



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

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

Steven L. DeCamp  
Community Development Agency Director

Brian Foss  
Planning Director

**NOTICE OF PREPARATION**

**DATE:** September 21, 2012

**TO:** Responsible Agencies, Organizations and Interested Parties

**FROM:** Tyler Barrington, Interim Principal Planner

**SUBJECT:** Notice of Preparation of an Environmental Impact Report (EIR) for the 2009-2014 Housing Element Rezone Program Implementation of Housing Element Programs HD-8.1.3 and HD-8.1.4, including the “RH” Zoning Combining District in Program HD-8.1.5 and a site analysis of 17 pre-selected properties as potential sites for high density residential zoning to accommodate the future development of high density housing units. The sites are located within three general areas of unincorporated Nevada County. These areas are generally defined as the Grass Valley Sphere of Influence (SOI), Penn Valley and the Lake of the Pines Areas.

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the County of Nevada (as Lead Agency) intends to prepare an Environmental Impact Report (EIR), consistent with Article 9 and Section 15161 of the CEQA Guidelines for the implementation of Programs HD-8.1.3 and HD-8.1.4 of the County’s 2009-2014 Housing Element update and Section L-II 2.7.11 of the Nevada County Zoning Ordinance (Program HD-8.1.5). In accordance with Section 15082 of the CEQA Guidelines, the County of Nevada has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with sufficient information describing the project and its potential environmental effects. To assist your evaluation, please review the following project description, listing of possible environmental effects and exhibits.

**PROJECT LOCATION:**

The candidate sites are located within three general areas of unincorporated Nevada County. These areas are generally defined as the Grass Valley SOI, Penn Valley, and the Lake of the Pines Areas. Please see Figures 1-4 to identify where the individual sites are located. The APNs for the selected sites are as follows:

**Grass Valley SOI**

Site 1: 07-380-17  
Site 2: 09-270-04  
Site 3: 29-350-12  
Site 4: 35-412-15  
Site 5: 35-412-17  
Site 6: 35-412-18  
Site 7: 35-412-19  
Site 8: 35-412-21

**Penn Valley**

Site 9: 51-120-06  
Site 10: 51-150-29  
Site 11: 51-151-62  
Site 12: 51-370-02

**Lake of the Pines**

Site 13: 57-141-29  
Site 14: 57-270-02  
Site 15: 57-270-03  
Site 16: 57-270-06  
Site 17: 11-181-03

## **PROJECT DESCRIPTION:**

### **Project Background**

The County of Nevada Board of Supervisors adopted the most recent update of its Housing Element on May 11, 2010 and received certification of the Element from the California Department of Housing and Community Development (HCD) on July 1, 2010. The Housing Element's vacant land inventory found that the County had a deficit in sites that had adequate zoning (R3 "High Density Residential") to accommodate lower income category of the County's Regional Housing Need Allocation. Recent State law requires jurisdictions to rezone property to accommodate their Regional Housing Need Allocation if that jurisdiction's vacant land inventory finds that there are not adequate vacant sites zoned for high density residential to accommodate the low and very low income categories. The State law requires that the rezoned sites provide for a minimum density of 16-units per acre and those sites allow the development of higher density housing as an allowed use (not subject to discretionary permits, e.g., conditional use permit, planned unit development plan). Depending on the site's existing General Plan designation, it is possible that some sites will also require a site specific General Plan amendment as well.

In addition to the lack of adequately zoned sites from the most recent planning cycle, the County's previous Housing Element also had a rezone program that was not implemented. At that time it was determined that the County had an unmet need of sites suitable for 571 low and very low income units. The current Housing Element determined an unmet need of sites suitable to accommodate 699 units affordable to low and very low income residents (1,270 units total).

To obtain certification from HCD, County staff was required to complete a vacant land inventory in which potential rezone candidate sites that could be suitable for higher density housing were identified. These sites were identified based on the relative lack of constraints and proximity to services. Additionally, County staff performed an extensive outreach process to ensure that the property owners of the candidate site would be willing participants in rezoning their land to higher density residential. As a result of the outreach effort, the County's list of potential rezone candidate sites was reduced to 17 properties consisting of approximately 146 acres.

A site analysis was prepared for each site to evaluate the physical and regulatory constraints of the property and determine if the 17 properties could collectively accommodate the required 1,270 units. The evaluation of each site consisted of a field visit, research and investigation regarding the existing land use conditions in the surrounding area of each site, a site specific biological reconnaissance, a cultural resources record search and field reconnaissance, and a general geotechnical investigation. The opportunities and constraints of each site were considered in a numerical scoring system that utilized seven sets of criteria that were created to assess the suitability of each candidate site.

### **Project Components**

#### *Zoning Amendments*

To meet state housing requirements identified in the County's Housing Element, high density residential zoning (R3) for an additional 1,270 low and very low housing units are required to

meet the County's unmet housing needs. The project proposes to implement rezoning through the Zoning Map Amendment process to rezone sufficient acreage to higher density residential, or the equivalent of higher density residential, to meet the minimum low and very low income requirements. The specific rezoning process is proposed through the implementation of Housing Element Programs HD-8.1.3 and HD-8.1.4, including adding the "RH" Zoning Combining District to those sites included in Program HD-8.1.5.

The Housing Element Programs are described below:

**Program HD-8.1.3:** To accommodate the unmet housing need of 571 low and very-low income units identified in the 2003-2008 Nevada County Housing Element, the County would rezone at least 29-acres of property suitable and available for development.

**Program HD-8.1.4:** To accommodate the unmet housing need of 699 low and very-low income units identified in the 2009-2014 Nevada County Housing Element, the County would rezone at least 35-acres suitable and available for development.

The rezoning of property under Programs HD-8.1.3 and HD-8.1.4 will occur through one of the following scenarios:

1. Rezones within the cities' sphere of influence to a maximum density of 20 units per acre (R3-20) and a minimum density of 16 units per acre; or
2. Rezone a sufficient amount of land outside the cities' sphere of influence to a minimum density of 16 units per acre; or
3. A combination of rezoned land within and outside of the cities' sphere of influences at the identified densities may also be used to satisfy the unmet need of 571 and 699 units, respectively.

A minimum of 50 percent of the 1,270 units shall be accommodated on sites zoned exclusively for residential uses. Owner occupied and rental multi-family residential uses on these sites shall be allowed by right (without a conditional use permit, planned unit development plan, or other discretionary action) as required by Government Code Sections 65583.2(h) and (i). The rezoned sites shall provide for a minimum of 16-units per site and required a minimum density of 16-units per acre.

**Program HD-8.1.5:** Required the County to amend the Zoning Regulations to create a definition and development standards for a Regional Housing Need (RH) Overlay district that is to be attached to the rezoned sites to accommodate the new construction objectives under Programs HD-8.1.3 and HD-8.1.4. The overlay district was developed by County staff and adopted by the County Board of Supervisors in September 27, 2011.

#### *Site Selection*

To demonstrate that the required housing needs could be met through the implementation of the Housing Element Programs, the County selected 17 candidate properties as potential sites for development for affordable housing units. A site analysis was conducted for each of the

properties to determine if enough suitable land for the development of 1,270 affordable housing units could be achieved from the candidate sites.

The site analysis determined the sites to be suitable for development and implementation of the County's goal to rezone the properties to R3 (high density residential). Based on the site survey, a conceptual building envelope was identified for each site. A theoretical maximum unit count was calculated based on state mandated minimum default densities of 16-units minimum per acre. The analysis concluded of a total area of 146.25 acres from the 17 sites, approximately 101.6 acres would be available for development. At 16 units per acre, the maximum number of units would be 1,630 units. This number exceeds the 1,270 units the County currently needs to meet its housing element goals. The number of potential units (1,630) could increase or decrease depending on a variety of factors such as the County utilizing a higher density in the zoning overlay zone (e.g., 20 units per acre) or other physical constraints in the field that reduce the development potential of a site.

#### *Establishment of Site Development Criteria for Rezoned Sites*

As outlined in the "RH" Zoning Combining District Ordinance (Section L-II 2.7.11.C.3 of the Nevada County Land Use and Development Code), the project will result in the development of a Regional Housing Need Implementation Plan. This Plan will outline site specific development standards and any CEQA mitigation measures adopted for each site that must be adhered to in order for the site to develop consistent with the purpose of the rezone and to ensure that the development of the site does not result in a significant environmental impact.

#### **PROJECT APPROVALS:**

Rezone (Z12-002)  
General Plan Amendment, if necessary (GP12-002)  
Certification of the EIR (EIR12-002)

#### **PROBABLE ENVIRONMENTAL EFFECTS:**

The determination to prepare an EIR was made by the County of Nevada.

The following subject areas will be addressed in the EIR:

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, and Transportation/Traffic.

