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**TENTATIVE MAP
GUIDELINES**

INTRODUCTION

Land division in Nevada County is subject to the regulations of the State Subdivision Map Act as well as the Nevada County Subdivision Ordinance, Zoning Ordinance and General Plan. State law dictates minimum requirements for dividing land and the differences between a "parcel map" (a division resulting in four lots or less) and a "final map" (resulting in five or more lots). State Government Code Section 66428 spells out a very few exemptions from the recording of a map, but does not exclude the requirement for a *tentative* map, if local ordinance requires one.

The Nevada County General Plan and zoning maps establish minimum parcel sizes *for each parcel*. One of the first steps in preparing a tentative map should be to check the zoning and General Plan designations for a particular piece of property. If any possible conflicts with County zoning or policies are identified, it is advisable to meet with a Planner prior to preparing your application.

TENTATIVE MAP PROCESSING

Applications for the submittal of a tentative map are obtained from the Planning Department. If your application is complete and no problems arise during the review, processing a tentative map application takes approximately 84 days. Parcel Maps are reviewed by the Nevada County Zoning Administrator and Final Maps are reviewed by the Planning Commission. Both types of review require a public hearing. The tentative map approval will be conditional; meaning a number of conditions will require completion prior to actually recording the map. See page 2 for more detail.

Fees: Before you submit your tentative map to the County you will incur costs for a private surveyor or engineer, soil testing, preparation of environmental studies and a current title report. Filing fees must be paid when you file your application and those fees vary, depending on the number of lots being created. A current fee schedule is available in the Planning Department. After the tentative map approval, and before recording your map, fees will be required for map check and recording, recreation impacts, and the pre-payment of property taxes.

EXCEPTIONS TO STANDARDS: You may submit a Petition for Exceptions to required standards when a specific requirement is impractical in a particular case. Facts supporting the request must accompany the application and the hearing body must find that there are unusual or special circumstances affecting the property. Economic hardship is **not** justification for waiving County standards. Obtain Petition of Exception forms from the Planning Department.

PROCEDURE

- Step 1: Applicant has tentative map and required application documents prepared, including a current title report, a Biological Inventory and a letter from the North Central Information Center confirming the archaeological sensitivity of the site. A field survey by an archaeologist may be required.
- Step 2: Applicant obtains additional information to accompany the application, including perc tests and soil mantles, test wells. Be sure that soil testing does not impact any environmentally sensitive areas that have been identified in your Biological Inventory.
- Step 3: *Complete* application forms are filed with County Planning Department, accompanied by filing fees. A tentative map must be prepared by a licensed surveyor or engineer.
- Step 4: Application documents are reviewed for completeness, a file made, and application information is distributed to other interested agencies for comment. Other agencies generally require 30 days to review and comment.
- Step 5: 55-60 days after the application was filed, the Planning Department prepares and circulates an environmental document for a State mandated minimum 20-day review.
- Step 7: If no significant environmental issues are identified during the review process, a public hearing will be scheduled (approximately 84 days after filing). Final action can be taken at that hearing if there are no unresolved issues requiring further review. Surrounding property owners are notified of the public hearing 10-14 days before the hearing.
- Step 8: The action of either the Zoning Administrator or the Planning Commission is final unless any portion of the action is appealed to the Board of Supervisors within ten days of the ZA/PC decision. Following the final approval action, you must satisfy any conditions placed on your tentative approval before you can record your map. The amount of time required to fulfill the tentative map conditions will depend on the applicant and his/her surveyor or engineer. The tentative map approval is initially good for two years at which time you can apply for up to five years in extensions of time. If your map does not record within these time limits, you will lose your approval and have to start all over again, complying with the rules and the fees that are in effect at the time of your new application.
- Step 9: When all conditions of the tentative map approval are completed, including a survey by a licensed surveyor or engineer, a parcel or final map may be submitted to the County Surveyor (within the Department of Transportation) for a "map check". That check will determine compliance with all State and local requirements for recording a map as well as checking for the conditions of approval of your tentative map. Each agency that required conditions on your tentative map will be required to confirm that their conditions have been satisfied. Typically, map completion requires coordination with the Departments of Transportation, Planning, Environmental Health and the County Fire Protection Planner, and any other agency with conditions (i.e., State Water Quality Board, CalTrans, NID, Air Quality Board).

