a 3 bedroom home. The County Health Department shall review each site in the field prior to recording of the final map.	GEOLOGY AND SOILS	Prior to recording of the final map	Sierra County Health Dept., Regional Water Quality Control Board, Sierra County Planning Dept.	
MM 7.1	• A single, 10,000 gallon water tank shall be required for each final map (one per 23.51 acre parcel) for fire protection purposes and the tank shall meet CDF guidelines; shall be placed underground to avoid freezing conditions; and shall contain apparatus approved by serving fire entities that conforms the water tank and plumbing with current fire agency standards or specifications. The location of the two tanks shall be approved by the serving fire entities and at minimum shall be easily identified, located very close to existing roads to avoid any additional grading, and not located within any areas restricted from use and or disturbance as identified within this document. • NFPA (National Fire Protection Association) Section 1142 entitled	HAZARDS & HAZARDOUS MATERIALS	Constructed or bonded prior to recording of final map or if NFPA Standards are used, any improvements shall be installed prior to issuance of the first building permit.	County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1	

Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	"Standard on Water Supplies for Suburban and Rural Fire Fighting-2001 Edition" provides alternative measures to provide water supplies on-site and how delivered. The CDF letter dated August 7, 2006 offers alternatives to the requirement for two (2) 10,000 gallon water tanks if the property owner/subdivider wishes to consider individual tanks or other means of providing equal or better water supply to the proposed parcels. Individual tanks shall be placed underground to avoid freezing conditions and shall contain the same requirements as required in **MM 7.1** for the 10,000 gallon tanks.				
MM 7.2	The project shall comply with defensible space standards established by the California Department of Forestry and Fire Protection. Proposed specifications and standards for fire safety are contained within the October 2004 CDF Fire Suppression Element and include address requirements, construction standards, creation and maintenance of defensible space with a minimum of 150 feet or to the lot line with branches removed within 10 feet of the ground and removal of all brush. Setbacks less than 50 feet will require fire hardened materials. Driveways and roads shall have reduced fuel loading to a minimum of 80 percent on both sides for a minimum of 15 feet from the road edge to a height of 15 feet and shall be a minimum of ten (10) feet wide and able to hold a 40,000 pound load with adequate turnouts and/or turnarounds.	HAZARDS & HAZARDOUS MATERIALS	Prior to issuance of building permits	County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1	
MM 7.3	All homes shall have roofing constructed with Class A materials, street and building address signs designed to CDF standards.	HAZARDS & HAZARDOUS MATERIALS	Prior to issuance of building permits	County of Sierra Planning Department, California Department of Forestry and Fire Protection, Sierra County Fire Protection District No. 1	
MM 8.1	Drainage courses occurring on the property shall be shown on an additional information map and any area within the boundary of a flood plain mapped as a flood	HYDROLOGY & WATER QUALITY	Additional information map recorded simultaneously with final map	County Planning Department, Project CCR's	

Mitigation Measure		Environmental Impact Element	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	hazard area by FEMA, or if none exists, the area within 100 feet measured horizontally from the top or edge of bank of the existing perennial watercourse, and 100 feet from the top of bank of the irrigation channel (commonly referred to as "The Amodei Ditch") running in approximately north-south alignment, and fifty (50) feet from the top of bank of any seasonal watercourses or the existing cross-irrigation ditches shall be designated as an area restricted from construction of a residence or a septic tank and leach field. (See also **MM 2.1** for mitigation for agricultural irrigation channels.)				
MM 12.1	Second dwelling units shall be prohibited on the property and parcels being created and an additional information map shall be recorded simultaneously with the recording of the final map outlining this requirement and such prohibition shall be included within project CCR's.	POPULATION & HOUSING	Zoning administration and during permit application	County Planning Department, Additional Information Map, Project CCR's	

CONDITIONS OF APPROVAL
AMODEI/ANDERSON TENTATIVE MAPS

Staff Recommendation 973, commencing with page 236 of County Exhibit 9 was amended to reflect the findings of the revised mitigated negative declaration, new mitigation monitoring plan, and public hearing comments received during the September 19, 2006 and October 10, 2006 public hearings before the Sierra County Board of Supervisors. The revised conditions of approval are:

1) The approval of the components of the project including General Plan Amendment, Zone Amendment, Tentative Maps (2), Mitigated Negative Declaration, and Mitigation Monitoring Plan is contingent upon compliance with all conditions imposed through the project approval process and the applicant/landowner(s) is responsible for providing evidence to the County Planning Department of compliance with all conditions of approval imposed upon the project by the Board of Supervisors. The final map shall not be recorded until all conditions imposed upon the project have been satisfied and/or adequately bonded as may be required herein.
2) The general plan amendment of including the subject properties into the "community core" of Sierraville and applying the land use designation of "R-5 to 10" is approved.
3) The zone amendment of the subject properties to "Rural Residential-Five (5) Acre District" is approved.
4) The applicant/landowner(s) shall be responsible for payment of the State-required administrative fee required by law for review of the environmental documents for this project within five (5) days of project approval by the Board of Supervisors. This payment is made to the Sierra County Clerk-Recorder and is comprised of a fee of $1250.00 (State) and an administration fee (County) of $25.00. Upon payment of these fees, a Notice of Determination shall be filed by the County Planning Department with the Sierra County Clerk-Recorder as required by law.
5) All requirements of the County Treasurer-Tax Collector regarding taxes and/or liens on the subject properties as required by law shall be satisfied prior to recording of the final map.
6) The applicant/landowner(s) shall provide an additional information map to be recorded simultaneously with the final map defining the parameters of the proposed development of the property which shall be enforceable by the County and shall contain the following:
    a) The perennial watercourse in existence on the west side of the subject properties and the seasonal irrigation ditch commonly referred to as

