

PLUMAS COUNTY GENERAL PLAN

APPENDIX V

SPECIAL MANAGEMENT AREAS

GENESEE VALLEY SPECIAL MANAGEMENT AREA

Establish the Genesee Valley Special Management Area to identify areas of special concern to the residents of Genesee Valley and to develop more specific goals, diagram directives, and land use managements for such areas which better reflect the values of the Genesee Valley Community.

CONSTRAINTS

NATURAL RESOURCES

Provide special management and development opportunities while preserving for continued utilization the natural resources of Genesee Valley on a valley-wide basis.

SENSITIVE WATER AREA (LAKES, RIVERS AND STREAMS)

Diagram Directive

Identify all "sensitive water areas" which shall include recreation water areas, important fish and wildlife habitat, springs, domestic wells, seasonal drainages, riparian areas, wetlands, and ground water recharge areas, and all surface waters and watersheds which are sources of water supplies. Identify streams, streamside areas, and other wetlands in deteriorating condition and set priorities for restoration. Identify faults and other geologic features through which ground water might be contaminated or groundwater and surface water recharge potential could be diminished.

Land Use Management

Require soil stability, dynamic stream stability and erosion control evaluation and runoff, infiltration and drainage evaluation, and wetland identification for all developments with the potential for five or more parcels so as to ensure maintenance of water quality and fish and wildlife habitat. Limit disturbance in sensitive water areas according to ground slope and stability, stream class channel stability, fishery, and wildlife. Maintain water quality by precluding degradation. Require on site rehabilitation of deteriorating watersheds to reduce sedimentation and channel erosion. Require improvement of riparian vegetation which is in unsatisfactory condition. Encourage programs which limit disturbance in sensitive water areas, which inventory sensitive water areas and which improve riparian vegetation which is in unsatisfactory condition.

Limit the density and intensity of development in areas of faults and other geologic features through which groundwater might be contaminated or groundwater and surface water recharge potential could be diminished.

Ensure that mining operations shall respect and protect the integrity of the sensitive water area.

SENSITIVE WATER AREAS - CRITICAL WATER SUPPLIES

Diagram Directive

Identify known "critical water supplies." The designation of critical water shall be based on an existing or potential overdraft or contamination of groundwaters OR significant impairment of

existing beneficial use of ground water fed surface waters. Critical water supplies include subsurface and surface waters.

Land Use Management

Encourage the formation of a Ground Water Management District:

- (a) To determine the long term sustainable ground water rates and recharge patterns of the hydrologic basins.
- (b) To determine the effect of activities on water quality and quantity for existing and projected beneficial uses of critical ground and surface water supplies.
- (c) To determine what long-term monitoring and mitigation plans and measures are needed as conditions.
- (d) To determine if the cumulative effects of development in the area will overdraft the groundwater or foreclose other beneficial development opportunities which are in the public interest, based on compatibility with the General Plan. The required studies shall be prepared by or under the supervision of a California registered geologist or by a qualified engineer or hydrologist.

SOILS

Diagram Directives

Identify unstable slopes and "sensitive" soils areas. Sensitive soils areas shall be designated on the bases of erosion potential, saturation potentiality, high groundwater levels, and lack of suitability for septic tank usage where community sewers are not available.

Land Use Management

Limit the intensity and density of development on unstable slopes and sensitive soil areas to the levels needed to eliminate hazards to public health and safety. Permit density transfer as a means of limiting the intensity of development on unstable slopes and sensitive soil areas. In areas of oversteepened slopes of more than 60%, areas of low effective ground cover density, areas with soils with the potential to be unstable when saturated and areas of very high erosion potential or having high risk of landslide, expose no more than 5% of the areas to bare mineral soil per decade. Modify these disturbance limits upon specialist recommendation, as determined by the Planning Department, on a case by case basis with funds provided to the County by the project proponent. Recommendations shall address the maximum area of soil exposure allowable, and needed measures to eliminate hazards to public health and safety while maintaining effective organic ground cover for resource protection and minimizing erosion. Recommendations shall include measures and procedures for restoration of any deteriorated areas and mitigative standards for roads, skidtrails, landings, and other facilities for developments. Analyze on an affected area basis, not only on project areas and mitigate on site. Cooperate with other agencies and private land owners in long-range watershed planning. Use an interdisciplinary approach.