FINAL MAPS require a Public Report from the California Department of Real Estate. Check with your title company to discuss that process.

SEWAGE DISPOSAL AND WATER REQUIREMENTS

In order for the Environmental Health Department to evaluate the suitability of the site for the proposed land division, soils and water information must be submitted with the land division application. Any deviation from the following requirements shall be accompanied by a memo from the Environmental Health Department, authorizing the deviations:

Soils Information: A Soils Study consists of a minimum of two mantles and three percolation test holes. The soil mantles must be logged by, either a California registered civil engineer, certified engineering geologist, or a registered environmental health specialist. **Before conducting any soils work**, determine if the Biological Inventory identifies any environmentally sensitive areas that may not be disturbed.

<u>Proposed Parcel size</u>	<u>Soils Studies Required</u>
5 acres or less:	each parcel
5.1-10.0 acres:	50% of parcels
10.1-20.0 acres:	30% of parcels
20.1 acres or more:	10% of parcels

All parcels must be tested prior to map recordation.

Water Availability information:

1. For any division of land where water is to be supplied by **individual wells**:

A licensed geologist's report certifying that ground water adequate in amounts to meet County standards for domestic water supply is available to every parcel in the subdivision, *or*

Drill wells on 10% of the parcels and submit Water Well Driller's Report(s) indicating water availability. If there is an existing well, or wells, on the property, a valid Water Well Driller's Report or pump test reports may be submitted and used as part of the required percentage. In the event that the number of parcels in the subdivision is not evenly divisible by 10, an additional well is required for any remaining fractional requirement. When test wells are drilled, they shall be dispersed throughout the site in a manner approved by the Environmental Health Department in order to give a representative sample of groundwater availability on the lots.

"Adequate quantity" is a minimum of 3-gallons per minute as shown on a valid Water Well Driller's Report or pump test report. The yield noted on the Water Well Driller's Report is valid for one year from the "Date of Completion" marked on the report. The yield noted on a pump test is valid for one year from the date on a pump test report bearing the original signature of the tester.

2. For parcels that are proposed to be served by an **existing public water supply**, a "will serve" letter must be included with the tentative map application submittal. "Proof of Service" will be required prior to map recordation.
3. For parcels that are proposed to be served by a public water supply **developed as part of the subdivision**, contact the Environmental Health Department prior to submitting the land division application to the Planning Department.

ROAD IMPROVEMENTS

When property is subdivided, road improvements are often required. The type and extent of improvements is determined by several factors, including the volume of traffic (ADT) of the roadway, the classification of the roadway and the type of development being proposed. Developers should review General Plan Policy 4.24A which identifies several “*limited access areas*” (dead-end road areas) that may require construction of emergency access roads. The following chart summarizes County road improvement standards:

NEVADA COUNTY STANDARD SPECIFICATION SUMMARY CHART

Functional Classification	Min. ROW Note 4	Standard Lane Width	Standard Shoulder Width	Fuel Mod. Zone Width	Standard Design Speed	Standard Max. Grade Below 3500'	Standard Max. Grade Above 3500'	Required Surface
Minor Arterial (Urban)	60-100'	12'	Varies	10' min.	35 mph	10%	8%	Note 1
Minor Arterial (Rural)	60'	12'	6'	10' min.	35 mph	10%	8%	Note 1
Collector (Urban)	60-100'	12'	Varies	10' min.	35 mph	10%	8%	Note 1
Major Collector (Rural)	60'	12'	4'	10' min.	35 mph	10%	8%	Note 1
Minor Collector (Rural)	60'	12'	4'	10' min.	35 mph	10%	8%	Note 1
Local Class 3 Over 2000 ADT	60'	12'	4'	10' min.	35 mph	10%	8%	Note 1
Class 2 401-2000 ADT	50'	10'	4'	10' min.	25 mph	10%	8%	Note 1,5
Class 1 101-400 ADT	50'	9'	2'	10' min.	20 mph	10%	8%	Note 1,5
Fire Standard Access Road Up to 100 ADT								
Two-Way	50'	9'	1'	10' min.	20 mph	16%	16%	Note 2,5
One-Way	34'	10'	2'	10' min.	20 mph	16%	16%	Note 2,5
Driveway								Note 3