#### **PUBLIC SCOPING MEETING:**

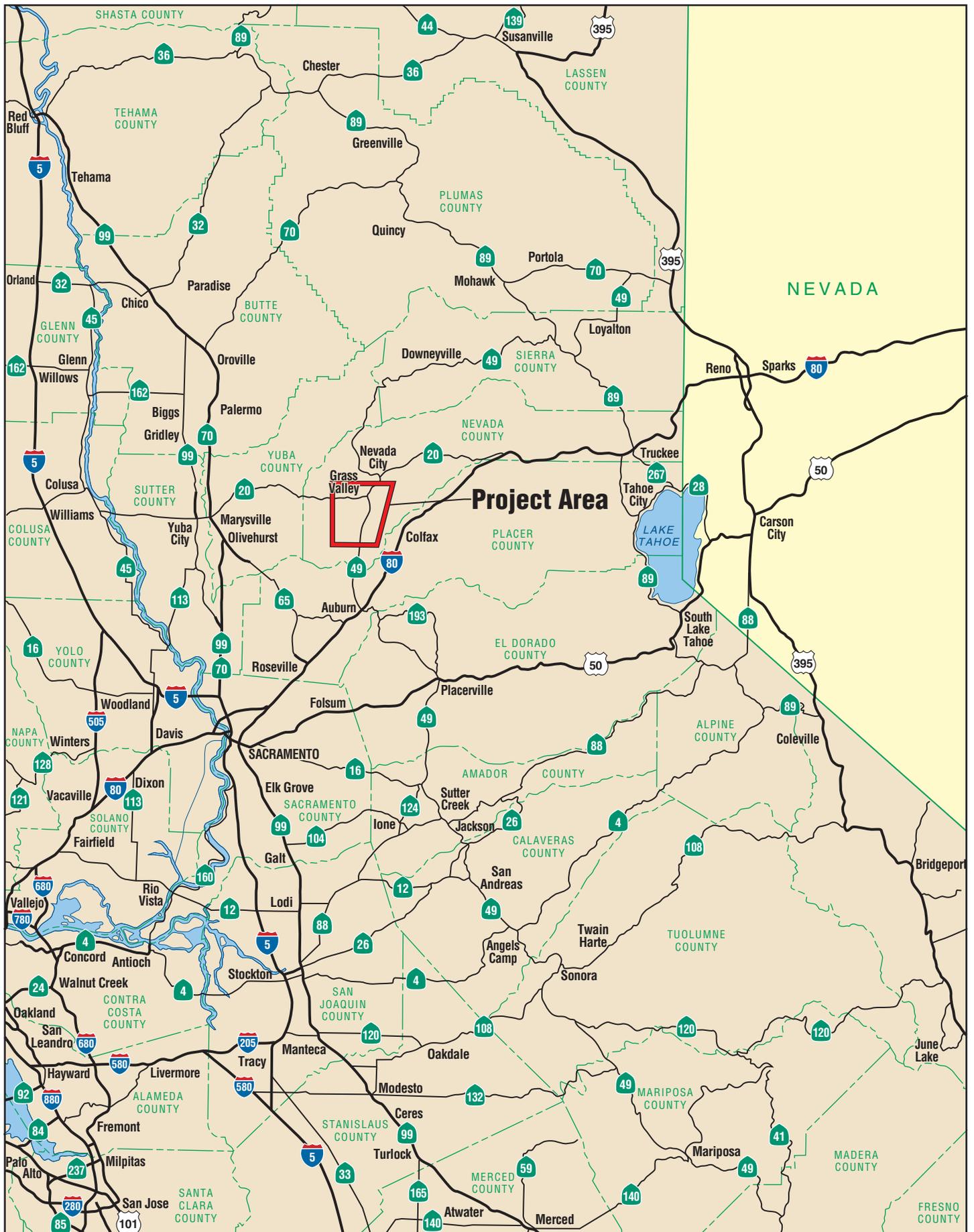
Consistent with Section 21083.9 of the CEQA Statues, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on **October 3, 2012 at 5:30 p.m.** at the Providence Mine Room located on the second floor of the Eric Rood Center 950 Maidu Avenue Nevada City.

As specified in the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The County of Nevada welcomes public input during this review period on the scope of the EIR analysis. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response. Comments may be submitted in writing during the review period and addressed to:

**Tyler Barrington, Interim Principal Planner**  
**Nevada County Community Development Agency**  
**950 Maidu Avenue, Suite 170**  
**Nevada City, CA 95959**  
**Telephone: (530) 470-2723**  
**Email: [tyler.barrington@co.nevada.ca.us](mailto:tyler.barrington@co.nevada.ca.us)**

**The Notice of Preparation comment period closes on October 26, 2012.**

Attachments:  
Site and Vicinity Maps



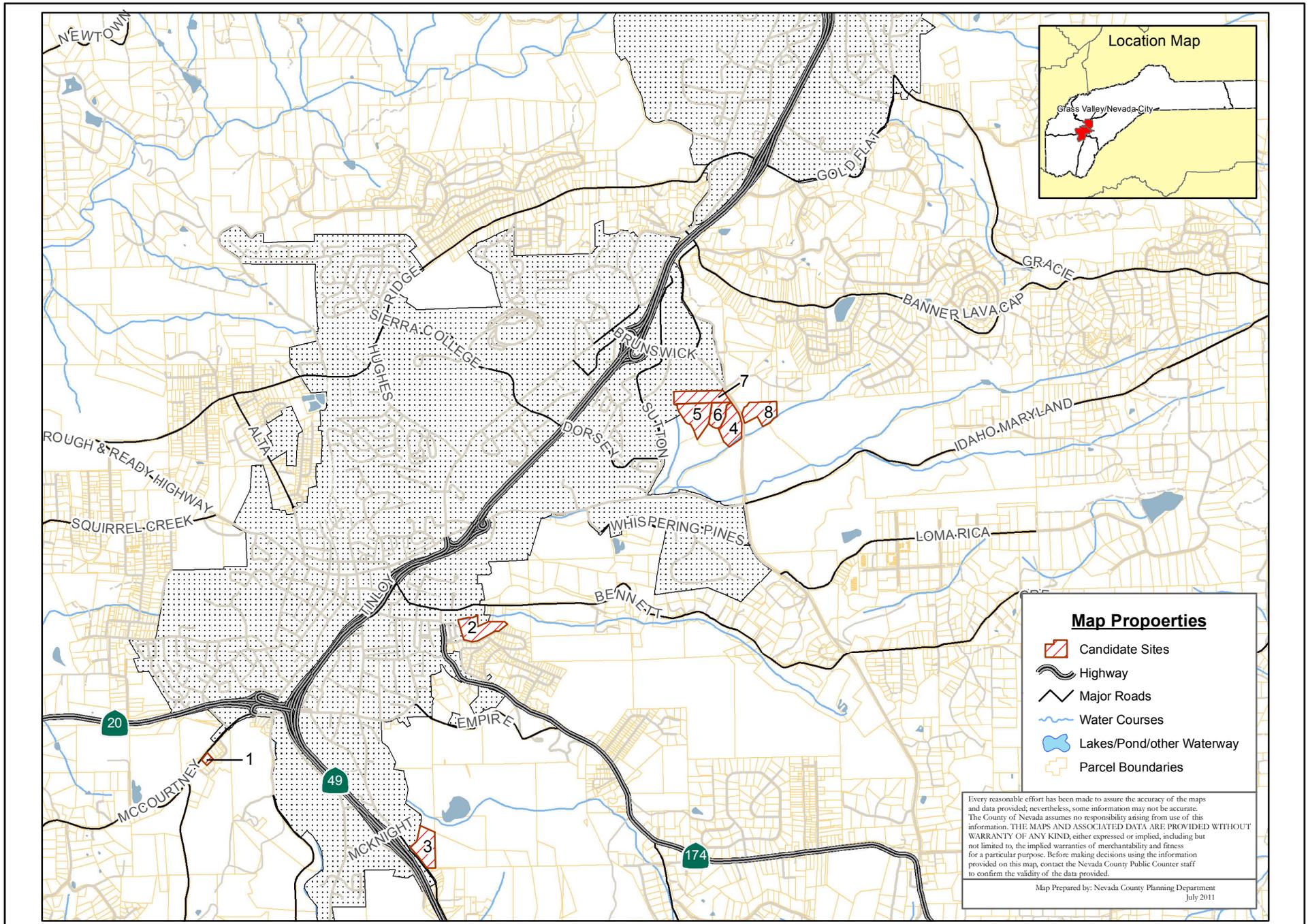
COUNTY OF NEVADA  
 2019-2014 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION NOP

# Regional Vicinity

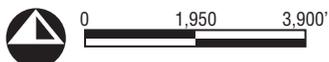
FIGURE 1



9/6/12 JN 60-100827-18668



Source: Nevada County GIS 2012; ESRI 2012.