WILDLIFE

Diagram Directive

Identify significant wetlands. Identify roadless areas. Identify old growth mixed conifer forests. Identify significant riparian woodland and meadowland communities. Identify prime habitat for rare and endangered plant and animal species.

Land Use Management - Important Wildlife Habitat Areas

Cooperate with state and federal land and wildlife management agencies, and with private interests, in preserving prime habitat for rare and endangered plant and animal species. Encourage enhancement of prime habitat for rare and endangered plant and animal species through state, federal, and private land and wildlife management programs. Permit density transfer from prime habitat for rare and endangered plant and animal species.

Maintain the Blacktail deer winter range and critical winter habitat.

Preserve remaining old growth stands for protection of old growth dependent species.

Prohibit development and mining of roadless areas.

Prohibit development in old growth mixed conifer forests and significant riparian woodland and meadowland communities. Permit density transfer from old growth mixed conifer forests and significant riparian woodland and meadowland communities.

Commercial uses which would otherwise be permitted uses shall be permitted subject to Special Use Permit.

Require analysis of the effect of the use on wildlife habitat and incorporation of all necessary mitigations into project design.

Land Use Management - Important Wildlife Migration Routes

Commercial uses which would otherwise be permitted uses shall be permitted subject to a special use permit. Require analysis of the effect of the use on important wildlife migration route and require mitigation of all significant adverse effects.

Land Use Management - Significant Wetlands

Maintain or enhance wet meadow/willow habitat for Threatened and Endangered Species and improve waterfowl habitat. Require on-site analysis of wet meadow and willow habitat and incorporation of maintenance and enhancement measures into project design to improve capability for Threatened and Endangered Species habitat and to improve waterfowl habitat.

Prohibit mining activities in significant wetlands.

RESOURCE PRODUCTION

AGRICULTURAL PRODUCTION AREAS

Land Use Management

Prohibit density transfers in Agricultural Buffer areas.

To preserve agricultural lands for the long-term economic and environmental well being of the community and for the scenic enjoyment of visitors and tourists, encourage the voluntary formation of land trusts and the use of conservation easements. Uses protected by land trusts and conservation easements shall include those set forth in Sections 51075 (a) and 65560 of the Government Code, which are:

- (1) Preservation of natural resources, including plant and animal life, fish and wildlife habitat, ecological study areas, river and bays, coastline and watersheds;
- (2) Managed production of resources, including forest, range, agricultural resources, commercial fisheries, and ground water recharge areas;
- (3) Outdoor recreation, including the pursuit of outstanding scenic, historic or cultural values, the use of parks, river and shoreline access, and scenic highway corridors;
- (4) Public health and safety, including special management to regulate hazardous conditions posed by flood plains, earthquake faults, and unstable soil and to protect and enhance air and water quality.

MINING

Mining in the Genesee Valley Special Management Area is part of the historic character of Genesee Valley. Historic operations have existed in the Ward Creek area, the Little Grizzly Creek area, and the Hinchman Ravine area to name a few. Today, the remnants of abandoned operations exemplify the colorful, boom-bust history of local mining. Historic mining sites also attest to the duration of the destructive legacy of past mining such as the copper pollution from Walker Mine and tailings. Environmental degradation caused by mining debris, tailing piles, acid mine drainage, abandoned roads, landings, structures, and equipment is still evident in Genesee Valley.

Diagram Directive

Encourage preservation of examples of historic mining where they are not causing adverse environmental impacts.

PROPOSED NEW MINING SITES SUBJECT TO SMARA

New surface mining operations shall be permitted when their environmental effects are mitigated to a level of insignificance. Mining operations and practices shall not significantly alter the topography of Genesee Valley. Mining operations shall mitigate effects on visual quality, water

quality and quantity, wildlife, air, noise, traffic, aesthetic values, and other natural resource uses like timber, agricultural, and recreation during mining activities and after mining activities cease. The proposed mining operation shall be described in an overall project operation and reclamation plan and annual plans of operation and reclamation. The annual overall project and operation and reclamation plans must include the present and future costs of (1) the operation by activity, (2) the identification and mitigation of environmental impacts, (3) monitoring by activity, (4) ongoing and post project reclamation by activity, and (5) interim idle periods.

