

Potential Amendments

- Policy 1.8.3 - Within the City/Town spheres of influence, the Nevada County General Plan Land Use Maps will generally reflect the City's/Town's General Plan land use mapping where feasible. In some instances, the County may provide for a less intensive land use due to infrastructure capability, environmental constraints or effect on land use and development patterns outside the city's sphere. In other cases the County may provide a more intensive land use due to State mandates, a long term annexation schedule and/or in order to meet the County's needs and objectives. However, the County's Plan will not preclude implementation of the City's/Town's Plan by providing for a significantly more intensive land use than the City's/Town's Plan.

Potential Amendments

- Policy 1.8.4 - For all discretionary projects within a City's/Town's sphere, the County shall consider the appropriateness and timeliness of annexation. If annexation is determined to be feasible and imminent the County will coordinate with the applicant, City/Town and LAFCo to begin the annexation process. first request that the City/Town determine whether or not it desires to annex the project. If the City/Town does desire annexation, the applicant will be directed to the City/Town. If the City/Town does not desire annexation, If the County determines to be the lead agency the application will be referred to the City/Town for review and comment.