- Note 1: All structural sections for this classification based on future year traffic and estimated percentage of that traffic which will be heavy vehicle
- Note 2: Surface capable of supporting a 40,000 lb. vehicle with a minimum 4" A.B. compacted to 95% with subgrade compacted to 90%
- Note 3: Driveway standard specifications are contained in Chapter XVI of the Nevada County Land Use and Development Code, Fire Safety Regulations
- Note 4: Intersection channelization may increase the minimum right of way at spot locations
- Note 5: If approved by the Engineer, all grades over 10% will require minimum 2" A.C. surface (Section L-XVII 3.4[C])

The Nevada County Department of Transportation Standard Drawings, available from the Nevada County Department of Transportation, illustrate and clarify the standard specifications contained within this Chapter, as well as the Driveway specifications.

Dead End Roads. PRC 4290 and the County Road Standards require that the maximum length for a cul-de-sac or other dead end road, including all dead end roads accessed 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 ft.	(1/8 mile)
parcels zoned for 1 acre to 4.99 acres	1320 ft.	(1/4 mile)
parcels zoned for 5 acres to 19.99 acres	2640 ft.	(1/2 mile)
parcels zoned for 20 acres or larger	5280 ft.	(1 mile)

Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

Sec. L-II 4.3.18 of Zoning Regulations requires that all land divisions within a high or very high hazard zone shall provide secondary access where the project is served by a dead-end road that exceeds the maximum length established by County Road Standards. Secondary access roads shall be improved to the Fire Standard Access Road standard in Chapter XVII, County Road Standards.

Specific questions regarding road improvements should be directed to the County Department of Transportation at (530) 265-1411.

FIRE SAFE STANDARDS

In compliance with State Resources Code 4290, Nevada County adopted Fire Safe Regulations in 1991. Those standards are contained in Chapter XVI of the County's Land Use and Development Code. Additionally, the Nevada County General Plan specifies a number of regulations for prevention of wildland fire. Those standards are listed in Article 4.3.18 of Zoning Regulations.

Water Supply: County ordinance requires that all land divisions provide water for fire protection, separate from water that may be required for domestic use. The ordinance requires that water be available *prior to map recordation*. If you do not have access to public water or a community water system, you will be required to provide a community system of 1,500 gallons of water storage per parcel, but in no case less than 4,000 gallons. You will be required to maintain the system so as to be available for fire protection, including plumbing compatible with your Fire District and the California Department of Forestry and Fire Protection (CDF) equipment. Ponds and doughboy pools are seldom acceptable and you should plan on a system that satisfies Fire Service needs. You should also be aware that storage tanks may be subject to approval, especially if they were previously used to store any kind of flammable material.

Fuel Modification: County and State Fire Safe regulations require that ten feet on each side of access roads be delineated as fuel modification zones, requiring flammable vegetation be removed within those zones. Subdivisions resulting in more than ten parcels with a density of one residence per 1.5 acres, require a mandatory greenbelt/fuel modification zone between the subdivision and the wildland fuels. In areas of severe hazard, additional zones may be required. Any brush cleared from the site for road construction or fire safety, must be legally disposed of before the map can record.