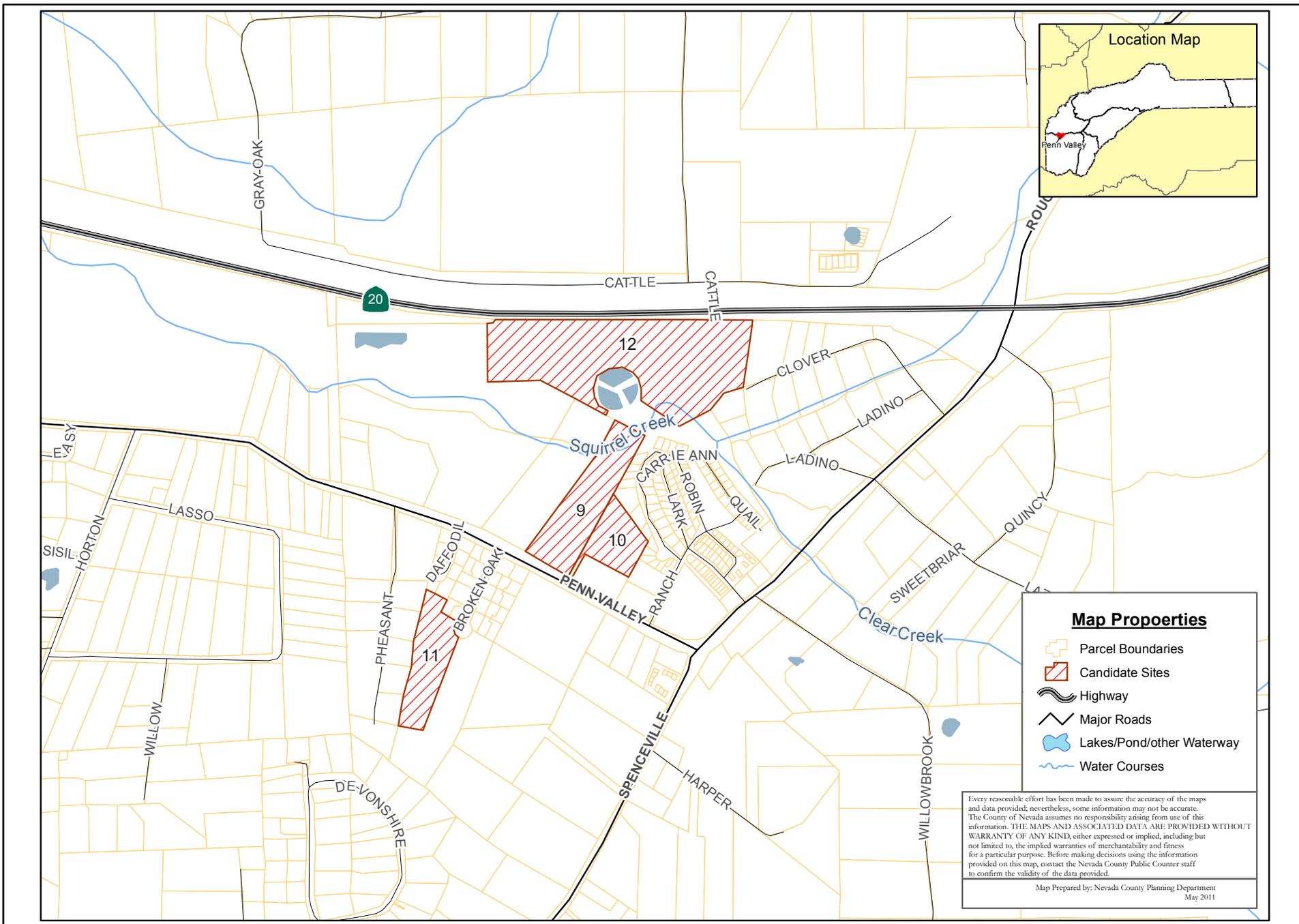


9/5/12 JN 60-100827-18668

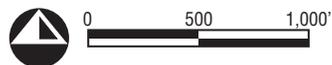
COUNTY OF NEVADA  
2019-2014 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION NOP

# Grass Valley Area Sites

FIGURE 2



Source: Nevada County GIS 2012; ESRI 2012.

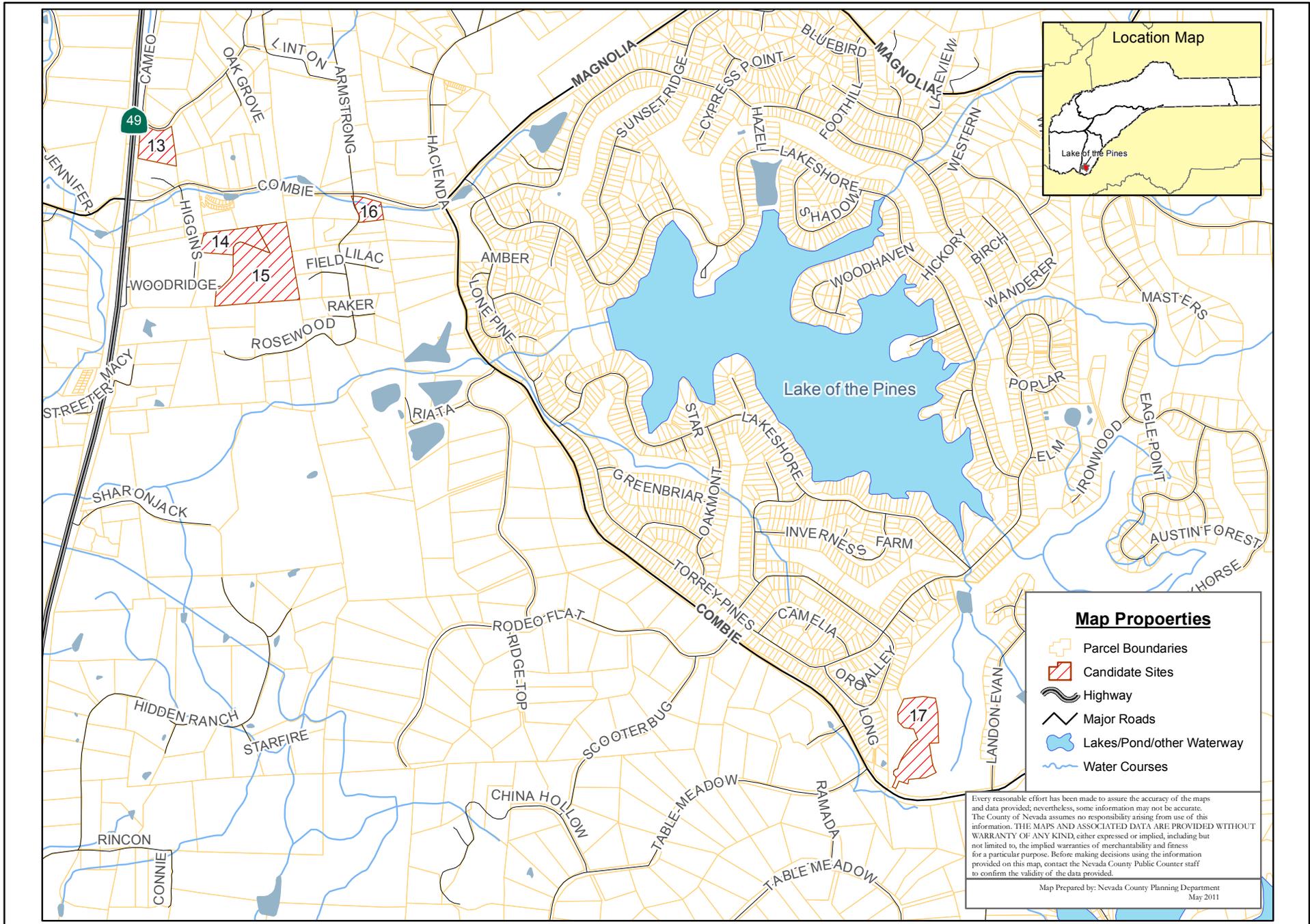


9/5/12 JN 60-100827-18668

COUNTY OF NEVADA  
2019-2014 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION NOP

# Penn Valley Area Sites

FIGURE 3



Source: Nevada County GIS 2012; ESRI 2012.



9/5/12 JN 60-100827-18668

COUNTY OF NEVADA  
2019-2014 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION NOP

# Lake of the Pines Area Sites

FIGURE 4

**DEPARTMENT OF TRANSPORTATION**

703 B STREET  
MARYSVILLE, CA 95901  
PHONE (530) 741-4004  
FAX (530) 741-5346  
TTY 711



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October 23, 2012

032012-NEV-0020  
NEV-VAR  
SCH# 2009072070

Mr. Tyler Barrington  
Nevada County Community Development Agency  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959

**2009-2014 Housing Element Rezone Program Implementation – Notice of Preparation (NOP)**

Dear Mr. Barrington:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. Nevada County intends to prepare an Environmental Impact Report (EIR) for implementation of Program HD-8.1.3 and HD-8.1.4 of the County's 2009-2014 Housing Element update and Section L-II 2.7.11 of the Nevada County Zoning Ordinance. The project proposes to implement rezoning through the Zoning Map Amendment process to rezone sufficient acreage to higher density residential, or the equivalent of higher density residential, to meet the minimum low and very low income requirements. This housing element rezone has the potential to affect State Routes (SR) 20 and 49 within Nevada County. The following comments are based on the NOP.

***Traffic Impact Study (TIS)***

We recommend using the Department's *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and the Department in determining when a TIS is needed. The appropriate level of study is determined by the project, such as the highway conditions and forecasted traffic. The *TIS Guide* is available at the following website address:  
[http://dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The TIS should include:

1. Vicinity map, regional location map, and a site plan clearly showing project access in relation to nearby State roadways. Ingress and egress for all project components should be clearly identified. The State right-of-way (ROW) should be clearly identified. The maps should also include project driveways, local roads and intersections, parking, and transit facilities.

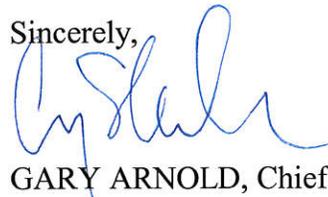
2. Project-related trip generation, distribution, and assignment. The assumptions and methodologies used to develop this information should be detailed in the study, and should be supported with appropriate documentation.
3. Average Daily Traffic, AM and PM peak hour volumes and levels of service (LOS) on all roadways where potentially significant impacts may occur, including crossroads and controlled intersections for existing, existing plus project, cumulative and cumulative plus project scenarios. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect study area roadways and intersections. The analysis should clearly identify the project's contribution to area traffic and any degradation to existing and cumulative performance.
4. Schematic illustration of traffic conditions including the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for the scenarios described above.
5. The project site building potential as identified in the General Plan. The project's consistency with both the Circulation Element of the General Plan and the Congestion Management Agency's Congestion Management Plan should be evaluated.
6. Identification of mitigation for any roadway mainline section or intersection with insufficient capacity to maintain acceptable performance with the addition of project-related and/or cumulative traffic. As noted above, the project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should also be fully discussed for all proposed mitigation measures.

We request that you provide our office with the opportunity to review the draft Scope of Work for the TIS prior to beginning the study.