the Amodei Ditch in existence on the east side of the subject properties, both aligned in an approximate north-south direction, shall show a setback of 100 feet from the top of bank and the cross irrigation ditches that are currently in existence and shown in the mitigated negative declaration shall show a setback of 50 feet from the top of bank and these areas shall be restricted from any residential construction, the placement and/or construction of any buildings or structures and any septic disposal facilities.

b) Mitigation measures as shown in the approved mitigation monitoring plan and approved negative declaration shall be binding on the property, any development of the property, and any future uses of the property.

c) The maximum number of residential dwellings allowed for the project and within the project area is seven (7) residential dwellings and there shall be a prohibition against second dwelling units or caretaker quarters from being established on the subject properties.

d) Roads, defensible space clearances, and water supply shall comply with CDF fire safe standards as set forth in Public Resource Code, commencing with Section 4290 and as outlined in the "Fire Suppression Element" and supporting letters contained within the administrative record for this project which were submitted by CDF.

e) Uses of water and any alteration of irrigation ditches must comply with the requirements of the Sierra Valley Watermaster and be in conformance with the Sierra Valley Decree.

f) Utilities serving the subject property shall be provided through underground facilities.

g) Outdoor lighting fixtures shall be designed and operate to prevent the escape of light above the horizontal plane of the lighting fixture and flood lighting of the individual parcels and resultant building sites is prohibited.

h) Tree removal shall be prohibited from the individual parcels other than that which may be required to provide fire-defensible space as may be determined and required by CDF or to eliminate diseased, dead, or dying trees that may create a safety concern or compromise the health of the remaining timber stand.

i) Construction materials shall be non-reflective materials and roofing materials used on any structures shall be fire rated class "A".

j) Physical situs address identification shall be required and installed having a 3 inch high, reflective numerals/letters on a contrasting background color and mounted on a post for easy identification of the main access to the proposed parcels and/or according to any current standards of the County regarding emergency identification and situs address.

7) Prior to recordation of the final map, the applicant/landowner(s) shall submit subdivision improvement and drainage plans prepared by a licensed California

Ex. D

engineer for any fire protection improvements required herein. No construction of any improvements may commence until plans have been approved by the County Engineer and the improvements shall either be constructed and accepted prior to recording of the final map or shall be secured and subject to a subdivision improvement and security agreement with the Board of Supervisors requiring completion of improvements within twelve (12) months.

8) The existing private road maintenance agreement for the "Amodei Ranch Road" binding the existing and future owners of the Amodei Ranch Estates subdivision shall be binding on each parcel created by this project.

9) The tentative maps are contingent upon and final maps may not be recorded until the County has adopted an ordinance providing for enforcement of notes and mitigation on additional information maps.

10) All mitigation measures of the approved mitigated negative declaration shall be conditions of approval of the approval of the tentative maps.

11) The approval of the final map shall be conditioned upon compliance with any requirements or permits of a federal or state agency.

12) The County Surveyor in a letter contained in the administrative record for this project and identified as County Exhibit 22 made comments and the record shall note that Amodei Ranch Road shall not be required to be paved; that fire hydrants will not be required as the applicant/landowner(s) have already elected, and CDF has approved, the use of water tanks; and, there is no entity named "the Sierra Valley Irrigation District.

13) The subdivider shall provide Covenants, Conditions, and Restrictions (CCR's) which create a homeowner association to administer and enforce the CCR's and these restrictions shall be recorded in the Office of the County Clerk-Recorder and so noted on the additional information map as to their existence for the following:

   a) Specific erosion control measures for individual lot development consistent with accepted practices included within the publication "Erosion and Sediment Control Guidelines for Developing Areas of the Sierra".

   b) Requirements for a conventional heating device, other than wood-fired, with sufficient capacity to heat all areas of the residence.

   c) Prohibition against floodlighting. Outdoor fixtures shall be designed and shall operate to prevent light from escaping from above the horizontal plane of the fixture.

   d) All information required for the additional information map so that there is a duplication of notice to existing and future owners and/or buyers of the parcels.

   e) If artifacts, paleontological or cultural or unusual amounts of stone, bone, or shell are uncovered during construction or grading activity, all work shall be immediately halted, notice shall be immediately provided to the County Planning Department, and a qualified archeologist shall be consulted for an on-site review. Further mitigation measures, as recommended by the archeologist and

Ex. D

approved by the County Planning Director in accordance with Appendix K of the "State CEQA Guidelines" shall be implemented prior to re-commencement of construction activity.

f) Requirements set forth on the additional information map shall be binding on all parcels, including all successors in interest.