Questions regarding water supply and fuel modification requirements should be directed to the Nevada County Fire Protection Planner at (530) 265-1714; Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CLUSTERING GUIDELINES

Clustering is a key provision of the Nevada County General Plan. For land divisions, “Clustering”, formerly referred to as “density averaging”, means providing for a variation in parcel size regardless of the minimum parcel size allowed by the zoning district, as long the potential number of parcels allowed is not exceeded. Minimum parcel size cannot be less than required by General Plan Policy 3.19, establishing minimums for water availability and sewage disposal purposes. The most limiting factor to parcel size will be the ability to satisfy on-site sewage disposal requirements, including replacement areas.

The General Plan encourages the use of clustering to maintain the rural quality of life, to protect environmental resources, and to encourage resource management in rural areas. In most cases clustering is intended to minimize the effect of development on sensitive resources and constraints such as open space, wetlands, important deer range, landmark oaks, rare and endangered species habitat, critical riparian corridors, floodplains, and many others.

Clustering is strongly encouraged in all land use designations but a “Clustering Option” is **mandatory for land divisions within the *Estate, Rural and Forest* General Plan designations**. If your tentative map does not provide for clustering, you must prepare and submit a second map to show a possible clustering design.

So how do we actually cluster?

General Plan Policies 1.5.3 through 1.5.5 list all of the environmentally sensitive resources and constraints and provide direction for clustering. Those resources/constraints are listed on the pages following this Clustering section. You should determine to what extent, if any, they apply to your parcel. Your clustering option map should then be prepared reflecting and protecting these resources/ constraints.

Clustered development will normally lead to housing being built in closer proximity than usual. It will also normally lead to the creation of permanent open space, restriction of buildable areas on individual lots, or other means which are consistent with the protection of the natural resources and constraints on the site. Clustering should result in a concentration of smaller parcels in an area that does not contain such resources, with one parcel left over where the resources are located (i.e., steep slopes, landmark groves, etc.). That remaining parcel may include building setbacks, conservation easements, deed restrictions, or other mechanisms to ensure that the resource is protected. It may preclude development entirely or for only a portion of the parcel.

If the entire parcel is effected by the particular resource (i.e., winter deer range), concentrating smaller parcels in one location may work by minimizing impacts to the extent practical while allowing development of the subject property. There is no set amount of open space that is required. Each parcel must be judged on its own merits. The amount of open space should be sufficient to adequately protect the resource in question. Open space is a resource. If no other resources occur on the site, the preservation of open space can satisfy clustering requirements.

What happens to the larger remaining parcel?

It may be left in private single ownership with restrictions on development as discussed above. It may be commonly owned by those in the subdivision, with the right to "lightly" use the parcel for wildlife habitat, trails, picnics, etc. It may also be turned over to a public agency or a private non-profit organization as discussed below, at the owner's discretion.

Regardless of who owns the parcel, it is critical that a legal mechanism exist to adequately protect the resource. Open space created through clustering shall be assured of permanent maintenance as open space by mechanisms such as, but not limited to, dedication, permanent easement, irrevocable trust, deed restrictions, or other mechanism assuring its permanent status.

If desired by the property owner, it may be possible to deed a severely restricted environmentally-sensitive area (via a conservation easement) to a public agency or a local non-profit organization, such as the Nevada County Land Trust or Truckee-Donner Land Trust, to ensure resource protection and maintenance of the parcel. There may also be tax advantages to property owners should they desire to pursue this possibility. For more information you can contact the Nevada County Land Trust at (530) 265-0430.

Graphic examples of clustering are attached.

CONVENTIONAL vs. CLUSTERED SUBDIVISION

Mapping Example #1 (44 acres)

Conventional design:

(20) 2-acre lots

No open space

No pond access for most lots

Clustered design:

(20) $\frac{3}{4}$ acre lots

25 acres of open space

pond access for all lots

ENVIRONMENTAL REVIEW

State law designates Nevada County as the Lead Agency for conducting environmental review of projects within the unincorporated territory of the County. All projects are subject to compliance with the California Environmental Quality Act (CEQA), which establishes minimum time lines for preparing and circulating environmental documents. Once your application has been distributed to other agencies for review, Planning staff will begin preparation of an Initial Study to identify potentially significant impacts associated with your project. Other agencies will review your proposal to identify potential impacts within their jurisdiction, and they may require modifications, permits and/or approvals. It is in your best interest to contact any concerned agency, prior to application submittal, to determine what concerns may be raised during review of your project. For example, contact CalTrans if the project site is adjacent to or will impact a State highway; Fish & Game if the site is in a Deer Migratory Route, N.I.D. if there's a canal on the site or the Nevada County Airport Land Use Commission if you're adjacent to an airport. The more preparation you do, the least likely you are to encounter surprises along the way.

Upon receipt of agency comments or concerns, the Initial Study will be completed, recommending one of the following environmental documents:

1. A Negative Declaration will be recommended if no substantial evidence exists that the proposed project may have a significant environmental effect; or
2. A Mitigated Negative Declaration will be recommended if there is a potential for impacts but the project can be improved and impacts reduced to a less than significant level by the incorporation of mitigation measures; or
3. An Environmental Impact Report (EIR) will be recommended if the proposed project MAY have a significant adverse environmental effect despite best efforts to mitigate the impacts.

The proposed environmental document will be circulated for public and agency review. No public hearing will be scheduled until adequate environmental review is completed. Final adoption of the environmental document occurs at the public hearing.

All projects will be reviewed for their ability to preserve the County's unique character, to protect environmentally sensitive resources, to provide open space, to prevent and/or reduce fire hazards, to maintain or enhance vegetation and landscaping, to prevent and reduce flood hazards, to provide transitions between multiple-use site developments, to further Community design, to provide buffering/screening to mitigate adverse effects, to provide incentives for access to public resources and open space, and to protect important agricultural, mineral, and timber resources.

Listed below are the resources and constraints identified as environmentally sensitive by Policy 1.5.3 of the General Plan. Specific standards for the protection and preservation of sensitive resources are contained within Section 4.3 of the County Zoning Ordinance. If any of these resources/constraints are present on the site being developed, a professional on-site field inventory will normally be required in order to delineate the extent of the resource/constraint and to determine the impact of the proposed development on the resource/constraint.

All inventories shall be prepared in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the County under similar conditions. Inventories shall include an analysis of existing resource data, including mapping and aerial photography, available from resource agencies and the Planning Department, where appropriate. In most instances, this data is of a general nature and will not substitute for on-site field review.

Inventories should include the following resources and constraints:

- a. Steep slopes (30+%)
- b. Visually important ridgelines and viewsheds
- c. Landmark oaks, 36" or greater in diameter
- d. Riparian corridors within 100 feet of intermittent or perennial water courses
- e. Significant cultural resources (significant as defined by Appendix K of CEQA);
- *f. Earthquake faults (as shown on the Epicenters & Faults Map, *Figure 1 of GP Vol. 2*)
- *g. Major deer migration corridors, critical range, and critical fawning areas (as defined by State Fish and Game's Migratory Deer Range Maps; *Figure 5 of GP Vol. 2*)
- *h. Rare and endangered species (*Figure 7, GP Vol. 2* provides limited, preliminary information, however, a site specific Biological Inventory is mandatory)
- *i. Significant mineral areas, defined by State Division of Mines & Geology's MRZ-2 classification maps (*Figure 8 of GP Vol. 2*);
- *j. Areas subject to fire hazards by CDF's Fire Hazard Zone Maps (*Figure 11 of GP Vol. 2*);
- *k. Avalanche hazards (potential hazard areas are shown on *Figure 12 of GP Vol. 2* and are more specifically mapped on County zoning maps);
- *l. Areas with high erosion potential (delineated in *Figure 3.3 of the County's Master Environmental Inventory*);
- *m. Landmark groves (those areas with 33+ % canopy closure) ;
- *n. Important agricultural lands, as defined by the State Important Farmland map;
- *o. Wetlands, as delineated in the National Wetlands Inventory (or the Biological Inventory);
- *p. Floodplains, as mapped by Federal Emergency Management Agency (FEMA).