Please provide our office with copies of any further actions regarding this project including project approval documents and any conditions of approval, if applicable. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Josh Pulverman, Nevada County Regional Planning Liaison, at 530-634-7612 or by email at: [josh\\_pulverman@dot.ca.gov](mailto:josh_pulverman@dot.ca.gov)

Sincerely,



GARY ARNOLD, Chief  
Office of Transportation Planning – North

c: Scott Morgan, State Clearinghouse

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S.#40  
1120 N STREET  
P. O. BOX 942874  
SACRAMENTO, CA 94274-0001  
PHONE (916) 654-4959  
FAX (916) 653-9531  
TTY 711



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October 2, 2012

Mr. Tyler Barrington  
Nevada County  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959-8617

RECEIVED  
OCT 05 2012  
Nevada County Community  
Development Agency

Dear Mr. Barrington:

Re: Notice of Preparation for the 2009-2014 Housing Element Rezone Program Implementation;  
SCH# 2009072070

The California Department of Transportation (Caltrans), Division of Aeronautics (Division), reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division has technical expertise in the areas of airport operations safety and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public-use and special-use airports and heliports. The following comments are offered for your consideration.

The proposal is for the Nevada County 2009-2014 Housing Element Rezone Program Implementation. It includes land use zoning amendments and a possible general plan amendment. Four of the potential sites for residential housing in the Grass Valley Area (sites 4, 5, 6 and 8) are approximately one mile, northwest, of Runway 7/25 at the Nevada County Air Park.

1. In accordance with California Public Utilities Code (PUC) Section 21676 *et seq.*, prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the airport land use commission (ALUC), the local agency shall first refer the proposed action to the ALUC. The appropriate ALUC for this project is the Nevada County Transportation Commission.

If the ALUC determines that the proposed action is inconsistent with the airport land use compatibility plan, the referring agency shall be notified. The local agency may, after a public hearing, propose to overrule the ALUC by a two-thirds vote of its governing body after it makes specific findings. At least 45 days prior to the decision to overrule the ALUC, the local agency's governing body shall provide to the ALUC and Caltrans a copy of the proposed decision and findings. Caltrans reviews and comments on the specific findings a local government intends to use when proposing to overrule an ALUC. Caltrans specifically looks at the proposed findings to gauge their relationship to the overrule. Also, pursuant to the PUC 21670 *et seq.*, findings should show evidence that the local agency is minimizing "...the public's exposure to

Mr. Tyler Barrington

October 2, 2012

Page 2

excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.”

2. The proposal should be coordinated with Nevada County Air Park staff to ensure its compatibility with future as well as existing airport operations.
3. Development within the vicinity of the airport is subject to the rules and requirements of the Nevada County Airport Land Use Compatibility Plan, which restricts residential development within certain airport safety zones and noise contours.

CEQA, Public Resources Code 21096, requires the California Airport Land Use Planning Handbook (Handbook) be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries or if such a plan has not been adopted, within two nautical miles of an airport. The Handbook is a resource that should be applied to all public use airports and is available on-line at:

<http://www.dot.ca.gov/hq/planning/aeronaut/documents/alucp/AirportLandUsePlanningHandbook.pdf>

Business and Professions Code Section 11010 and Civil Code Sections 1102.6, 1103.4, and 1353 address buyer notification requirements for lands around airports and are available on-line at <http://www.leginfo.ca.gov/calaw.html>. Any person who intends to offer subdivided lands, common interest developments and residential properties for sale or lease within an airport influence area is required to disclose that fact to the person buying the property.

These comments reflect the areas of concern to the Division with respect to airport-related noise, safety, and regional land use planning issues. We advise you to contact our District 3 office concerning surface transportation issues.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-6223, or by email at [philip.crimmins@dot.ca.gov](mailto:philip.crimmins@dot.ca.gov).

Sincerely,



PHILIP CRIMMINS

Aviation Environmental Specialist

c: State Clearinghouse, Nevada County ALUC, Nevada County Air Park

## Jewell, Alex

---

**From:** Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>  
**Sent:** Friday, October 19, 2012 8:47 AM  
**To:** Jewell, Alex  
**Subject:** FW: 2009-2014 Housing Element Rezone

Alex,

See NOP Comments below.

---

**From:** Sam Longmire [<mailto:sam@myairdistrict.com>]  
**Sent:** Thursday, October 18, 2012 11:33 AM  
**To:** Tyler Barrington  
**Cc:** Gretchen Bennett, APCO  
**Subject:** 2009-2014 Housing Element Rezone

Dear Mr. Barrington:

The Northern Sierra Air Quality Management District (NSAQMD) has reviewed the Notice of Preparation of an EIR for the Nevada County "2009-2014 Housing Element Rezone Program Implementation" project.

The NSAQMD appreciates that the proximity of candidate sites to services has been a consideration in site selection, since the ability of residents to walk, bike or drive short distances to obtain goods and services or employment opportunities minimizes the emission of air pollutants. All of the potential rezone sites selected except Candidate Sites 1, 12 and 17 are within easy walking distance of key services. The absence of a sidewalk is one limitation for Candidate Site 1. Candidate Site 12 is mainly across Squirrel Creek from the services available in Penn Valley. Candidate Site 17 (south of Lake of the Pines) is the most isolated of the candidate sites, as far as proximity to existing services is concerned. The NSAQMD recommends that the EIR evaluate pedestrian distances from each candidate site to frequently used services (including public schools/bus stops, grocery stores and pharmacies), taking into account the realistic feasibility of pedestrian access (considering the locations of sidewalks and bicycle trails and of flood plains, waterways and other potential barriers to public accessibility). Wherever feasible, site plans should incorporate pedestrian and bicycle access to bus stops, existing sidewalk networks and locations of goods and services.

The NSAQMD also recommends considering requiring the inclusion of laundry facilities in any subsequent high density, low and very-low income development plans, if that is legally possible.

The EIR should discuss options for residential heating at the candidate sites. The NSAQMD recommends alternatives to woodburning appliances for residential heating in the high density housing developments because of the likelihood of fine particulate matter health impacts from numerous smoke sources in small areas.

Note that none of the candidate sites are located in an area mapped as having (or known to the NSAQMD as having) ultramafic rock or naturally occurring asbestos, although the southern portion of Site 5 is only a few hundred feet north of an ultramafic mapping unit so special care should be taken to ensure that ultramafic rock is not present at this location. If ultramafic rock is encountered or discovered on any of the sites during grading or site assessment, the statewide Airborne Toxic Control Measures for Naturally Occurring Asbestos will apply.

The NSAQMD recommends that alternatives to open burning (chipping, hauling, firewood cutting, etc.) be used for disposal of waste vegetation from development of any of the candidate sites. In addition, the post-development prohibition of residential burning for waste vegetation disposal in high density developments (via CC&Rs or some other method) is strongly encouraged.

If a diesel fired generator or other source of air pollutants is anticipated at any of the sites, the NSAQMD should be contacted (530-274-9360) regarding the possible need for a Permit to Operate.

Please contact me with any questions regarding these comments.

Sincerely,

Samuel F. Longmire, APCS  
Northern Sierra Air Quality Management District

Samuel F. Longmire, MSES  
Air Pollution Control Specialist III  
Northern Sierra Air Quality Management District  
PO Box 2509, Grass Valley, CA 95945  
Phone: (530) 274-9360 x106  
Fax: (530) 274-7546

## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
 SACRAMENTO, CA 95814  
 (916) 653-4082  
 (916) 657-5390 - Fax



October 19, 2012



Tyler Barrington  
 Nevada County  
 950 Maidu Avenue, Suite 170  
 Nevada City, CA 95959-8617

RE: SCH# 2009072070, 2009-2014 Housing Element Rezone Program Implementation, Grass Valley, Nevada City, and Truckee; Nevada County

Dear Mr. Barrington:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
  - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required.**
  - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood  
 Associate Government Program Analyst

CC: State Clearinghouse

## Native American Contacts

Nevada County  
October 19, 2012

Jill Harvey  
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Grass Valley , CA 95949 Miwok  
(530) 273-1749

T'Si-akim Maidu  
Grayson Coney, Cultural Director  
P.O. Box 1316 Maidu  
Colfax , CA 95713  
akimmaidu@att.net  
(530) 383-7234

United Auburn Indian Community of the Auburn Rancheria  
David Keyser, Chairperson  
10720 Indian Hill Road Maidu  
Auburn , CA 95603 Miwok  
530-883-2390  
530-883-2380 - Fax

United Auburn Indian Community of the Auburn Rancheria  
Marcos Guerrero, Tribal Preservation Committee  
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Auburn , CA 95603 Miwok  
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530-883-2320 - Fax

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April Wallace Moore  
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Washoe Tribe of Nevada and California  
Wanda Batchelor, Chairperson  
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Gardnerville , NV 89410  
ktrovato@washoetribe.us  
775-265-4191  
775-265-6240 Fax

Colfax-Todds Valley Consolidated Tribe  
Judith Marks  
1068 Silverton Circle Miwok  
Lincoln , Cali 95648 Maidu  
916-670-5714  
916-434-7876 - home

Washoe Tribe of Nevada and California THPO  
Darrel Cruz, Cultural Resources Coordinator  
919 Highway 395 South Washoe  
Gardnerville , NV 89410  
**darrel.cruz@washoetribe.us**  
(775) 265-4191 ext 1212  
(775) 546-3421 - cell  
775-265-6240 FAX

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2009072970: 2009-2014 Housing Element Rezone Program Implementation, Grass Valley, Nevada City, and Truckee.