g) The obligations for participation in the private road maintenance agreement for Amodei Ranch Road and obligations for ongoing fire safe requirements of CDF.

h) Any other design, development, or land use restriction desired by the applicant/landowner(s)

EX. D

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2006 - 187

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO VISITOR COMMERCIAL AND INCLUSION INTO THE COMMUNITY CORE OF INDIAN VALLEY FOR CHRISTENSEN

WHEREAS, Irving Christensen has requested approval by the County of Sierra for a General Plan Amendment from Forest to Visitor Commercial and in to the Community Core of Indian Valley, on real property located in the County of Sierra, further identified as APN 004-060-019; and

WHEREAS, the Sierra County Planning Commission on October 7, 2006 conducted a duly noticed public hearing and rendered decisions on the application and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; and

WHEREAS, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the requested general plan amendment; and

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors approves the General Plan Amendment from Forest to Visitor Commercial and place into the Community Core of Indian Valley

ADOPTED by the Board of Supervisors of the County of Sierra on the 5th day of December, 2006 by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes and Mitchell
NOES: None
ABSTAIN: None
ABSENT: Whitley

COUNTY OF SIERRA

ARNOLD GUTMAN
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

MARY J. JUNGI
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUNSEL

SIERRA COUNTY

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2008- 071

IN THE MATTER OF
APPROVING A MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT, ZONE AMENDMENT
AND TENTATIVE PARCEL MAP
FOR JANE CARRIER

WHEREAS, Jane Carrier has requested approval by the County of Sierra for the following entitlements for property located in Sierra County which is commonly identifies as Sierra County Assessors Parcel Number 002-130-028, which is referred to herein as the "Project":

1. General Plan Amendment from Community Influence/R-20 to Community Core/R-10, and

2. Zone Amendment from General Forest District to Rural Residential-10 District, and

3. A Tentative Parcel Map to subdivide a 27.07 acre parcel into one 10.17-acre and one 17.54-acre parcel.

WHEREAS, the Sierra County Planning Commission on March 20, 2008 conducted a duly noticed public hearing and rendered decisions on the application(Planning Department File No. 1443) and recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment, Zone Amendment and Tentative Parcel Map consistent with the recommendation contained within Staff Recommendation No. 1072; and

WHEREAS, on April 15, 2008, the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission, and continued it to May 6, 2008.

NOW THEREFORE BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that based upon the record of proceedings from the April 15, 2008 and May 6, 2008 public hearings, the Board of Supervisors hereby adopts the following findings of fact::

1. The County satisfied all statuary and local ordinances requirements concerning public notice of the environmental process. The process culminated in a Mitigated Negative Declaration. In processing the initial study for the project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated.

2. The project is consistent with the Sierra County General Plan.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the April 15, 2008, and May 6, 2008 public hearings, the Board of Supervisors takes the following actions:

1. Approves the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program

2. Approves the filing of a Notice of Determination.

3. Approves a General Plan Amendment to Community Core/R-10 District

4. Approves the Zone Amendment to Rural Residential-10

5. Approves the Tentative Parcel Map to subdivide a 27.07- acre parcel into one 10.17-acre and one 17.54-acre parcel; and

6. Directs Counsel to prepare the proper Ordinance for adoption by the Board of Supervisors.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 6th day of May, 2008, by the following vote:

AYES: Supervisors Gutman, Huebner, Nunes, Mitchell and Whitley
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

PATRICIA WHITLEY, CHAIRMAN
BOARD OF SUPERVISORS

APPROVED AS TO FORM:

HEATHER FOSTER
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2009- 074

IN THE MATTER OF APPROVING
A MITIGATED NEGATIVE DECLARATION
GENERAL PLAN AMENDMENT
ZONE AMENDMENT
AND TENTATIVE MAP
FOR THE ARLENE AMODEI PROJECT

WHEREAS, Arlene Amodei requested approval by the County of Sierra for the following entitlements for property located in Sierra County which is commonly identified as Sierra County Assessors Parcel Number 013-110-132:

1. General Plan Amendment to amend the existing General Plan by placing the property into the Community Core of Sierraville and changing the land use designation from Rural 20-40 (R 20-40) to Rural 5-10 (R 5-10); and,

2. Zone Amendment from Open Space-20 (OS-20) District to Rural Residential-5 (RR-5) District; and,

3. Tentative Map to divide an existing 23.51 acre parcel into three parcels of 5.40 acres, 6.03 acres, and 12.08 acres; and,

WHEREAS, the Sierra County Planning Commission on April 16, 2009 conducted a duly noticed public hearing and rendered decisions on the applications (ref., Planning Department File No. 1474) and recommended conditional approval of the proposed General Plan Amendment, Zone Amendment and Tentative Map to the Sierra County Board of Supervisors; and,

WHEREAS, on May 19, 2009 the Sierra County Board of Supervisors conducted a duly noticed public hearing on the applications as recommended by the Sierra County Planning Commission.