Gravel extraction operations shall comply with the Surface Mining and Reclamation Act and shall be coordinated with local Coordinated Resource Management stream channel restoration efforts.

HYDRAULIC FORCES OF WATER

Land Use Management

Permit hydroelectric generation facilities through a Special Use Permit. The Special Use Permit shall impose conditions of approval necessary to mitigate adverse environmental and social impacts.

Establishment of hydroelectric generation facilities must respect and protect the integrity of the opportunity and constraint areas where it is established. Scenic standards shall be considered paramount.

Allow the establishment of hydroelectric facilities where such will not adversely alter off-site historical flood patterns.

SAFETY

GEOLOGIC HAZARDS

Land Use Management

Limit the density and intensity of development in areas of unstable geologic conditions to the levels needed to eliminate hazards to public health and safety, including ground water contamination or diminishing of ground and surface water recharge potential, which may result from proximity to faults or other features of bedrock morphology.

FIRE HAZARD REDUCTION

Goal

Develop and promote the restoration of a healthy forest, which is fire, drought, insect, and disease resistant, recognizing the vital function that fire played in maintaining forest health and productivity.

Reduce overstocked stands of second growth conifers with heavy ground fuel loads and dense green and dead ladder fuels. Cooperatively develop and promote implementation of area-wide forest management strategies which will effectively utilize forest products while improving wildland

forest stands by replicating the functions of natural fire including reduction of competition, ladder, and ground fuels, and culling weakened trees.

Diagram Directive

Identify the Genesee Valley Special Management Area as a Fire Hazard Reduction Area.

Land Use Management

Map and evaluate all private woodlands within the Special Management Area boundaries by a standing committee of public and private forestry professionals and area landowners. The objective of the committee shall be development, promotion, and assistance in implementation of cooperative, multiple ownership timber stand improvement and fuel reduction strategies. A significant portion of Genesee Valley and surrounding forests have become "potential high fire hazard areas". In developing site specific fire hazard reduction plans, timber and fire will be addressed as one component, given their natural interaction.

Cooperatively develop and implement forest management strategies to reduce ground and ladder fuels, to improve stand health and vigor, to reduce hazard from wildland fire to a low hazard and to maintain a sustained yield of primary and secondary forest products, and to maintain or enhance scenic quality and fish and wildlife habitat.

FLOOD HAZARDS

Diagram Directive

Identify "primary flood hazard areas" to include all areas in design floodways (channels), and man-made and natural stream courses including the live stream channel and historic meander belt, riparian areas, and wetlands adjoining the live stream channel in those areas within the 100 year flood plain.

Identify the areas in Genesee Valley within a 100 year flood plain as the "Indian Creek, Genesee Valley Special Flood and Erosion Hazard Management Area".

Land Use Management

Permit no building construction in the primary flood hazard area. On stable stream reaches with natural or man-made bed and bank controls up and downstream, permit alteration, channelization, diversion, or land filling of flood hazard areas for the protection of existing developments. In unstable primary flood hazard areas, encourage the formation of special flood and erosion hazard management areas for the purpose of stabilizing stream channel and flood patterns. Permit no river channel straightening, structural bank stabilization, riprapping, or other modification of waterways, including gravel extraction or surface mining, without analysis of compatibility with objectives and strategies for the Management Area as such strategies are developed. The analysis shall identify measures needed to ensure compatibility. Those measures shall be implemented in project approval.

Gravel extraction operations subject to the Surface Mining and Reclamation Act of 1975, and surface mining operations, prospecting, and exploration to which that act does not apply, shall not be considered alteration, channelization, diversion, or land filling if they do not adversely alter offsite historical flood patterns or adversely impact streamside riparian areas.

All such projects shall be subject to the Genesee Valley Flood Hazard Management Area maintenance and monitoring plans when implemented.

For primary flood hazard areas exhibiting impaired natural floodplain values or functions, including unstable stream channels, ditches, encourage formation of flood and erosion hazard management areas for the purpose of stabilizing stream channels and restoring floodplain values and functions.

AIRPORTS

Land Use Management

Airports shall not be permitted in the Genesee Valley Special Management Area.

SCENIC

INDIAN CREEK SCENIC AREA

The Indian Creek Scenic Area is conterminous with the 100 year Flood Hazard Area.

