



COUNTY OF NEVADA
Penn Valley Area Municipal Advisory Council

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January 5, 2022

Supervisor Susan Hoek, District IV
Board of Supervisors
County of Nevada
950 Maidu Ave, Suite 200
Nevada City, CA 95959-8617

RE: Recommendation to support proposed zoning code amendments related to camping outside of established campgrounds (PLN21-0292; ORD21-2)

Honorable Supervisor Susan Hoek,

On December 16, 2021 the Penn Valley Area Municipal Advisory Council (PV MAC) held a regular meeting where it discussed the proposed zoning code amendments related to camping outside of established campgrounds (PLN21-0292; ORD21-2, attached here).

The PV MAC voted unanimously to support these amendments, with no requested revisions.

Thank you for the opportunity to provide comment on this Planning project.

Regards,

Teresa Dietrich, Chair
Penn Valley Area Municipal Advisory Council



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170 NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9851 <http://mynevadacounty.com>

Trisha Tillotson
Community Development Agency Director

Brian Foss
Planning Director

Date: November 10, 2021
To: Interested Parties
From: Nevada County Planning Department
Subject: **Proposed Zoning Code Amendments Related to Camping Outside of Established Campgrounds (PLN21-0292; ORD21-2)**

To Whom It May Concern,

Based on direction from the Board of Supervisors and in consultation with the United States Forest Service (USFS), Nevada County Community Development Agency, and Nevada County Sheriff's Department, Planning Staff has prepared a public review draft of a zoning text amendment that would restrict camping in our Scenic Corridor Combining Districts outside of established campgrounds and those areas approved by Use Permit, and prohibit camping in the public road right of way and on county properties. The USFS and County Staff reviewed this draft language on November 4, 2021 and approved the proposed amendments for public review and comment. Attached is a track changes version of the draft ordinance for your review and comment. **Please provide your comments in writing to the address listed below by 5:00 p.m. on December 10, 2021;** email is acceptable.

Thank you for your input,

Kyle Smith, Associate Planner
950 Maidu Ave. Suite 170, Nevada City, CA 95959
Kyle.smith@co.nevada.ca.us
ph: (530) 265-1610

Enclosure

Proposed Zoning Code Amendments Related to Camping Outside of Established Campgrounds (PLN21-0292; ORD21-2)

Sec. L-II 2.7.7 Scenic Corridor Combining District (SC)

- A. **Purpose.** To protect and preserve the scenic resources of areas which are adjacent to highways and roads which have been identified as having high scenic quality and requiring protection for the benefit of residents and visitors.
- B. **District Regulations.** In any district with which the SC District is applied, the land use regulations of the base district shall apply unless otherwise made more restrictive in this Article. The boundaries of the SC District shall be defined by the zoning district map based on an adopted scenic corridor study.
- C. **Applicability.** The provisions of this Section shall apply to all Development Permits, Use Permits, and subdivisions. Where an adopted Area Plan or Specific Plan includes specific scenic corridor standards for the subject property, the adopted Plan standards shall take precedence.
- D. The following standards shall apply to all applicable projects within the Scenic Corridor
1. A Scenic Corridor Analysis shall be required for all applicable development. The Analysis shall be submitted on forms provided by the Planning Department and shall describe the scenic and/or historic resources of the project setting, how the development will ensure compatibility with the scenic nature of the surrounding area, and how it will minimize impacts to identified scenic resources. If a Scenic Corridor Study has been adopted for the subject corridor, the Analysis must be consistent with the adopted study.
 2. Solid fencing within the front yard setback is prohibited. Fencing within the scenic corridor shall be landscaped to buffer its view from the roadway or adjacent properties. The scale, color, and materials used should be compatible with the site and surrounding viewsheds.
 3. All structures and improvements shall comply with Section 4.2 Community Design Standards.
 4. Signs shall be designed to ensure compatibility with the scenic and natural character of the area. Monument signs shall be constructed with natural materials in colors compatible with the natural surroundings. No internally lit or neon-type signs shall be allowed.
 5. Required parking shall not be allowed within the front yard setback.
 6. Required landscaping may be increased up to 50% if needed to ensure the aesthetic quality of the proposed development.
 7. All development shall be clustered in such a manner to ensure that impacts to the scenic corridor are minimized. Proposed parcels within a subdivision shall be clustered away from the corridor.
 8. The front yard setbacks established for the base district shall be considered a minimum and shall be reviewed for conformity with the form and aesthetics of the corridor.
- E. **Approval.** The action taken by the Planning Agency shall be final unless appealed to the Board of Supervisors in accordance with Section 5.12.
- F. The following uses shall not be permitted within the Scenic Corridor Combining District: overnight occupancy by any person or persons in any campsite, tent, vehicle, or trailer except within those areas officially designated as campgrounds or camps or areas designated by special use permit by Nevada County.

Chapter 4 Article 5 ~~Reserved~~ County Property and Right of Way Prohibitions

Sec. G-IV 5.1 County Property and Right of Way Prohibitions

- A. No camping, use of camp facilities, use of camp paraphernalia, warming fires, cooking fires, or cooking devices are allowed on County right of way, including but not limited to public highways, roadway shoulders, sidewalks, bicycle paths, unless otherwise designated by the enforcement official.
- B. No camping, use of camp facilities, use of camp paraphernalia are allowed on County Property, unless otherwise designated by the enforcement official.