NOW THEREFORE BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that based upon the record of proceedings for the May 19, 2009 public hearing, comments received, and the whole record, the Board of Supervisors hereby adopts the following findings of fact:

1. The County satisfied all statuary and local ordinance requirements concerning public notice of the environmental process. The process culminated in a Mitigated Negative Declaration. In processing the initial study for the project, the areas of concern and issues raised regarding potential impacts were addressed or mitigated. With implementation of the mitigation measures, the project will not have a significant effect on the environment.

2. The project is consistent with the Sierra County General Plan.

BE IT FURTHER RESOLVED that based upon the foregoing findings and upon the record of proceedings for the May 19, 2009 public hearing, comments received, and the whole record, the Board of Supervisors hereby takes the following actions:

1. Adopts the Mitigated Negative Declaration and Mitigation Monitoring & Reporting Program.

2. Approves the filing of a Notice of Determination.

3. Approves the General Plan Amendment to place the property into the Community Core of Sierraville and changing the land use designation from Rural 20-40 (R 20-40) to Rural 5-10 (R 5-10).

4. Approves the Zone Amendment from Open Space 20 (OS-20) District to Rural Residential 5 (RR-5) District.

5. Approves the Tentative Map to subdivide the existing 23.51 acre parcel into three (3) parcels consisting of 5.40 acres, 6.03 acres, and 12.08 acres, subject to certain conditions of approval contained in staff recommendation no. 1092.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 19th day of May, 2009, by the following vote:

AYES: Supervisors Adams, Huebner, Goicoechea, Whitley and Nunes
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

BILL NUNES, CHARIMAN
BOARD OF SUPERVISORS

APPROVED AS TO FORM:

HEATHER FOSTER
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2012-045

RESOLUTION APPROVING A GENERAL PLAN AMENDMENT FROM COMMUNITY COMMERICAL TO RURAL RESIDENTIAL ½ -1 DISTRICT FOR HORTON

WHEREAS, William Horton has requested approval by the County of Sierra for a General Plan Amendment from Community Commercial to Rural Residential ½-1 District, on real property located in the community of Sattley, further identified as APN 013-080-002; and,

WEHREAS, the Sierra County Planning Commission on Thursday, May 17, 2012 conducted a duly noticed public hearing and rendered decisions on the application and adopted Resolution # 1012-02 recommended approval to the Sierra County Board of Supervisors of the proposed General Plan Amendment; and,

WHEREAS, on June 5, 2012 the Sierra County Board of Supervisors conducted a duly noticed public hearing on the requested General Plan Amendment; considered the project pursuant to the Sierra County General Plan, the Sierra County Zoning Code, and all other applicable state and local regulations, and received all written and /or oral evidence and testimony.

NOW THEREFORE BE IT RESOLVED, that based upon the record of proceedings from the June 5, 2012 public hearing, the Board of Supervisors hereby adopts the findings of fact as set forth in Staff Recommendation No. 1132; finds that the proposed project is Statutory Exemption under Public Resources Code § 21080(b)(9) of CEQA, and specifically under CEQA Guidelines CCR § 15305 and directs a filing of a notice of exemption; and approves the General Plan Amendment from Community Commercial to Rural Residential ½-1 District.

ADOPTED by the Board of Supervisors of the County of Sierra on the 5th day of June, 2012 by the following vote:

AYES: Supervisors Adams, Nunes, Goicoechea, Schlefstein & Huebner
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

PETER HUEBNER, CHAIRMAN
BOARD OF SUPERVISORS

APPROVED AS TO FORM

HEATHER FORSTER
CLERK OF THE BOARD

JAMES A. CURTIS
COUNTY COUNSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2014-_027

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN TO ADOPT THE 2009-2014 UPDATE TO THE SIERRA COUNTY HOUSING ELEMENT

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law; and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law; and,

WHEREAS, it was determined that only minor technical changes or additions and a slight increase in the Regional Housing Needs Allocation (RHNA) determined by the State were the only changes needed to update the existing 2001-2008 Housing Element; and that the RHNA determination is statutorily exempt from the California Environmental Quality Act (CEQA) under CA Government Code Section 65584(f); and that, therefore, the previously-adopted Negative Declaration for the Housing Element update remains adequate with an addendum showing only the technical changes, and that re-circulation of the Negative Declaration with addendum was not necessary, pursuant to CEQA Guidelines Section 15164; and,

WHEREAS, on August 13, 2009 the Sierra County Planning Commission held a duly noticed public hearing on the proposed Housing Element update and recommended to the Sierra County Board of Supervisors approval of the Housing Element update and the corresponding negative declaration, with addendum; and,

WHEREAS, on September 1, 2009 the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update; and,

WHEREAS, the draft Housing Element was transmitted to the State Department of Housing and Community Development (HCD) as required by State law, and the County made technical changes and minor amendments to the draft Housing Element pursuant to HCD's comments and recommendations to ensure substantial compliance with State law and certification by that Department; and,

WHEREAS, the County did properly conduct outreach and consultation through the Native American Heritage Commission to all listed Native American tribes under SB-18, pursuant to Government Code Section 65352.3, beginning August 24, 2009 for at least 90 days, and received no comment; and,