**CITY OF GRASS VALLEY**  
**Community Development Department**  
Thomas Last, Community Development Director

**Building Division**  
530-274-4340  
**Planning Division**  
530-274-4330  
Fax 530-274-4399

125 East Main Street  
Grass Valley, CA 95945

**A CENTENNIAL CITY**

October 10, 2012

Tyler Barrington  
Nevada County Planning Department  
950 Maidu Ave., Suite 170  
Nevada City, CA 95959

**Subject:** Notice of Preparation to prepare an Environmental Impact report for the 2009-2014 Housing Element Rezone Program

Dear Mr. Barrington,

The City requests the County address the following environmental issues within the Environmental Impact Report for the above project:

1. The impacts of the project's proposed increased residential densities on local and regional air quality, and greenhouse gas emissions to global climate change.
2. The impact of the project's proposed increased residential densities on local roads and intersections. The City has particular concerns with the increased traffic on the intersections within the Glenbrook Basin.
3. The impact of the project's proposed increased residential densities on the City's sewer system. The City planned for residential densities of 4-8 dwelling units per acre on the properties along Brunswick Road. The proposed rezone allows for up to 20 units per acre. The EIR will need to address the impacts on the wastewater collection system and plant capacity since the proposed densities were not anticipated.
4. The proposed land use changes will result in land use conflicts with the City's General Plan. The EIR will need to address these land use conflicts. Additionally, the MOU between the City and County which created joint land use planning requires a collaborative planning process within the sphere of influence. The City has concerns with the proposed large concentration of high density residential in this area. The EIR needs to address the appropriateness of this proposal as it relates to the overall land use mix in the area, and the City's ability to provide urban services in light of the current tax share agreement. The demand for police and other City services, including road maintenance, and the taxes received to pay for the services to high density residential development are not adequate under the current tax share program.
5. As discussed previously with County staff, the EIR needs to look at alternative sites such as properties along Bennett Street. Some of these lands appear to be appropriate for some higher density residential uses.

6. As noted in 4 above, the EIR needs to address the City's ability to provide public services to the area due to the proposed increase in density.
7. The County must address the issue of transferring housing units to the City. Since the land must be annexed to provide sewer service, the City has concerns with the potential conflict in land use designations and how that impacts the Regional Housing Needs Allocation process. Board Resolution 12-106, established a process to transfer RHNA numbers to the City as it pertains to the Loma Rica Ranch annexation. The transferred units were based on the housing units anticipated by the County's General Plan. Should the proposed land use changes occur, this could result in a significant land use conflict which could penalize the City in the future (i.e. will the City be expected to assume a transfer of RHNA based on 20 units/acre, if so this may not be acceptable). The County needs to confirm expectations of any RHNA transfer process as part of this project.

In conclusion, the City requests the EIR include an analysis of the above issues. Overall, the City is very concerned with adding up to 540 additional housing units in one concentrated area of the City.

Please provide a copy of the Draft EIR when it becomes available.

If you have any questions, please contact me at 530-274-4711.

Sincerely,



Thomas Last  
Community Development Director



# NEVADA COUNTY TRANSPORTATION COMMISSION

Grass Valley • Nevada City • Nevada County • Truckee

October 23, 2012

Mr. Tyler Barrington, Interim Principal Planner  
Nevada County Community Development Agency  
950 Maidu Ave., Suite 170  
Nevada City, CA 95959

Dear Mr. Barrington:

Subject: Notice of Preparation of an EIR for the 2009-2014 Housing Element Rezone Program Implementation

The Nevada County Transportation Commission (NCTC) administers the western Nevada County Regional Transportation Mitigation Fee program on behalf of Nevada County, Nevada City, and the City of Grass Valley. The RTMF program collects development impact fees to help fund construction of improvements to the regional system of roads, streets, and highways serving Western Nevada County. NCTC expects that the EIR for implementation of the 2009-2014 Housing Element Rezone Program will include analysis of the traffic impacts from increased residential development on projects included in the RTMF Capital Improvement Program (CIP), and determine if there is any need for additional improvements not currently anticipated. Copies of Table 3-1 RTMF Capital Improvement Program and Figure 3-1 RTMF CIP Tier 1 and Tier 2 Project Locations are attached to this letter.

If you have any questions or need additional information please feel free to contact me at 265-3202 or email [dlandon@nccn.net](mailto:dlandon@nccn.net).

Sincerely,

Daniel B. Landon  
Executive Director

attachments

Table 3-1 RTMF Capital Improvement Program (CIP)

#	LOCATION	PROPOSED IMPROVEMENT	COST ESTIMATE ****	TIER NUMBER & PROJECT PRIORITY	
				Tier	Priority
1	Dorsey Drive Interchange	Construct new interchange.	\$34,950,000	Tier 1	1
2A	SR 49, south of McKnight Way	Widen highway consistent with design concepts approved by NCTC.	\$53,500,000	State Highway	15
2B	SR 49, south of La Barr Meadows Rd	Widen highway consistent with design concepts approved by NCTC.	\$27,700,000	State Highway	15
2C	SR 49, south of Alta Sierra	Widen highway consistent with design concepts approved by NCTC.	\$102,300,000	State Highway	15
2D	SR 49, south of Wolf Creek	Widen highway consistent with design concepts approved by NCTC.	\$26,200,000	State Highway	15
3	SR 49/ Combie Rd	Provide second southbound left-turn lane with receiving lane.	\$2,345,800	Tier 2	6
4A & 4B	SR 49 NB Ramps/ E McKnight Way & SR 49 SB Ramps/ W McKnight Way	Install roundabout.	\$5,499,457	Tier 2	8
6	SR 20 EB Ramps/ McCourtney Rd	Install single-lane roundabout or traffic signal.	\$1,290,215	Tier 2	11
10	SR 20/49 NB Ramps/ Idaho-Maryland Rd	Install signals.	\$1,143,935	Tier 2	10
11	SR 20/49 SB Ramps/ Idaho-Maryland Dr/ E Main St	Install two-lane roundabout.	\$2,600,000	Tier 1	2
12	SR 20/49 SB Ramps/ Brunswick Rd	Widen Brunswick Road and add second lane to on-ramp.	\$892,279	Tier 2	5
13A & 13B	Ridge Rd/ Gold Flat Rd/SR 20/49 NB Ramps; Ridge Rd/ Gold Flat Rd/ SR 20/49 SB Ramps; and Zion St/Ridge Rd	Install intersection improvements: roundabout or signals. Close spacing of intersections necessitates improvement at all three intersections.	\$4,000,000	Tier 1	4
14	SR 20/49 Golden Center Freeway, Bennett to Idaho-Maryland	Widen to improve capacity and safety and maintain acceptable LOS.	\$1,500,000	State Highway	15
15	SR 20/ SR 49/ Uren Street	Install signal with protected north-south phasing and eastbound right-turn overlap phasing.	\$902,400	State Highway	15
22 & 23	Brunswick Rd/ Loma Rica Dr & Brunswick Rd/ E Bennett St/ Greenhorn Rd	Provide solution for Loma Rica Dr/Brunswick Rd intersection future deficiency.	\$2,941,000	Tier 1	3
24	Brunswick Rd/ SR 174 Colfax Highway	Install signal and realign road.	\$4,269,200	Tier 2	12
29	E Main St/ Bennett St	Continue to collect for improvement constructed in original RTMF.	\$1,500,000	Tier 2	7
36	SR 20/ Rough and Ready Highway	Add an additional approach lane in both the WB and EB directions.	\$2,492,600	Tier 2	13
37	SR 20/ Pleasant Valley Rd	Restripe the SB approach to include a left-turn lane and a through/left-turn lane. Widen SR 20 to accommodate a second acceptor lane.	\$575,900	Tier 2	9
38	Dorsey Drive Extension	Extend two lane road from Sutton Way to Brunswick Rd.	\$4,529,602	Tier 2	14

\*\*\*\* Cost estimates per "Preliminary Cost Estimate Memo" prepared for NCTC by Mark Thomas & Company, Inc., April 10, 2008. Projects 11 and 38 (Dorsey Drive Extension) costs per City of Grass Valley Roadway Capital Improvement Program Update 2007. Projects 13A&13B and 22&23 updated per NCTC.