Indian Creek Features that qualify the Indian Creek area for scenic designation:

Important Scenic Qualities Which Attract Tourists

1. Reduced highway speed, highway elevation, absence of vegetation adjacent to the highway, and the orientation of Indian Creek combine to offer a dramatic view of Indian Creek with the forested mountains and grassy fields of Genesee Valley as backdrops and vantage points.
2. Large oak, cottonwood, and conifer stands provide a partial canopy of shade over the waters of Indian Creek. The creek's edges are covered by grasses, wildflowers, trees, snags, and fallen logs.
3. During the fall, leaf foliage changes color. During the spring, songbirds and wildflowers grace the meadows and streamsides of creeks. During the winter, brilliant red and yellow willow branches overhang the boulders and waters of Indian Creek.
4. The absence of off-premise advertising signs and commercial activities and noises, and the roadless mountains and pastures, contribute to the feeling of open space and natural beauty, attractive to the motorist.

Standards for Land Development

1. Locate transmission and utility lines where they will be concealed by dense and permanent vegetation or topographical features where possible. Avoid crossing meadows where possible. All new services of 200 feet or less shall be underground.
2. Prohibit structures within the Indian Creek Scenic Area.
3. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.

Land Use Protection Measures

1. Maintain timber and agricultural resource production uses and gravel extraction within the designated area consistent with scenic protection.
2. Locate roads, landings, and clearings where they are concealed by topography, wherever possible.
3. Prohibit off premise advertising signs.

GENESEE VALLEY SCENIC AREA

Features that qualify Genesee Valley for scenic designation:

1. Visual aspects important to the maintenance of rural character:
 - A. The meadow of Genesee Valley provides nearly level pastureland, fenced by poles and barbed wire for containing large numbers of livestock.
 - B. The numerous existing old structures designed and built for agricultural uses and still in use by agriculture contribute to the rural character of Genesee Valley, specifically, barns and corrals.
 - C. Areas near residences are used for large gardens and the keeping of small farm animals, such as chickens and sheep, horses and cattle.
 - D. Four distinct climatic regimes result in varied forest communities and frequent sightings of wildlife including: deer, eagle, hawk, falcon, owls, geese, ducks, cougar, bear, coyotes, bobcat, fox, grosbeaks, tanagers, bluebirds, and nighthawks.
 - E. From all vistas and vantage points in the Genesee Valley Viewshed, the massive boles, and crowns of old growth trees, snags, and stands are visible on the dark flanks of the mountains, at the edges of the meadows and streams and against the clean sky.

2. Representative samples of historical life styles important to Genesee Valley:

- A. Old Victorian ranch residences of wood or brick construction dot the Valley rim and reflect the self sufficiency of early Genesee Valley families.
- B. Barns and out-buildings represent past agricultural needs and practices and are constructed with local materials of fieldstone and roughsawn pine siding.
- C. Animal-drawn agricultural implements such as hay rakes are often visible from the traveled way and agricultural practices such as haying, cattle drives, and sheep herding are visible from the road.

3. Important scenic qualities which attract tourists:

- A. The pastoral setting of old residences, barns, and grazing livestock and wildlife, contrasted by the rugged snowcapped and granite faced slopes of the Grizzly Ridge, provides a lasting visual impression to the passerby.
- B. The absence of off-premise advertising signs and commercial uses and noises contribute to the rural historical feeling of Genesee Valley and provide a relaxing change of character for people who live in more densely populated areas.
- C. The pastures and forests of Genesee Valley are surrounded by mountain slopes with up to 4,000 feet of vertical relief. These slopes are almost unmarred by evidence of roads, fires, logging, or human activity. The slopes evidence striking geologic and biologic diversity. Geologic diversity includes avalanche chutes, talus slopes, limestone domes, and rock formations such as Cougar Head, Grey Face, Tower Rock, and Devil's Bathtub. Biological diversity includes oak woodlands, mixed conifer forests, pasturelands, and riparian woodlands. The deep, steep sided canyons of Indian Creek, Last Chance Creek, Red Clover Creek, Grizzly Creek, and Montgomery Creek add scenic grandeur to the winding valley floor.

Standards for land development:

- 1. Locate transmission and utility lines where they will be concealed by dense and permanent vegetation or topographical features where possible. Avoid crossing meadows where possible. All new services of 200 feet or less shall be underground.
- 2. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places and protect the historic character of the town of Genesee.
- 3. On-premise signs shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses, nor exceed the height of any on-site building roof line.