WHEREAS, on April 7, 2014 the Sierra County Board of Supervisors held a second duly-noticed public hearing on the proposed Housing Element update and the accompanying Negative Declaration, with addendum, to receive public comment and take final action on the proposed General Plan Amendment.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby adopts the 2006 Negative Declaration, with 2014 addendum, as presented to the Board at the April 7, 2014 public

hearing, and certifies that it complies with the provisions of the California Environmental Quality Act, and has been read and considered by the Board; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to file a Notice of Determination with the County Clerk in accordance with the provisions of state law; and,

BE IT FURTHER RESOLVED that the Board of Supervisors hereby approves the General Plan amendment and adopts the 2009-2014 Housing Element update as presented to the Board at the April 7, 2014 public hearing; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 7th day of April, 2014 by the following vote:

AYES: Supervisors..Adams,Huebner,Beard,Schlefstein,Roen
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

PAUL ROEN
CHAIRMAN, BOARD OF SUPERVISORS

ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

JAMES A. CURTIS
COUNTY COUSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2017-142

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN BY ADOPTING THE 5th CYCLE HOUSING ELEMENT UPDATE AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law; and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law; and,

WHEREAS, the draft Housing Element was transmitted to the State Department of Housing and Community Development (HCD) as required by State law, and the County made technical changes and minor amendments to the draft Housing Element pursuant to HCD's comments and recommendations to ensure substantial compliance with State law and certification by that Department; and,

WHEREAS, the County did properly conduct outreach and consultation through the Native American Heritage Commission to all listed Native American tribes under SB-18, pursuant to Government Code Section 65352.3, beginning August 24, 2017, and received no comment; and,

WHEREAS, the Sierra County Planning Department prepared an Initial Study pursuant to the California Environmental Quality Act (CEQA), and the study showed that there was no substantial evidence or fair argument, in light of the whole record before the agency and comments received, that the project may have a significant effect on the environment, and prepared a draft Negative Declaration as the appropriate determination under CEQA. A Notice of Intent was publicly posted and published, and the draft Negative Declaration was circulated to local, federal, and state agencies including the State Clearinghouse from August 24 through September 22, 2017, with no comments of environmental concern having been received; and,

WHEREAS, on October 12, 2017 the Sierra County Planning Commission held a duly noticed public hearing on the proposed Housing Element update and recommended to the Sierra County Board of Supervisors approval of the Housing Element update, General Plan Amendment, and the corresponding Negative Declaration; and,

WHEREAS, on December 5, 2017 the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update, General Plan Amendment and accompanying Negative Declaration.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors hereby finds on the basis of the whole record before it, including the Initial Study and comments received, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the agency's independent judgment and analysis; and hereby adopts the Negative Declaration, a copy of which and including the whole record of proceedings upon which this decision was based is on file and available for public review in the Sierra County Planning Department

located at 101 Courthouse Square in Downieville, California; and directs the Planning Department to file a Notice of Determination with the County Clerk in accordance with the provisions of state law; and,

BE IT FURTHER RESOLVED that the Board of Supervisors approves the General Plan Amendment and adopts the 5TH Cycle Housing Element Update as presented by staff and as recommended for approval by the Sierra County Planning Commission; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 5th day of December, 2017 by the following vote:

AYES: Supervisors Adams,Roen,Beard,Schlefstein,Huebner
NOES: None
ABSENT:None
ABSTAIN: None

COUNTY OF SIERRA

PETER HUEBNER, CHAIR
BOARD OF SUPERVISORS

ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

DAVID PRENTICE
COUNTY COUSEL

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2020-131

RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN BY ADOPTING THE 2019-2024 HOUSING ELEMENT UPDATE

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law (Cal. Government Code Sections 65580 - 65589.11); and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law for the five year planning period of 2019-2024; and,

WHEREAS, it was determined that only a slight increase in the Regional Housing Needs Allocation (RHNA) determined by the State, in addition to various special housing needs policies and requirements, were the primary changes needed to update the existing 2014-2019 Housing Element; and,

WHEREAS, the draft Housing Element Update was transmitted to the State Department of Housing and Community Development (HCD) as required by State law, and the County made technical changes and minor amendments to the draft Housing Element pursuant to HCD's comments and recommendations to ensure substantial compliance with State law and certification criteria by that agency; and,

WHEREAS, the County did properly conduct outreach to a variety of agencies, interested parties, public utilities and community water system purveyors; as well as requested comments and consultation with all Native American tribes listed by the Native American Heritage commission under SB-18, pursuant to Government Code Section 65352.3, for a minimum of 90 days, but received no comment; and,

WHEREAS, both the Planning Commission and Board of Supervisors find that since the proposed Housing Element update is minor in nature and does not include any changes to land use designations, zoning, building heights and intensities, infrastructure, or residential densities in order to accommodate the projected RHNA and implement the various proposed policies, the project is therefore exempt under the California Environmental Quality Act (CEQA) Guidelines, Cal. Code of Regulations, Title 14, Section 1506l(b)(3); and,

WHEREAS, on November 12, 2020 the Sierra County Planning Commission held a duly-noticed public hearing as required by law to accept testimony and public comments; and hearing none, adopted a Resolution making a recommendation to the Board of Supervisors that they approve and adopt the proposed Housing Element Update as presented by Planning Department staff, without modifications; and,

WHEREAS, on December 1, 2020 the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update and General Plan Amendment.