* Preliminary resource identification data is available in the Planning Department.

To minimize the impact of each project on important resources, the following siting and design measures shall be implemented, as appropriate:

- Clustering
- Building envelopes
- Conservation easements and/or deed restrictions
- Setbacks and/or buffers
- Development restrictions
- Transfer of Development Rights
- Off-site mitigation/mitigation banking

SPECIAL STUDIES

As a result of reviewing your application documents, and upon receipt of comments from other agencies, additional technical or engineered information, and/or specific studies, may be required in order to adequately evaluate the potential environmental impacts of your project. For example, projects proposing outdoor activities near sensitive land uses, i.e. homes, schools or hospitals, may require a noise study; projects in areas with known traffic problems may require traffic studies.

All land use applications that propose development that will result in any disturbance of soil, including land divisions, must include an Archaeological Survey and a Biological Inventory of the site, as follows:

ARCHAEOLOGICAL SURVEY REQUIRED

Contact the North Central Information Center (NCIC) at Sacramento State University for the purpose of conducting a record search to determine if any previous archaeological studies have been conducted on the project site. The NCIC will issue a letter indicating that either 1) there has been a previous study and the site does not contain significant historical/cultural resources, 2) that a study has been conducted and the resources have been adequately recorded, or 3) that there is a potential for the site to contain important resources and that an archaeological field survey is recommended. Projects identified as having a medium or high sensitivity level, and that are recommended by the NCIC to have a field survey conducted, **MUST** submit a Survey (or "Inventory") with the land use application. That Inventory must be prepared by a qualified archaeologist. An NCIC instruction guide is available from the Planning Department. To contact the North Central Information Center, call the Department of Anthropology at (916) 278-6217.

BIOLOGICAL INVENTORY REQUIRED

Policy 13.2A of the General Plan requires that all land use applications include a site specific Biological Inventory. The purpose of the Inventory is to determine the presence of special-status species or their habitat that may be affected by the project, to describe existing vegetation and wildlife, and to identify riparian corridors, wetlands, landmark oak groves, and landmark oaks. The Inventory will be used as the basis for the design or re-design of your project in order to provide for "no net loss" of sensitive resources. If special-status species are present on the subject site and cannot be avoided by the project, the applicant must obtain U.S. Fish and Wildlife and State Department of Fish and Game appropriate permits, as a condition of approval and prior to any land disturbance.

The Inventory must be prepared by a qualified Biologist, listed on the County's Pre-Qualified Biological Consultants List effective 2015; and must follow the format provided in the attached **"Guidelines for Preparing Biological Reports."**

Guidelines For Preparing Biological Reports For Nevada County Projects

The Nevada County General Plan and Zoning Ordinance require that certain discretionary development projects complete Biological Inventory reports and/or Habitat Management Plans. The Inventory and Habitat Management Plan must be prepared by a qualified Biologist, listed on the County's Pre-Qualified Biological Consultants List effective 2015. The intent of these reports is to determine whether the habitat for special status species and/or the actual special status species itself may be affected by a proposed project. The information provided in the report should be at a level of detail sufficient for conducting a CEQA analysis of the project, including existing setting, impacts, mitigation measures, and monitoring. Following the suggested format will ensure that biotic inventories and habitat management plans received by the County are consistent. However, for more detailed information regarding County regulations concerning biological resources, please refer to the County's General Plan and Zoning Ordinance. The format suggested below may be tailored to address the issues of a specific project site and modified as appropriate.