Figure 3-1 RTMF CIP Tier 1 and Tier 2 Project Locations

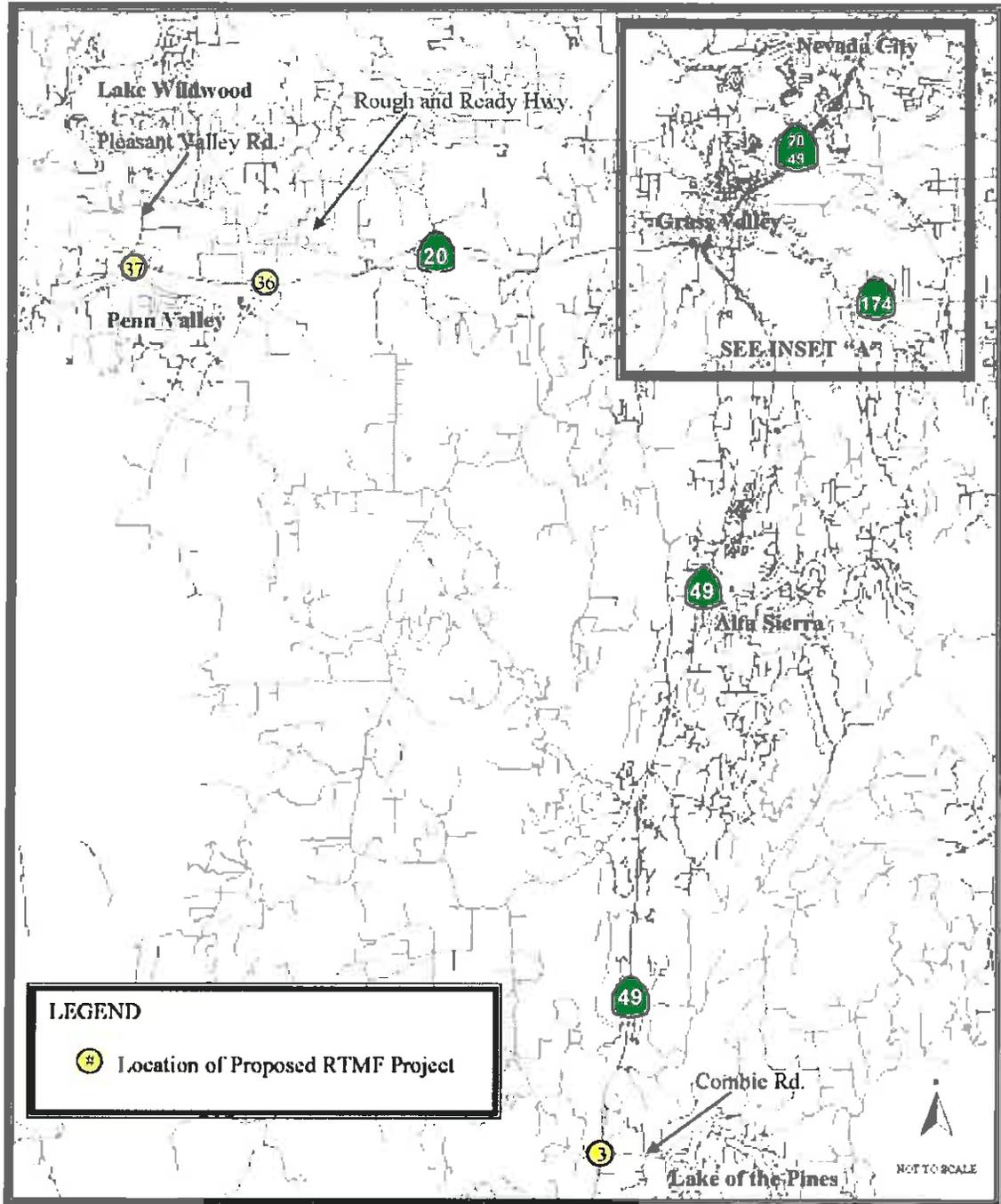
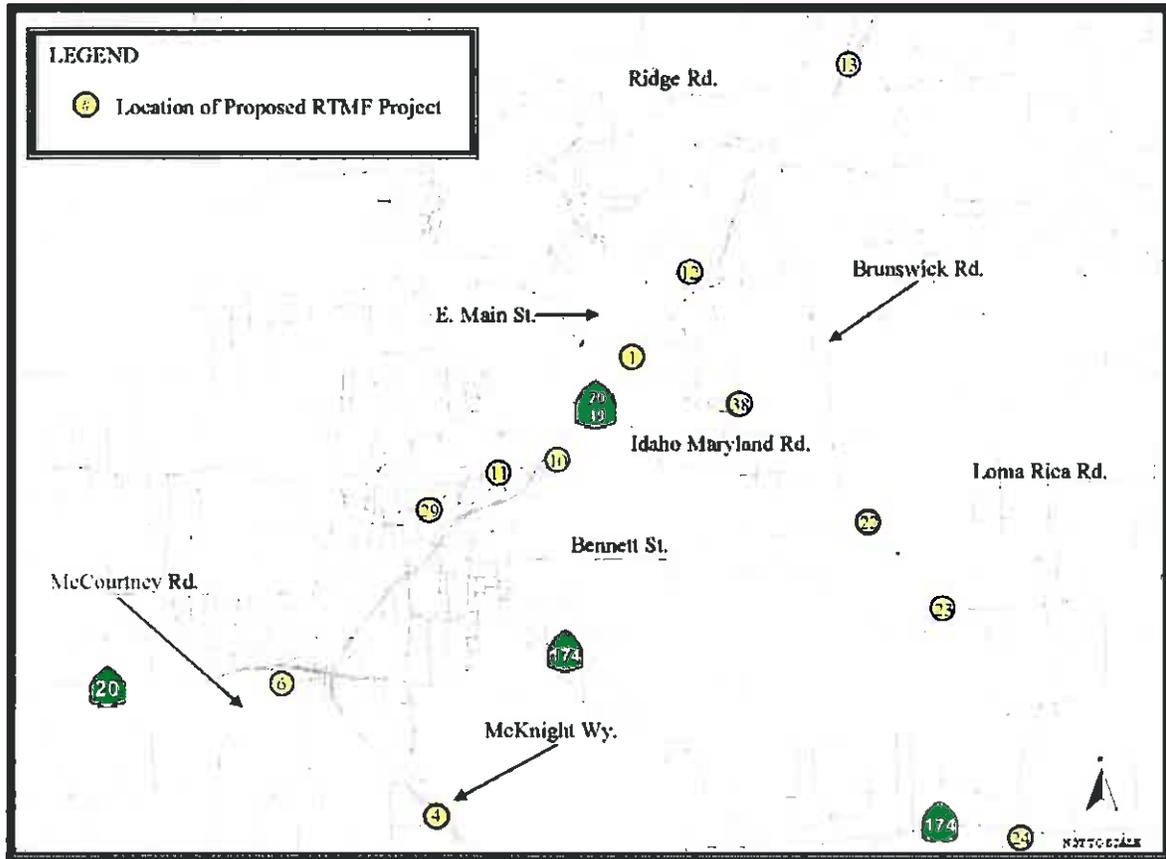


Figure 3-1 RTMF CIP Tier 1 and Tier 2 Project Locations (Continued – INSET A)





# NEVADA COUNTY AIRPORT LAND USE COMMISSION

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File: 40.1.4

October 22, 2012

Mr. Tyler Barrington  
Nevada County Community Development Agency  
950 Maidu Ave., Suite 170  
Nevada City, CA 95959

Dear Mr. Barrington:

Subject: Notice of Preparation of an EIR for the 2009 - 2014 Housing Element Rezone Program Implementation

The Nevada County Airport Land Use Compatibility Plan (NCALUCP) states that, as required by state law, the adoption or approval of any amendment to a general plan, or approval of a zoning ordinance or building regulation, affecting property within the airport influence and involving impacts related to noise, safety, airspace protection, and overflight are actions that always require Nevada County Airport Land Use Commission (ALUC) review.

The sites within the Penn Valley and Lake of the Pines areas and three of the sites within the Grass Valley Sphere of Influence (sites 1, 2, and 3) are outside the Airport Influence Area and therefore require no review. Five of the sites within the Grass Valley Sphere of Influence (sites 4, 5, 6, 7, and 8) are within the Airport Influence Area. These sites are in the Urban Overlay Zone of Compatibility Zone D.

In Urban Overlay Zone D, the maximum residential density is 20 dwelling units per acre. A proposal for development having an average density of 21 or more residential dwelling units per acre would require ALUC review. Highly noise-sensitive uses are prohibited in Compatibility Zone D; however, the sites identified are outside of the 55 dB CNEL contour and therefore it is unlikely that aircraft noise will be an issue. Hazards to flight, which are defined as physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, and land use development that may cause the attraction of birds to increase are also prohibited. Recorded overflight notification is a condition for local agency approval of residential land use development within Zone D. Children's schools, hospitals, and nursing homes are discouraged within this zone.

Thank you for the opportunity to review and comment on the Notice of Preparation. If you have any questions please call me at 265-3202 or contact me by email at [dlandon@nccn.net](mailto:dlandon@nccn.net).

Sincerely,

Daniel B Landon  
Executive Director  
Nevada County Airport Land Use Commission

cc: Nevada County Airport Manager



# NEVADA IRRIGATION DISTRICT

---

1036 W. Main Street, Grass Valley, CA 95945-5424 ~ [www.nidwater.com](http://www.nidwater.com)  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ Toll Free: (800) 222-4102

October 26, 2012

Tyler Barrington, Interim Principal Planner  
Nevada County Community Development Agency  
950 Maidu Avenue, Suite 170  
Nevada City, CA 95959

Re: 2009-2014 Housing Element Rezone Program Implementation

To Whom It May Concern:

Thank you for the opportunity to review the Notice of Preparation for the 2009-2014 Housing Element Rezone Program Implementation. The referenced properties are within the boundaries of the Nevada Irrigation District and are entitled to water in accordance with Division 11 of the California Water Code. Water service and all rates and charges for service shall be subject to the regulations of the District and the laws of the State. Application shall be in compliance with State and county health departments.

The District would serve the proposed candidate site parcels from the E. George, Lake Wildwood, and Lake of the Pines Treatment Plants. However, treated water for domestic service is not presently available to all candidate site parcels. In some cases it will require an extension of the water system to front each parcel per the terms and conditions of Section 10 of the District's regulations.

Treated water supplies will be significantly impacted for all sites, therefore, amendment or additional Master Plan studies will be needed for the E. George, Lake Wildwood, and Lake of the Pines Treatment Plants. The District's current Treated Water Master Plans do not include all of the candidate site parcels; specifically, candidate site #'s 2, 9, 10, 12, 14, and 15 are not included in existing Master Plan documents.

To reiterate, treated water is not currently available to many of these candidate site parcels; the cost of installing infrastructure could be a burden to a developer. A Water Supply Assessment should be prepared for all sites under the conditions of SB 610.

It should be noted that the rezone may have a significant impact on existing groundwater supplies to neighboring parcels where treated water infrastructure is not provided.

Should there be any questions regarding any of the above information, I would encourage contact be made directly with the District to discuss and/or provide clarification.

Sincerely,

Shannon Matteoni  
Business Coordinator

## Jewell, Alex

---

**From:** Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>  
**Sent:** Friday, September 28, 2012 10:54 AM  
**To:** Jewell, Alex  
**Subject:** FW: 2009-2014 housing element rezone program implementation

Alex- Comment on the project.