Land use protection measures:

1. Maintain agriculture, resource production, and rural residential areas.
2. Utilize density transfer to maintain existing open space of Genesee Valley pastureland and to locate rural residential densities away from scenic areas.
3. Prohibit off-premise advertising signs.
4. Protect scenic values by supporting requests for withdrawal of National Forest lands from mineral entry.
5. Maintain the natural free flowing condition of Indian, Red Clover, Little Grizzly, Hosselkus, Hinchman, Ward, and Montgomery Creeks, except for the use of adjudicated water rights and streambed restoration projects under public auspices.
6. Maintain the roadless character of Grizzly Ridge, Indian Creek, Last Chance, and Red Clover canyons.

SCENIC ROADS

GENESEE VALLEY SPECIAL MANAGEMENT AREA SCENIC ROADS

Protection Measures and Development Standards, County Roads 111 & 112

Establish a 100 foot scenic corridor, measured from the edge of the road easement. The following development standards shall apply:

1. No off-premise advertising signs.
2. Signs, on-premise only, shall not exceed 6 square feet maximum for residential uses and 100 square feet maximum area for commercial uses. Signs will not exceed the height of any onsite building roof line. No pennants, flashing lights, or internally lit exterior signs shall be permitted.
3. Locate transmission and utility lines where they will be concealed by dense and permanent vegetation or topographical features where possible. Avoid crossing meadows where possible. All new services of 200 feet or less shall be underground.
4. Establish building exclusion areas within 50 feet from perennial streams or irrigation ditches, measured from the top of the bank.
5. Maintain natural topographical features within public road right-of-way, where it is not a clear and present danger to public health, safety, and welfare.
6. Maintain natural vegetation within scenic corridor areas and prohibit excessive scarification, thinning, and limbing of roadside trees.

7. Protect roadside trees and prevent scarification and excessive thinning and logging practices within the right-of-way. A 3 - 5 member Citizens Review Committee, with terms to match that of the Supervisor who appointed the members, shall be consulted by the Department of Public Works before any trees are thinned, removed, or trimmed beyond three feet from the edge of the traveled way. The Citizens Review Committee and the Department of Public Works shall prepare a roadside trimming plan which shall be incorporated in these scenic road development standards.

GENESEE VALLEY SPECIAL MANAGEMENT AREA

Land Use Management

Provide a natural appearing landscape where management activities are not visually evident. Provide visual diversity with a range of species age and size classes of trees, including large, mature trees. Limit roadside openings, place openings behind screens, above or below observer eye level, and limit design and locate road openings, structures, and facilities as unobtrusive as possible.

NOISE

Determine in the Genesee Valley Special Management Area the ambient noise levels for the land use areas in Genesee Valley for the purpose of establishing acceptable noise levels for specific land use areas.

INDUSTRIAL

Land Use Management

Industrial uses are incompatible with the Genesee Valley Special Management Area.

HISTORICAL

Goal

Preserve and document Genesee Valley's prehistoric, ethnographic, and historic resources for their scientific, educational, and cultural value.

Diagram Directive

Identify prehistoric, ethnographic, and historical sites, structures, and objects of scientific, educational, or cultural value.

Land Use Management

1. The demolition of any designated historical building shall be permitted upon approval by the County after consideration of the value to the public interest.

2. Establish a Genesee Valley Historic Committee. This committee will include interested local citizens and a minimum of one archaeologist. The Historic Committee will work with the County, State, and other agencies or groups, when appropriate, to help document ethnographic, cultural, natural history, historical features, and historic sensitivity in the Genesee Valley Special Management Area and relevant adjacent areas, including Native American and Early Settler sites and Points of Historic Interest. Other functions of the Historic Committee may be to:

Set criteria for establishing historical buildings, consistent with State Office of Historic Preservation (SHPO) guidelines and format;

Develop a list of candidate buildings for historic nomination which meet the established criteria. These buildings will be formally recorded and the information filed with the Archaeological Information Center in Chico;

Periodically provide and recommend to the County a list of historic buildings to be added to the County General Plan;

Compile local historic information on all types of historic resources from any available sources; compile an informal list of potential historic buildings, structures, and sites in the area;

Improve access to information about local historic resources as appropriate.