Biotic Inventories shall discuss the existing setting and impact analysis. The Biotic Inventory should contain the following information:

- a. Project site location, including a detailed map of the study area.
- b. Regional setting.
- c. A written description of biological setting referencing the community nomenclature used and a vegetation map. Attention should be paid to sensitive biological communities (e.g., wetlands, riparian areas, heritage/landmark trees and groves) and special-status species identified.
- d. Determination of whether the biological community is common or sensitive and the basis for the determination.
- e. Detailed description of survey methodology.
- f. Review of soil survey maps to identify areas with a high potential to support wetlands or unique habitat types.
- g. Dates of field surveys and total person-hours spent on field surveys.
- h. Documentation that field surveys were conducted at the appropriate time of year and that species are identifiable at the time of the survey.
- i. Results of field survey including detailed maps and specific location data for the site's flora and fauna. Investigators are encouraged to provide GPS data to map point locations, transect locations, or to document population boundaries.
- j. A list of all plants and animals observed on the project area. Taxonomic identification must be sufficient to determine whether or not the species is environmentally sensitive, rare, threatened, or endangered.
- k. A description and map of the proposed development project at buildout, including construction of buildings, driveways, fences and other uses normally permitted within that zoning district.
- l. An assessment of potential biological resource impacts. This should include a map showing the distribution of on-site biological communities and sensitive environmental resources defined in the General Plan, in relation to proposed activities and a discussion regarding whether impacts to species or to the community types will be significant either individually or cumulatively as a result of this project. Provide a table listing 1) the acreage of biological community types currently on the project site; 2) the acreage of habitat which will be directly lost via grading and development; and 3) the acreage of habitat degraded due to edge effects.
- m. Discussion of the significance of rare, threatened, endangered, or environmental sensitive species (see Zoning Ordinance), considering nearby populations and total species distribution.
- n. Recommended measures to avoid impacts of the project so that the resource is fully protected and not disturbed. Such measures may include re-design of the project, clustering, deed restrictions, or other measures listed in the County's Zoning Ordinance.
- o. Regulatory and legal considerations, including pertinent local, state, and federal laws. This should also include an analysis of project's consistency with General Plan wildlife and vegetation policies, and Zoning Ordinance requirements.

- p. Future studies recommended addressing specific biological resource issues.

A Habitat Management Plan shall include a discussion of mitigation measures and a long-term monitoring plan. Recommendations for provisions to minimize or compensate for impacts, and the time frame for implementation of such provisions should also be discussed. A Habitat Management Plan will include the following:

- q. Identification of the biological resources (as described in a-j above)
- r. Nature and degree of impact to the resource (as described in k-p above)
- s. Description of the mitigation or compensation measures and the extent to which they will offset or minimize the impact to the resource or the risk. Potential mitigation or compensation may include off-site mitigation, conservation easements and other items described in the Zoning Ordinance.
- t. Time frame for implementation.
- u. Success standards.
- v. Monitoring of mitigation and compensation measures, and other conditions of approval, to assess effectiveness, should comply with Section 21081.6 of the Public Resources Code. Any recommended monitoring program should, at a minimum, include 1) Specific criteria for use in measuring mitigation success; 2) Recommendations regarding the frequency of monitoring and preparation/submission of written reports to the County; 3) Recommendations for the appropriate reviewing agency(ies) and specific qualification(s) for monitoring and reporting personnel. 4) Funding program to pay for monitoring.
- w. Remediation measures in the event of failure of mitigation or compensation, or other conditions of approval.
- x. Performance bond and/or monetary deposit to ensure that resources are protected for the long-term as described in the Zoning Ordinance and as may be required under CEQA.

Biotic inventories should include the following information in appendices:

- aa. Copies of all Field Survey Forms or data sheets.
- bb. Name and qualifications of field investigator(s).
- cc. References cited, persons contacted, herbaria visited.
- dd. Formal wetland delineation (if wetlands may be impacted directly or indirectly)
- ee. Natural Diversity Data Base Records and Wildlife Habitat Relationship search results.
- ff. Common and Scientific names of plant and wildlife species observed or with the potential to occur. Provide a table of special-status plants and wildlife identified as having potential to occur on the site (show common name, scientific name, federal, state, and CNPS status, distribution, habitat, period of identification, and occurrence in area). Assess probability of special-status plants and animals to occur on the project site. Also, summarize whether potential habitat for sensitive species exists on the project site.