NOW THEREFORE BE IT RESOLVED that the Sierra County Board of Supervisors hereby finds on the basis of the whole record before it, including Staff Recommendation no. 1213, the Planning Commission recommendation and Resolution no. 2020-06, and comments received, that there is no substantial evidence that the project will have a significant effect on the environment; and that the proposed Housing Element Update project is eligible for a "common sense" exemption under CEQA Guidelines, Cal. Code of Regulations, Title 14, Section 1506l(b)(3); and hereby directs staff to file a Notice of Exemption with the Sierra County Clerk-Recorder and State Office of Planning & Research; and,

BE IT FURTHER RESOLVED that the Sierra County Board of Supervisors hereby approves the proposed General Plan Amendment and adopts the 2019-2024 Housing Element Update as presented by staff and attached to staff recommendation no. 1213, and as recommended for approval by the Sierra County Planning Commission; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 1st day of December, 2020 by the following vote:

AYES:Supervisor Adams, Huebner, Roen, Dryden, and Beard
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

JAMES BEARD, CHAIR
BOARD OF SUPERVISORS

ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

DAVID PRENTICE
COUNTY COUSEL

BOARD OF SUPERVISORS, COUNTY OF SIERRA, STATE OF CALIFORNIA

RESOLUTION NO. 2023-142

IN THE MATTER OF APPROVING
A COUNTY-INITIATED GENERAL PLAN AMENDMENT & ZONE AMENDMENT
AND AMENDMENT OF AN EXISTING WILLIAMSON ACT CONTRACT (#77-8)

WHEREAS, at the request of landowner Russel Turner, and pursuant to Sierra County Code Section 15.32.020, at its regularly-scheduled meeting on April 19, 2022 the Sierra County Board of Supervisors directed the Planning Department to process a County-initiated General Plan Amendment and Zone Amendment to facilitate Mr. Turner's application to place portions of his property in Sierra Valley into a California Land Conservation Contract (Williamson Act Contract); and,

WHEREAS, Planning Department staff did determine that the proposed action would be inconsistent with the General Plan and policies and standards governing inclusion in the Williamson Act program, per Resolution No. 2000-137; and did instead recommend an alternative course of action to which Mr. Turner did agree, involving amendment to one of his existing Williamson Act contracts (#77-8) to include only one (1) of his legal parcels which lies predominantly outside the Community Core of Sattley in an area already designated for Agricultural uses, and would therefore be substantially consistent with the General Plan (with only minor modification to a small, 3-acre portion of the parcel adjacent to State Highway 89); and,

WHEREAS, the affected parcel to be considered for a County-initiated General Plan Amendment and Zone Amendment, and inclusion under existing Williamson Act contract #77-8, is identified as APN 012-140-060-000, a 75.79-acre vacant parcel located north of the community of Sattley and east of State Highway 89 in unincorporated Sierra County; and,

WHEREAS, Sierra County Planning Commission on October 11, 2023, conducted a duly noticed public hearing, received comments and testimony, and adopted Resolution No. 2023-04 recommending approval of a proposed General Plan Amendment to remove the 3-acre portion of the parcel from the Sattley Community Core, and change the land use designation from Rural (residential) Planned Development (R 5-10 PD) to Agricultural (AG); and re-zone the entire parcel from Open Space Residential (OS-20) District to Agricultural (A1) District, consistent with the General Plan and the intended uses; and,

WHEREAS, on October 30, 2023 the Open Space Screen Committee, despite lacking a quorum due to unfilled vacancies, did meet with the Assessor and Planning Department staff and did concur with Planning Department staff's recommendation to recommend to the Board of Supervisors the more limited proposal to add the aforementioned 75± acre parcel into the existing Williamson Act contract (#77-8), rather than Mr. Turner's original application to add four (4) larger parcels located within the Sattley Community Core, which would have resulted in inconsistencies with the General Plan, zoning, and policies and standards of the Williamson Act program, if approved; and,

WHEREAS, on November 21, 2023, the Sierra County Board of Supervisors conducted a duly noticed public hearing, carefully considered the recommendations of the Planning Commission and Open Space Screening Committee, received comments and testimony on the proposed General Plan Amendment/Zone Amendment, and closed the public hearing.

NOW THEREFORE BE IT RESOLVED BY THE SIERRA COUNTY BOARD OF SUPERVISORS that upon the record of proceedings of the November 21, 2023 public hearing, the Board of Supervisors hereby incorporates and adopts the findings of the Planning Commission and Open Space Screening Committee, and takes the following actions:

1. Finds that the proposed project is categorically exempt under CEQA Guidelines California Code of Regulations, Title 14, Section 15317 (Class 17 Categorical Exemption); and statutorily exempt under Public Resources Code Section 21083.3; and under the "Common Sense" exemption of CEQA Guidelines, Section 15061(b)(3). The proposed project consists of minor adjustment of the General Plan's Sattley Community Core, and rezoning consistent with the General Plan for which an Environmental Impact Report was previously adopted, to add agricultural lands into an existing Williamson Act contract (77-8). No new structures, buildings or other development is proposed.
2. Hereby approves the proposed General Plan Amendment to remove that portion of APN 012-140-060-000 (approximately 3 acres) lying within the Sattley Community Core, outside of the Community Core; and amend the land use designation of that same portion from "Rural 5-10 Planned Development" to "Agricultural" (similar to the rest of the parcel).
3. Approves the Zone Amendment from Open Space Residential (OS-20) District to Agricultural (A1) District, consistent with the General Plan; and directs the preparation of an ordinance formally amending the zoning as such, and including APN 012-140-060-000 in Sierra County Code 15.13.020 listing those properties rezoned into A1 District.
4. Approves the amendment of Williamson Act contract #77-8 to include APN 012-140-060-000, a 75.76 ac. parcel.

