

EXHIBIT A-1
General Plan Amendments

Text additions are underlined and deletions are ~~lined-out~~
Note the underlining of the various land use designations does not reflect new text. The underlining is to enable the land use designations to stand out from the rest of the text.

Affects pages 24 through 26 of the 1986 General Plan

Land Use

Objectives --

Establish General Plan classifications of adequate variety and specificity to guide further elaboration by means of zoning and other implementation methods.

Policies --

- The following categories are adopted, corresponding to the desired future land use pattern diagrammed in the Land Use Plan ~~(to be included in next draft of Plan)~~. Most categories correspond to one of the existing zoning classifications, ~~but a number of new categories have been added.~~

Open Space Preserve (OS): Land of high scenic, recreational and/or resource value in an essentially unimproved state. ~~(New category)~~

Public (P): Sites or facilities intended to remain in long-term public use. ~~(New category)~~

Public/Recreation (P/R): Areas for public use, providing recreational facilities by public entities.

Agriculture/Forestry (AF): Farmland, timberland, and other areas suitable for only very rural uses. (5 acre minimum lot size)

Rural (R): Areas outside of projected public service boundaries that should remain very low density agricultural and/or residential use. (Maximum 1 dwelling unit/1-5 acres)

Estate (E): Areas outside of projected public service boundaries that should remain very low density agricultural and/or residential use. (Maximum 1 dwelling unit/1-3 acres)

Single Family Residential (SF) : Historic or other sensitive single family neighborhoods inappropriate for increased densities. (Maximum 4 dwelling units/acre)

Mixed Residential (MF): Areas suitable for increased housing density by such means as smaller lot sizes, planned unit development, townhouse, or garden apartment site plans. (Maximum 8 dwelling units/acre)

Urban High Density Multiple Family Residential (UHD). The UHD land use designation is intended to accommodate up to 15 units per acre. UHD is intended to accommodate town house style units, apartments and condominiums without distinction as to owner or renter occupancy. The primary purpose of the UHD land use designation is to fulfill the Housing Element needs to provide adequate sites to accommodate the City's regional requirements for Very Low and Low income households. As such, lands that are designated shall be done as part of the implementation of the Housing Element. Notwithstanding, additional lands may be designated through the general plan amendment process if the City finds that such lands would meet the needs of future Housing Elements. The R3, High Density Multiple Family Residential zoning district implements this general plan land use designation.

General Commercial (GC): "Businesses and services oriented to community-wide or tourist needs with the inclusion of mixed residential uses, and while complementing the nature and scare of Nevada City's central business district. (Analogous to General Business zoning classification)

Service Commercial (SC): Shops and Services catering to the day-to-day needs of nearby residents. Mixed residential uses are also encouraged. (Analogous to Local Business zoning classification)

Service Lodging (SL): Existing hotels, motels, and lodging facilities located outside of service commercial or general commercial designations in areas suited for future lodging facilities. Based on future zoning ordinance implementation, this designation could include use permit or other provisions for conference or convention facilities and/or other visitor support land uses.

Office and Professional (OP): Professional offices, general business offices, and research and development facilities not oriented toward general commercial located in areas of transition between residential and more intensive land uses and/or where traffic access and circulation is good, but not sufficient for retail commercial. The Office and Professional land use designation is also ideal for mixed use residential uses to provide both short and long-term employee housing while advancing the residential-office transition.

Employment Center (EC): Light commercial or light industrial development concentrations which address the City's need for jobs and revenue but which do not harm the essential visual character of "historic town surrounded by open forest," and which remain sensitive to established neighborhoods. This designation is intended to include existing light industrial development and future development opportunities. Future zoning and development under this designation should fall within the following different categories, based on zoning and/or site plan review considering the nature of the neighborhood and surroundings:

- a. Areas of traditional light industrial development in areas where this land use is already established and neighborhoods can tolerate higher levels of noise and visual impact related to metal buildings, outside storage, and shop activity. The existing industrial area on the east side of Searls Avenue is typical of this type of category.

- b. Relatively small parcels available for job generating land uses as very light manufacturing, research and development, and related activities, where such uses are aesthetically designed, do not generally involve outside storage, and have mitigated characteristics that allow the uses to exist in close proximity to residential neighborhoods. The City will consider noise, light, glare, signage, traffic generation and hours of operation among the neighborhood compatibility factors for development in these areas. The Tahoe Forest Headquarters on Highway 49, the Gold Flat Road parcels, and the Old Bottling Works on Uren Street are typical of this type of category.
- c. Large parcels which provide opportunities for larger, well planned employment centers, hidden in wooded enclosure from general view and perception of their scale. This category is demonstrated by the approved development for Grass Valley Group on Providence Mine Road.
- d. Development of residential land uses of all types are encouraged in close proximity to employment centers and light industrial land uses if it can be shown that traffic and noise conflicts would be minimal, pedestrian or other forms of non-motorized access can be accomplished and such development could take advantage of existing infrastructure (water, sewers, roads, etc.).

All such employment centers should have good access to the highways but remain screened from view from major highways or entry streets and conserve mature trees and important topographic features.

Proposed employment centers should be the subject of a coordinated development proposal and environmental review process for the entire property at once, if reasonably possible. Evaluation standards should include at least the following criteria:

- Street pattern and lot subdivision should be appropriate for the intended use and should be sensitive to adjacent uses.
- Access should be well integrated with the surrounding traffic context.
- A generously landscaped buffer zone should screen the view from surrounding roads, and existing tree cover should be retained insofar as possible.
- Private open space should link into and reinforce the citywide open space and trail system.
- At least 25 percent should be vegetated open space, preferably by preserving existing trees.
- Grading and removal of vegetation should be minimized, in order to prevent erosion damage caused by increased impervious surfaces.

Planned Development (PD): Large ownerships or other special opportunities for clustering or mixed-use development. "Planned development" classification allows more creative solutions to provision of open space and amenities than do

the standard setback, coverage, and height requirements. However, it also requires more attention to design review.

Evaluation standards should be similar to those for “employment center” classification above. Clustering of development should enable the provision of generous landscaping, open space, and conservation areas.

This PD designation may be combined with other land use designations (such as SF-PD) for single family-planned development) where clustering of development, providing generous open space, and the other planned development features are clearly desirable.

When using the planned development designation in combination with another land use designation, the density standards of the other designation shall apply.

- Mixed Use Residential: Mixed use residential land uses, including live-work units are encouraged in the General Commercial, Service Commercial and Office and Professional land use designations. Mixed use development is an important ingredient that reflects Nevada City’s downtown character, livability, sense of community and place while promoting a high quality of life. It is also one of the cornerstones of the General Plan that is intended to promote walkability, energy conservation, keeping eyes on the street, and a variety of smart growth principles. Mixed use residential development within commercial and professional offices is encouraged to be included within a second or third story as a means to maximize use of infrastructure, encourage a high degree of pedestrian activity, promote a safe town environment through maintaining human activity throughout the day and evening. Mixed uses will encourage infill, reinforce a compact form and help maintain the clear edge between the forested surrounding and the historic urban townscape.