3. Require an archaeological inventory, both prehistoric and historic, according to CEQA guidelines.
4. The Planning Department shall inform the Historic Committee of applications or requests which may affect cultural resources of the Area. The Historic Committee will respond to and review CEQA-based archaeological recommendations on projects which adversely affect historic resources when appropriate and practical. The Committee will submit any written comments or recommendations for those resources to the Planning Department in the time frame established by the Department.
5. The Historic Committee will study and evaluate, as practical, the establishment of a Rural Historic Landscape in all or portions of Genesee Valley. A Rural Historic Landscape is a geographic area that historically has been used by people, or shaped or modified by human activity, occupation, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features.

Historical Buildings

Historical Buildings are structures such as a house, barn, church, hotel, etc., created principally to shelter any form of human activity. It may also refer to a historically and functionally related unit such as a courthouse and jail, or a house and barn. Historic Buildings shall meet the following criteria for their evaluation and recordation. Evaluation shall be consistent with guidelines and format established by SHPO:

They shall be at least 50 years old;

They shall be historically "significant" within a relevant historic context, such as the theme of the area, geographic boundaries, and chronological period;

They shall have reasonably accurate historical information, either written or oral, such as dates of construction, builder, periods of use, alterations, and historic attributes;

They shall possess integrity of location, unique and/or unusual designs, setting, materials, workmanship, feeling, and association, such as with significant historical events or individuals;

They may have/are likely to yield information important in prehistory or history;

They may embody the distinctive characteristics of a type, period, method of construction, or that represent work of a master, or possess high artistic values;

Qualified buildings ultimately shall be recorded with the appropriate state and federal agencies.

Candidate Historic Buildings:

1. Hand hewn Log Cabin and Stone House (built 1870-1880).
2. Mormon Pole Barn, built in 1852, at Mormon Station.
3. Borden Log Cabin, built by Fred Borden after the Yukon Gold Rush.

RECREATION

RECREATION

Land Use Management

In the Genesee Valley Special Management Area off-road recreational use shall be limited to non-motor vehicle, except wheelchairs, uses such as hiking, fishing, camping, bicycling, horseback riding, or packing with animals. Recreational use shall be integrated with the Area Historic Roads and Trails, as well as new trails.

Historic Roads & Trails of educational and cultural value

Trails:

1. Taylorsville - Mt. Jura Trail
2. Montgomery Creek Trail
3. Hinchman Trail
4. Hosselkus Trail
5. Mt. Ingalls Trail

6. Nye Creek Trail

7. Ward Creek Trail

TRAILS

Goal

1. To improve and enjoy the recreational potential of the Plumas National Forest and Genesee Valley, and to encourage the development of nonintensive, dispersed recreational uses.
2. To facilitate non-motorize trail access to achieve that end.

Diagram Directive

Identify points of recreational interest, including vista points, old growth groves, historic points, springs, and streams, which are potentially accessible through development of a non-motorized trail system.

1. Identify existing trails which need some development or maintenance.
2. Identify planned new trails and planned trail alignments for future development. Develop alternative trail alignments and access points to avoid conflicts with access across private property.

Land Use Management

1. Encourage developments to provide adequate public easements for identified trails, planned trails, and planned trail alignments. When feasible, incorporate trails in road rights-of-way when consistent with the identified trails, planned trails, and planned trail alignments.
2. Manage lands adjacent to trails to meet noise standards. All trails shall be for non-motorized use only, except wheelchairs.
3. Border trails with a buffer through a 25 foot right-of-way. Within this buffer, logging shall be limited to thinning and selective cutting. Protect trail easements, where granted, by encouraging developments to provide alternate access routes, limited access, or to otherwise ensure continued safe use of trails.
4. Coordinate with Plumas National Forest recreation personnel to encourage private individuals or groups to identify new trails or maintain existing trails.
5. Encourage a development and maintenance program, including the search for state, federal, and private funds.

6. Trail and bikeway improvements shall be physically separated from road improvements, preferably by vegetative, topographic, or other substantial barriers. Work with local Road Department and Recreation District personnel to develop trails and bikeways.

PUBLIC BUILDINGS

Identify Assessor's Parcel Number 008-160-11 as a possible future fire station site.