---

**From:** mike meyer [<mailto:info@meyerlock.com>]  
**Sent:** Thursday, September 27, 2012 11:35 AM  
**To:** Tyler Barrington  
**Subject:** Fw: 2009-2014 housing element rezone program implementation

**From:** [mike meyer](#)  
**Sent:** Thursday, September 27, 2012 11:32 AM  
**To:** [tyler.barrington@co.nevada.ca.us](mailto:tyler.barrington@co.nevada.ca.us)  
**Subject:** 2009-2014 housing element rezone program implementation

9/27/2012

concerning this 2009-2014 housing element rezone program implementation. Section 21083.9 of the CEQA statues.

Our names are Mike and Betty Meyer and we own four houses on Broken Oak ct. 10356,10403, 10363, 10368. Our concern is on your section [ 11 ] of your map. we are extremely concerned about more traffic on this dead end street it is dangerous already, along with the high incidence of crime already their, this will double both ! you can check into this by just asking any police officer wear the most crime is in Penn valley is, and they will tell you [ broken oak ct. ] without even having to think about it. do we really need more? [ very low income housing ! ] spread out the people that don't work and we are already are supporting so that they don't effect us more then they already do. don't put them all in one place for god sakes, ---- please ! isn't it illegal or against the fire codes to have that many people living on a dead end street with only one way out anyway ? the economy has cut our property

value in half and now this, are you guys trying to sink the ship completely ?

thank you for reading this. Mike and Betty  
Meyer 530-432-2445

## Jewell, Alex

---

**From:** Tyler Barrington <Tyler.Barrington@co.nevada.ca.us>  
**Sent:** Friday, October 26, 2012 3:26 PM  
**To:** Jewell, Alex  
**Subject:** FW: Rezoning in Penn Valley

Alex,

[More NOP Comments.](#)

---

**From:** lauren eason [<mailto:jpeason@yahoo.com>]  
**Sent:** Friday, October 26, 2012 3:20 PM  
**To:** Tyler Barrington  
**Subject:** Rezoning in Penn Valley

October 26, 2012

Tyler Barrington, Interim Principal Planner  
Nevada County Community Development Agency  
950 Maidu Ave, Ste 170  
Nevada City, CA 95959

Dear Mr. Barrington:

This letter is in reference to a letter our family received regarding the rezoning for low income housing in Penn Valley. We have downloaded the information and maps and have great concerns over the rezoning. We understand the need for low income and senior housing, however; when looking at the maps it appears Penn Valley has the vast majority of the rezoning possibly even 99% if the mapped areas in question are all developed. The letter states that Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use and Planning, and Transportation/Traffic will all be addressed. Some of our concerns are as follows:

- We were required to take on a sewer bond for our residence and in our current tax bill for 2012/2013 we owe \$880.00 for Penn Valley sewer maintenance and \$\$115.00 for Penn Valley sewer zone-6 capital improvements. Will these apartments be required to be on the Penn Valley sewer system? Our understanding was the system does not have the capacity to handle this many hook ups. If they aren't on a sewer system then they have to be on a septic system. How will that affect the Squirrel Creek that they are in close proximity to in section 9 and 12? If our house was required to be on sewer how could they have a septic?
- Our home is on a well, we don't have the availability of treated Nevada Irrigation District water. Where will the water for these developments come from? How will that affect the current wells and water tables that we have in our neighborhood?
- This area is currently covered by the Nevada County Sheriff's Department who are understaffed and it covers all the way to the Yuba County line. Usually there is one deputy allocated for this entire area. If you are adding low cost housing, inheritably that requires more law enforcement. When checking with Grass Valley Police about the calls for service for the Sutton Way low housing they confirm that the calls for service in those complexes are much higher than other neighborhoods.
- How will site 12 be accessed? You will have to build a bridge over Squirrel Creek and how does that effect geology, soils,

the Squirrel Creek etc. The development cannot be accessed through Clover Rd and how will you prevent this? If it is approved there will need to be plans for a wall to not only stop the foot traffic but also for the aesthetics portion.

- We feel that all areas of Nevada County should be affected equally and Penn Valley should not be taking on the vast majority of the housing issues.
- We are concerned with the traffic this will create for Penn Valley Drive. How is this being addressed? If section 9 and 12 are developed and there is a fire with one way out what is your back up plan?

Respectfully,

Jerry & Lauren Eason

17259 Clover Rd. Penn Valley, CA 95946

[jpeason@yahoo.com](mailto:jpeason@yahoo.com)

(530) 615-1549

Submitted October 25, 2012 *EG*

Petition-R Comment allowed by State of California until October 26, 2012

Mr. Barrington,  
Nevada County Supervisors,  
City Council, Grass Valley

RECEIVED

OCT 25 2012

NEVADA COUNTY  
COMMUNITY DEVELOPMENT AGENCY

Dear Government Officials:

I enjoyed speaking with Mr. Barrington. We are submitting this letter and the petitions even though we have been informed that the Orchard Way property is no longer being considered for low income high density housing, because it shows the concern of the people and that this concern reaches far beyond the Orchard Way neighborhood. Also, one never knows what future contemplation might be regarding the Orchard Way area and especially along South Wolf Creek. Consequently, I am submitting my original letter, as it applies.

There is concern in my Memorial Park neighborhood, the Orchard Way neighborhood, and Mill St. neighborhood about the proposed contemplation of rezoning Section 2 off Orchard Way to R 3. Though the community recognizes the need for low income housing, we feel that the Loma Rica Ranch area has already prepared itself for housing through adequate traffic improvements. There is also a lot of space in that area.

The Orchard Way property is located in a very congested area with many parking problems, traffic problems and pedestrian problems. Repaving Colfax Hwy and painting crosswalks has not solved traffic-speeding-congestion/parking problems or allowed for the residents of the Memorial Park, Race St. or Orchard Way neighborhoods a suitable sidewalk to access Empire Mine State Park's beautiful Magenta Drain trail. One takes one's life in one's hands walking up Colfax highway from Oak to Race St to the trail head access and from Race St west towards the trail access. The wooden boardwalk on Race St. has not been repaired in years, Colfax Hwy has speeding cars and huge trucks which I have had to nearly lean over the railing to avoid. This is *after* repaving and painting.

Why not just walk through Memorial Park? Because you do not allow dogs in Memorial Park and we walk our dogs on the trail!! I have seen up to eight people and four dogs at a time, walking in the middle of Race St. alongside the fenced off boardwalk on that blind curve at a time, to and from the Empire Mine St. Parks trail head access.

And now you want to zone Orchard Way property Section 2 with an R3 designation to build low income housing. Well, a lot of people wish to help the poor. How is it helping them to corner them in an area where it is dangerous to cross Colfax Hwy, impossible to access healthy exercising trails, creating ill will by increasing parking problems with neighbors, encouraging their bad habits with a Liquor Store and Smoke Shop in the neighborhood, and making it even more difficult for baseball players to access Memorial Park due to increased traffic, not to mention the potential for more flooding by ruining Orchard Way's fruit orchard's ten acres of water absorbing capacity? It is not even a healthy place for the bus stop!

Loma Rica Ranch has already had road improvements and has lots of space and traffic signals for easy access to stores.

We have no raised crosswalks at Central Ave. and Colfax Hwy., nor any stop sign on Colfax Hwy, no raised crosswalks at Oak and Colfax Hwy. and no rumble strip to slow traffic at Race St. and Colfax Hwy. Any access off Bennett St. would require a stop light at Ophir St. and Bennett St. There is also the problem of the bus garage and bus traffic. Any access through neighborhoods to the Orchard Way property brings down the quality of life for some very nice people who value their little homes, some of which have been improved to beyond cute, and whose owners and renters display a kindness over and above any neighborhood I have ever visited.

The Memorial Park/Orchard Way neighborhoods already have low income housing and host, not very willingly, Narcotics Anonymous meetings by Gumbas. They clog parking on Oak St and Colfax Hwy every day, sometimes erupt in fights and interrupt traffic on Colfax Hwy. We do more than our fair share in this town for the poor, the troubled and the sports fans!

Three acres by Orchard Way area have already been rezoned R3. Interested parties have not been notified except the Orchard Way neighborhood. Well, the Memorial Park neighborhood is also affected as we can hardly get onto Colfax Hwy as it is. The Mill St. neighborhood is affected by the increased water runoff into South Fork of Wolf Creek which runs into Wolf Creek. A dozen years ago, Wolf Creek flooded several garages along it that had to be completely rebuilt. Six inches or so more and Wolf would have overflowed last year. There is a drainage problem along Mill St. as it is. We also have a sewage treatment plant that seems to be in a never ending story of being fined due to impossible State requirements. How will burdening it more help?

10/25/12

A request to zone Section 2 R 3 was submitted to the government and withdrawn. That means someone was thinking about having it re-zoned and may take such action again in the near or distant future. We want our government to know what we in the community of Grass Valley think and feel about traffic, flood and quality of life issues in our town and we want to be kept informed about any low income housing being built so that we can request proper traffic, flood and other quality of life issues in time, before building occurs.

Building high density housing is a bad idea for the Orchard Way area. Please send the rest of us in Orchard Way, Memorial Park, and Mill St. neighborhoods notification of future intents for the Orchard Way area property or properties, or any building along Bennett St. We will also be interested in any future plans for the three acres already zoned R3.

I would consider similar issues for any other properties the County or the City is considering, especially the McKnight Way area. Certainly the intersection of McKnight and La Barr Meadows would need a lot of improvement to accommodate high density housing. It is also wise to note that crime occurs among people of all income brackets, even though each class of people likes to blame the other classes for crime. If 10% of the people are involved in petty to serious crime, from illegal skateboarding on sidewalks to grand theft auto, then that means 20 people out of 200 in a housing development will increase the crime in that area. Making it an environment with access to walking, shopping, fresh air, clean water and open spaces for relaxation, is important for the well-being of all peoples in any town or city. This will help to create a healthy environment which in turn will reduce crime and the burden on our police. Such things should be considered before building high density housing.