ADOPTED BY THE BOARD OF SUPERVISORS of the County of Sierra on the 21st day of November 2023 by the following vote:

AYES: Supervisors Adams, Heuer, Roen, and Dryden
NOES: None
ABSTAIN: None
ABSENT: None

COUNTY OF SIERRA

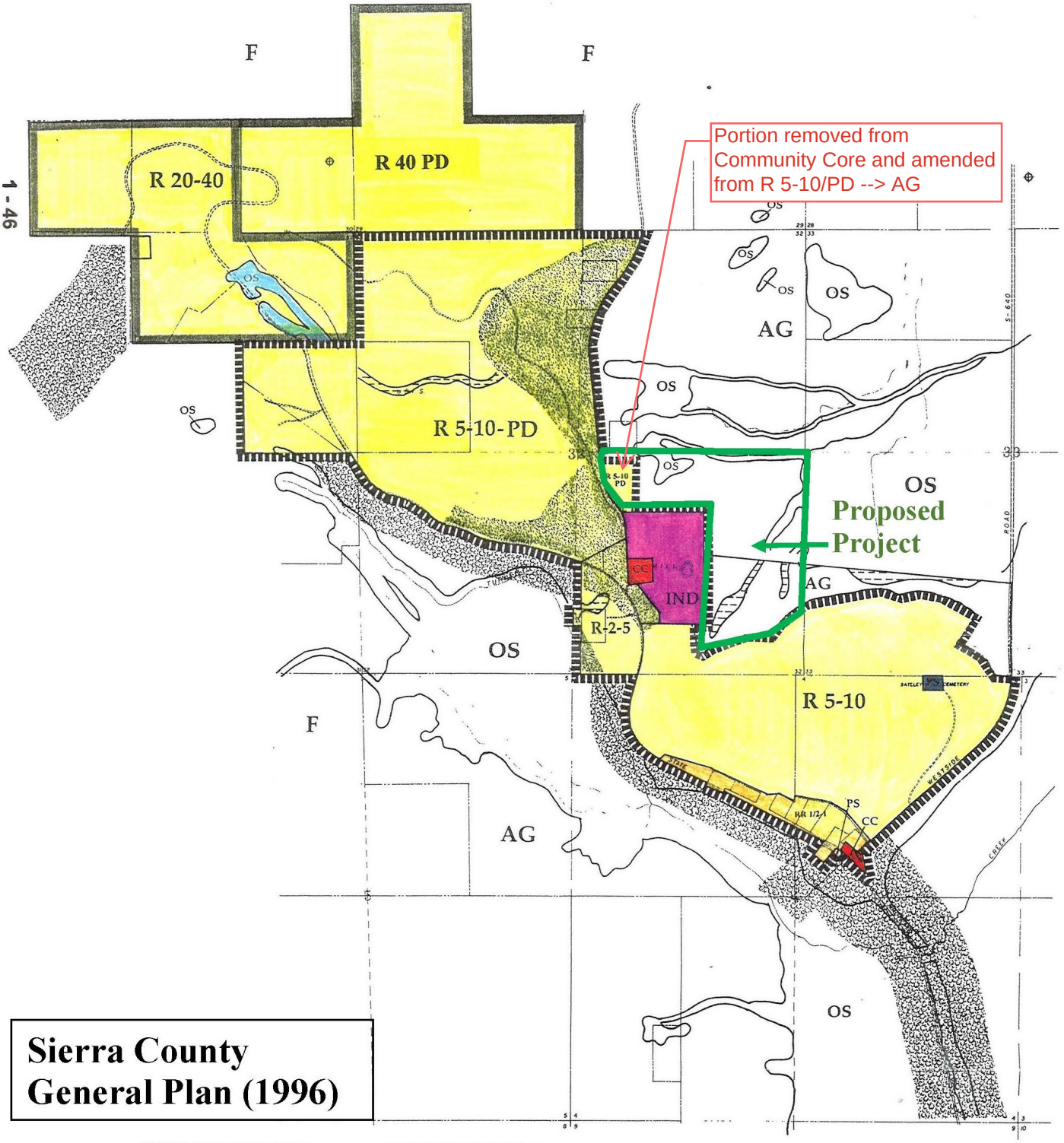
Sharon Dryden, Chair
Board of Supervisors

ATTEST:

Heather Foster
Clerk of the Board

APPROVED AS TO FORM:

Rhetta Vander Ploeg
County Counsel



Sierra County General Plan (1996)

