

**ADDITIONAL CHECKLIST FOR USE PERMITS PROPOSING  
A COMPREHENSIVE MASTER PLAN**

Pursuant to Sec. 12.05.170 of County Zoning Regulations, a Comprehensive Master Plan shall provide for the analysis of the entire site and allocation of proposed mixed uses, requiring that the Plan include the following features:

A. An exhibit map/site plan that reflects the following:

- ( ) 1. Mapping that depicts topography and clearly identifies the important resources and constraints identified in the Resource Standards of this Chapter.
- ( ) 2. Zoning district boundaries, emphasizing the clustering of the most intensive zoning districts in those areas where resources and constraints are least prevalent.
- ( ) 3. Existing and proposed infrastructure including facilities for water, sewage disposal, utilities, fire protection, drainage, and similar facilities.
- ( ) 4. On- and off-site circulation features including existing and proposed roads, primary access points, emergency access, and pedestrian and bicycle pathways. Ensure a high degree of accessibility to the arterial and major collector road system on internal vehicular and pedestrian circulation system designed to provide safe and convenient linkage between the various uses.
- ( ) 5. Within each land use designation depict building envelopes, emphasizing the clustering of intensive land uses while minimizing impacts on the site's resources and aesthetic values. Building envelopes shall be defined as the expected maximum building and parking lot areas, conceptually defining the location of major parking areas which shall be located to reflect an orientation internal to the site, minimizing their visibility from major roadways (freeways, highways and major arterials).
- ( ) 6. Location and extent of major landscaping areas.
- ( ) 7. Location and extent of required open space areas, based on constraints and hazards delineated on the Constraints Map.

B. A Comprehensive Master Plan Text that includes:

- ( ) 1. A discussion of the Resources and Constraints Map and Master Plan as needed to tie in relevant General Plan issues and policies.
- ( ) 2. An analysis of existing and proposed infrastructure including facilities for water, sewage disposal, utilities, fire protection, drainage, and similar facilities.
- ( ) 3. An analysis of off-site and on-site circulation features, including existing and proposed roads, primary access, emergency access, and pedestrian and bicycle pathways.

- ( ) 4. Provisions for phasing of development, if applicable, and how each phase will provide for needed off-site circulation and other infrastructure improvements concurrent with development, in accordance with adopted mitigation measures or conditions of approval.
- ( ) 5. A management plan for permanent open space, including a mechanism for ongoing maintenance.
- ( ) 6. A visual assessment that includes an identification of important views, view corridors, and community design features. The assessment shall include both a written description and photographs that document surrounding natural or man-made features that define the setting and context for the project.
- ( ) 7. Site and architectural design strategies to ensure both on-site and off-site compatibility of all existing and proposed land uses, including site development standards and architectural guidelines unique to the proposed property. Exhibits, pictures, and/or drawings that represent proposed design features shall be provided.

C. A Zoning Map that includes:

- ( ) 1. The location of all proposed boundaries based on an analysis of resources and constraints.
- ( ) 2. Resource and constraint layering based on required biological and cultural resource inventories, consistent with the provisions of the Resource Standards.

D. If the project site is located within the very high wildland fire hazard area severity zone the applicant shall submit a Fire Protection Plan to be approved by the Nevada County Fire Marshal and/or his/her designee, per the requirements outlines in the Nevada County Code Section 12.04.218.