We are happy to have the opportunity to give you these concerns.

Sincerely,



See petitions enclosed



Submitted October 25, 2012  
by Elsie S. Kaugesen

Petition to the Planning Department/Zoning Department of Grass Valley, CA

Objective:

Opposing R3 zoning change to Parcel #2 off Orchard Way.

Reasons:

1. Potential gridlock traffic conditions.
2. Escalated sensitive parking issues.
3. Elevated noise levels.
4. Lower air quality.
5. Higher potential for pedestrian/car accidents.
6. Intensifying dangerous flooding in and around South Fork Wolf Creek (which can only accommodate three feet of water).

<u>NAME</u>	<u>ADDRESS</u>
Print <u>Betty J. Parsons</u>	<u>109 Kendall St G.V. 95945</u>
Signature <u>B. Parsons</u>	
Print <u>Gary Parsons</u>	
Signature <u>Gary Parsons</u>	<u>109 Kendall St G.V.</u>
Print <u>Mark Epperly</u>	<u>12 Kendall St CV</u>
Signature <u>ME</u>	
Print <u>SHARON BREHM</u>	<u>113 KENDALL ST G.V.</u>
Signature <u>Sharon Brehm</u>	
Print <u>ALBERT BREHM</u>	<u>113 KENDALL ST G.V.</u>
Signature <u>Albert Brehm</u>	

NAME Robin Twork ADDRESS 110 Kendall St GV  
Print ROBIN TWORK 95945

Signature Kristi Johnson

Print Kristi Johnson

Signature Kristi Johnson 116 Kendall St GV 95945

Print Erica Morris 123 Kendall St GV 95945

Signature Erica Morris

Print Penny Lane Cull 291 Race St GV CA 95945

Signature [Signature]

Print WAYNE A. GIBSON 225 RACE ST GV, CA 95945

Signature Wayne A. Gibson

Print CORAM KETCHAM 219 RACE ST GV CA 95945

Signature Coram M. Ketcham

Print LOUISE PRESTON 207 RACE ST GV CA 95945

Signature Louise Preston

Print Erin Byers 161 Race St.

Signature Erin Byers

Print Sandra Seaman 159 Race St

Signature Sandra Seaman

Print Michele Rigg

Signature Michele Rigg

Print ADAM COWDLY 206 RACE ST

Signature Adam Cowdly

Submitted October 25, 2012  
by Elsie J. Hougson

Petition to the Planning Department/Zoning Department of Grass Valley, CA  
AND Nevada County Planning Department.

Objective:

Opposing R3 zoning change to Parcel #2 off Orchard Way.

Reasons:

1. Potential gridlock traffic conditions.
2. Escalated sensitive parking issues.
3. Elevated noise levels.
4. Lower air quality.
5. Higher potential for pedestrian/car accidents.
6. Intensifying dangerous flooding in and around South Fork Wolf Creek (which can only accommodate three feet of water).

NAME

ADDRESS

Print Roy Hudson 102 Kendell St, Grass Valley Ca 95945

Signature *Roy Hudson*

Print William R. Weeks 120 Kendell st Grass Valley, Ca 95945

Signature *x William R Weeks*

Print Angie Buist 105 Colfax East G.V. Ca. 95945

Signature *x Angie Buist*

Print Josh Buist

Signature *Josh Buist*

Print Cydne McClary 119 STENNETT ST GV Ca 95945

Signature *Cydne McClary*

NAME Judy Uchida ADDRESS 105 Stennett St. G.V.

Print Judy Uchida

Signature Judy Uchida

Print DONNA MCGINNIS 127 Stennett St.

Signature Donna McGinnis

Print Elisha Lutz 119 Stennett St.

Signature Elisha Lutz

Print Jailyn Tafolla 112 Kendall St.

Signature Jailyn Tafolla

Print Amanda Dixon 101 Kendall St.

Signature Amanda Dixon

Print GUIBUE BARLETTA 123 COLFAX AVE. E.

Signature Guibue Barletta

Print Nancy Barron 127 E COLFAX AVE

Signature Nancy Barron

Print Susan Floyd 115 Colfax Ave E, Grass Valley, Ca 95945

Signature Susan Floyd

Print Jennifer Hale

Signature Jennifer Hale 104 Park St, GV

Print Jeff Malsberry

Signature Jeff Malsberry 104 Park St, GV

Print Debbie Green 119 E. Colfax Ave.

Signature Debbie Green Grass Valley, Ca.  
95945

Submitted October 25, 2012  
by Elise S. Hougese

Petition to the Planning Department/Zoning Department of Grass Valley, CA  
And Nevada County Planning Dept.

Objective:

Opposing R3 zoning change to Parcel #2 off Orchard Way.

Reasons:

1. Potential gridlock traffic conditions.
2. Escalated sensitive parking issues.
3. Elevated noise levels.
4. Lower air quality.
5. Higher potential for pedestrian/car accidents.
6. Intensifying dangerous flooding in and around South Fork Wolf Creek (which can only accommodate three feet of water).

NAME

ADDRESS

1. Print Elise S. Hougese 418 Oak St. CA 95945  
Signature Elise S. Hougese
2. Print Mary Ann Crabbe 435 Mill St.  
Signature Mary Ann Crabbe Grass Valley, CA 95945
3. Print Collin Fisher 455 Mill St.  
Signature Collin Fisher Grass Valley CA 95945
4. Print Melissa Hill 455 Mill St  
Signature Melissa Hill Grass Valley, CA 95945
5. Print STEVE WEED 515 MILL ST GRASS VALLEY  
Signature Steve Weed

NAME

ADDRESS

6. Print ANA Gutierrez 423 Henderson St

Signature Ana M. Gutierrez

7. Print Cerenda Faust 363 Clark St GV. CA

Signature Cerenda Faust

8. Print ~~Cerenda Faust~~ Jason Penfold 1444 Sigsworth way #12 gv CA

Signature Jason Penfold

9. Print Sean Ward 379 Clark St

Signature Sean Ward

10. Print Valerie Padilla 380 Clark St.

Signature Valerie Padilla

11. Print David Poilla 380 Clark St

Signature David Poilla

12. Print Robert E. Granville 413 Central Grass Valley

Signature Robert E. Granville

13. Print Brenna Angove 206 Race St Grass Valley 95945

Signature Brenna Angove

14. Print Allison Massam 216 Race St, Grass Valley, CA 95945

Signature Allison Massam

15. Print Esther Wierner 220 Race St, Grass Valley, CA 95945

Signature Esther Wierner

16. Print

Signature

Although I received no notice in reference to the enclosed matter, I am a property owner in Penn Valley proper, very close to the parcel which is being proposed for low-income housing/apartments. Consider this a complaint for lack of notification.

My husband and I moved here almost thirteen (13) years ago from Long Beach. We were drawn to Penn Valley largely due to what we saw as community values which closely matched what we were looking for; we planned to live here for the rest of our lives. We bought here in "Ladino Meadows", Penn Valley proper, with the commitment of enhancing property in central Penn Valley and supporting the local community.

The first we heard of development on the land behind the Post Office in Penn Valley was shortly after we arrived. A developer presented a public meeting held in our community and told us he was interested in building as many high-density dwellings as possible on the land because he wanted to make as much money as he possibly could. At least he was honest. I've also heard that a hotel was proposed for this same piece of land at one time.

THE PLACE TO BUILD HIGH-DENSITY, LOW-INCOME HOUSING IS NOT WHERE NOW PROPOSED. The area I call Penn Valley proper, the area where the Post Office, school, Tru Value Hardware, the nursery, and local businesses are located, is my community. If anything is built on the proposed property, I would urge you to make it something that **enhances** the value of the properties, and is beneficial to the community and those of us who have invested here. Low-income housing and a percentage of the resident element that comes with it would not be people YOU would welcome to your neighborhood...neither do we. The chances for more drug-related activity, more loitering, more foot traffic on our private roads, to name a few things, is not welcomed. We already have a trailer park, a large percentage of rental properties, and two gas stations surrounding our homes. Plus the questionable designation of "commercial property" directly adjacent to our gravel roads which we property owners must maintain; this property is proposed for a shopping center.

As you can tell, I feel the people making designations and decisions about my home and community have no stake in either one. My property value has taken a hit due to the economy which I have no control over, now someone who doesn't live among us wants to further negatively impact my property value, as well as my security and

enjoyment, by building low-income, high-density apartments. Because my family has invested in Penn Valley, I want to be heard.

I believe most of the residents here would welcome many living situations and new people. I'm equally certain that all of us want to protect our homes, our enjoyment of our surroundings, our property values, and our community. I don't want to regret buying an actual home here. I also wonder why I cannot count on my community to look out for my best interest. I invest in you and you turn your back on me. Who is it that benefits here?

As I stated when opening this letter, I did not receive the enclosed notice; my neighbor shared this with me. I feel that I should have been notified in time to attend the October 3 meeting so that I could hear the proposal, and respond. Sadly, since I've lived here, everything that happens within my community seems to be conducted in secret, with little opportunity to discuss the proposals.

My position is that this county may need low-income housing because of the economy, but not on the proposed parcel. There must be other properties more suitable for this project. And, there must a viable use for this land that would not negatively impact my investment and quality of life.

The government mandating this high-density, low-income project must listen to the negative impact it has on those of us who will suffer from it. We live here!

Thank you for your time and consideration.

Thomas and Sharon Chester

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