SPECIAL TREATMENT AREAS

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

LAND USE DESIGNATIONS

- RR — RURAL RESIDENTIAL LOT SIZE NOTED
- R — RURAL LOT SIZE NOTED
- IND — INDUSTRIAL
- CC — COMMUNITY COMMERCIAL
- PS — PUBLIC SERVICE
- OS — OPEN SPACE
- AG — AGRICULTURAL
- F — FOREST
- COMMUNITY CORE
- COMMUNITY INFLUENCE
- PD — PLANNED DEVELOPMENT

0 160 400 800 1600

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-13
TOWN OF
SATTLEY
SIERRA COUNTY, CALIFORNIA

BOARD OF SUPERVISORS
COUNTY OF SIERRA
STATE OF CALIFORNIA

RESOLUTION NO. 2025- 013

A RESOLUTION AMENDING THE SIERRA COUNTY GENERAL PLAN BY ADOPTING THE 2024-2029 HOUSING ELEMENT UPDATE

WHEREAS, the State of California requires counties to periodically update the Housing Element of their General Plan as provided in state law (Cal. Government Code Sections 65580 – 65589.8); and,

WHEREAS, the Sierra County Planning Department has prepared an update to the Housing Element consistent with state law for the five-year planning period of 2024-2029; and,

WHEREAS, the 2024-2029 Housing Element has been prepared, consisting of an amendment to the General Plan that contains goals, policies, programs, and quantified objectives to meet projected housing needs to comply with the California Government Code, substantially in the form as presented by Planning Department and staff and attached to Planning Commission Resolution 2025-01 as Exhibit A, incorporated herein by reference; and

WHEREAS, the 2024-2029 Housing Element is internally consistent with other elements of the Sierra County General Plan; and

WHEREAS, a Preliminary Draft of the 2024-2029 Housing Element was submitted for review by the California Department of Housing and Community Development (HCD) on July 5, 2024, and HCD issued a letter to the County on November 20, 2024, indicating that the draft complies with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to HCD pursuant to Government Code Section 65585 (g); and

WHEREAS, the County did properly conduct outreach to a variety of agencies, interested parties, public utilities, and community water system purveyors; as well as requested comments and consultation with all Native American tribes listed by the Native American Heritage Commission under SB-18, pursuant to Government Code Section 65352.3, for a minimum of 90 days, but received no comment; and,

WHEREAS, both the Planning Commission and Board of Supervisors find that since the proposed Housing Element update is minor in nature and does not include any changes to land use designations, zoning, building heights and intensities, infrastructure, or residential densities in order to accommodate the projected RHNA and implement the various proposed policies, the project is therefore exempt under the California Environmental Quality Act (CEQA) Guidelines, Cal. Code of Regulations, Title 14, Section 15061(b)(3); and

WHEREAS, on January 16, 2025, the Sierra County Planning Commission held a duly noticed public hearing as required by law to accept testimony and public comments; and hearing none, adopted a Resolution making a recommendation to the Board of Supervisors that they approve and adopt the proposed Housing Element Update as presented by the Planning Department staff, without modifications; and

WHEREAS, on March 4, 2025, the Sierra County Board of Supervisors conducted a duly noticed public hearing to receive comments and hear testimony on the proposed Housing Element update and General Plan Amendment.

NOW THEREFORE BE IT RESOLVED that the Sierra County Board of Supervisors hereby finds on the basis of the whole record before it, including Staff Recommendation no. 1265, the Planning Commission recommendation and Resolution 2025-01, and comments received, that there is no substantial evidence that the project will have a significant effect on the environment; and that the proposed Housing Element Update 2024-2029 is eligible for a "common sense" exemption under CEQA Guidelines, Cal. Code of Regulations, Title 14, Section 15061(b)(3); and hereby directs staff to file a Notice of Exemption with the Sierra County Clerk-Recorder and State Office of Planning & Research; and,

BE IT FURTHER RESOLVED that the Sierra County Board of Supervisors hereby approves the proposed General Plan Amendment and adopts the 2024-2029 Housing Element Update, attached to Planning Commission Resolution 2025-01 as Exhibit A, incorporated herein, and as recommended for approval by the Sierra County Planning Commission; and that changes or modifications directed by the Board of Supervisors during the public hearing process, if any, are hereby found to be of a minor, technical and/or insubstantial nature and do not require remanding back to the Planning Commission or recirculation of the final document; and,

BE IT FURTHER RESOLVED that the Board of Supervisors directs the Planning Department to transmit the adopted Housing Element Update to the State Department of Housing and Community Development (HCD) for final certification and filing, in accordance with the provisions of state law subject to any minor, conforming and technical or clarifying changes approved by the Planning Director.

ADOPTED by the Board of Supervisors of the County of Sierra, State of California on the 4th day of March 2025 by the following vote:

AYES: Supervisors Heuer, Roen, LeBlanc, Dryden and Adams
NOES: None
ABSENT: None
ABSTAIN: None

COUNTY OF SIERRA

LEE ADAMS, CHAIR
BOARD OF SUPERVISORS

ATTEST:

HEATHER FOSTER
CLERK OF THE BOARD

APPROVED AS TO FORM:

RHETTA VANDER PLOEG
COUNTY COUNSEL