

FINAL
September 2012



County of Nevada
**Housing Element Rezone
Site Analysis Report**





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Site Analysis Report

September 2012

Prepared For:



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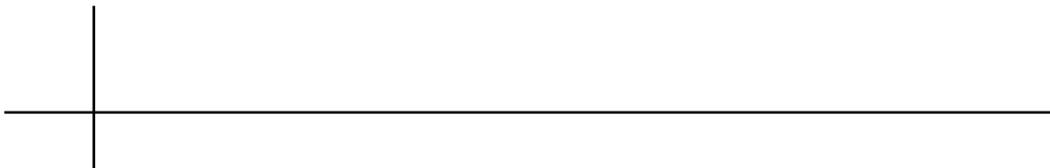
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Summary

The County of Nevada has selected 17 candidate properties as potential sites for development for affordable housing units. To meet state housing requirements identified in the County's Housing Element, an additional 1,270 low and very low housing units are required to meet unmet housing needs. If these candidate sites are determined to be suitable for development, the County's goal is to rezone the site to R3 (high density residential) and will utilize the newly adopted overlay zone on these sites to permit increased housing densities at state mandated minimum default densities of 16-units minimum per acre to meet the policy objectives of the County of Nevada Housing Element.

The County completed a vacant land inventory process 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 community services.

To determine if enough suitable land for the development of 1,270 affordable housing units could be achieved from the candidate site, a site analysis was conducted for each of the properties. 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.

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 acreage of 146.25 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. A summary of the unit count is provided in Table 1, *Theoretical Yield of Candidate Sites*.

Table 1
Theoretical Yield of Candidate Sites

| Site | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | TOTAL |
|---|------|------|-------|-------|-------|------|------|------|------|------|------|-------|------|------|-------|------|-------|---------------|
| Parcel Area (Acres) | 1.15 | 10.9 | 10.48 | 10.11 | 10.48 | 5.61 | 8.94 | 6.81 | 6.58 | 3.08 | 4.56 | 19.94 | 5.13 | 5.23 | 18.86 | 2.46 | 11.03 | 146.25 |
| Building Footprint (Acres) | 1.15 | 4.14 | 10.48 | 7.64 | 8.09 | 5.61 | 8.94 | 6.81 | 3.49 | 1.46 | 3.98 | 11.49 | 1.31 | 4.20 | 14.99 | 1.49 | 6.33 | 101.61 |
| Maximum Yield at 16 Units per Acre (Units) | 18 | 66 | 168 | 122 | 129 | 90 | 143 | 109 | 56 | 23 | 64 | 184 | 21 | 67 | 240 | 29 | 101 | 1,630 |



Introduction

The County of Nevada has selected 17 candidate properties as potential sites for development for affordable housing units. To meet state housing requirements identified in the County's Housing Element, an additional 1,270 low and very low housing units are required to meet unmet housing needs. If these candidate sites are determined to be suitable for development, the County's goal is to rezone the site to R3 (high density residential) and will utilize the newly adopted overlay zone on these sites to permit increased housing densities at state mandated minimum default densities of 16-units minimum per acre to meet the policy objectives of the County of Nevada Housing Element. In certain circumstances, base zoning of candidate sites could be maintained, but add the Regional Housing Need combining district, if it is determined that keeping the base zoning provides for the highest and best use of the property while maintaining the ability to achieve the County's Housing Element policy objectives.

Site Selection Process

The County of Nevada initiated a process to identify areas where affordable housing could be located to meet the County's unmet need of sites suitable for 1,270 affordable to low income and very low income housing units. The County completed a vacant land inventory process 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. It should be noted that the review was preliminary in nature, utilizing the County GIS data. Based on the direction from the Board of Supervisor's during the Housing Element adoption process, the County has 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 this outreach, the County's list of potential rezone candidate sites has been reduced from the original 39 identified in the Housing Element to 17 properties consisting of approximately 143 acres.

Candidate Site Locations

The candidate sites are located within three general areas of unincorporated Nevada County. Figures 1-4 show the locations of each site.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

These criteria are included because of the influence of the surrounding development will have on the feasibility of developing affordable housing on the property. Jurisdictional influences such as annexation requirements may play a significant part in the permitting of the proposed housing.



Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

Scoring Factor #1b - Is the site in the vicinity of an existing concentration of development?

Scoring Factor #1c – Is site compatible with adjacent jurisdiction’s land use plans?

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Criteria #2: Site Accessibility

The criteria for Project Accessibility were included in the site selection process because accessibility is a key component to the viability of any affordable housing project. The ability of residents to have access to public transportation and community services is an important element of affordable housing units. Residents need access to alternative modes of transportation, and access to local services that are located close to home.

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

Scoring Factor #2b – Does the site require construction of roadways or access?

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.).

Criteria #3: Public Services and Utilities

The criteria for the public services is included in the site selection process because access to public services and utilities is an important factor in determining whether a particular site is suitable for development. The availability of public services will have a direct impact on the cost to develop the site and whether the site is suitable to support the increased density of the proposed project.

Scoring Factor #3a - Is the property currently served by water and sewer services?

Scoring Factor #3b - Distance for water/sewer pipeline have to be extended to serve the property?

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)



Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Criteria #4: Natural Resources

Criteria regarding the presence of the natural resources are included because sensitive natural resources may affect the developable area of the property. Sensitive natural resources may affect the feasibility of development on the site due to preservation and avoidance requirements and additional mitigation costs.

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

Scoring Factor #4d - If yes, is avoidance a possibility?

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

Criteria #5: Cultural/Historical Resources

Criteria for cultural or historical resources are included in the site selection process because the presence of cultural or historical resources may severely limit the building area or feasibility of developing the site.

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

Scoring Factor #5b - Existing buildings that are over 50 years in age?

Criteria #6: Physical Site Conditions

Criteria for physical site conditions have been developed for the site selection process because physical constraints associated with the physical condition of the property may limit how much development can occur on the property. If physical constraints limit the developable area of the site, the development of higher density affordable housing units may not be feasible. Additionally, significant physical site constraints may make construction costs too high for an affordable housing project.

Scoring Factor #6a - Excessive slope conditions on the site?

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?



Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

Scoring Factor #6e - Are there any geotechnical constraints?

Scoring Factor #6f – Is the site located within 100 year flood plain?

Scoring Factor #6g – Does site require extensive fuel modification or site preparation to mitigate exposure to hazards?

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

Criteria #7: Regulatory Conditions

The site selection process includes criteria for assess regulatory conditions because conflicts with land use regulations may limit or preclude development of affordable housing limits on the property.

Scoring Factor #7a- Existing development on site (any improvements)?

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property?

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

Scoring Factor #7d – Is the site located in a State Responsibility Area (SRA) fire protection area?

Scoring Factor #7e – Would the site convert important farmlands to a non-agricultural use?

Weighted Scoring Factors

The scoring criteria are used as a tool to determine if the proposed locations are suitable for implementing a zoning overlay zone that would increase the density of the site to a minimum of 16 dwelling units per acre. To help emphasize criteria that may be more critical to developing the site than others, a weighting factor has been applied to each criteria. Each site is given a score between 1 and 5 for each scoring factor. A score of 1 is the lowest score meaning the result is the least favorable for development and a score of 5 is the highest score meaning it is the most favorable for development. The score for each criteria is then summed up and then multiplied by the scoring factor. In this analysis, the criteria are assigned a weighted factor of 0.1, 0.15, or 0.25. The more critical criteria are assigned a weighting factor of 0.25, and the least critical criteria are assigned a weighting factor of 0.1. Among the seven criteria, the weighting factors add up to 1 or 100%.

For example, if a site was evaluated under Criteria #1 above, and received a total score of 10 among the four scoring factors, the weighted score would be 1 (10 x 0.1 = 1).



A complete breakdown of the scores for each site is provided in Table 2, *Site Analysis Scoring Sheet*.

The following is an explanation of the how the weighting factors were applied to each set of criteria:

Criteria #1 - Project Location and Jurisdictional Uses: This set of criteria is assigned a weighting factor of 0.1. The project location within a sphere of influence and compatibility with surrounding land uses are important for planning purposes, but is not a significant constraint on developing the site. Therefore, these criteria are assigned a weighting factor on the low end.

Criteria #2 – Project Accessibility: This set of criteria is assigned a weighting factor of 0.15. Project accessibility is an important factor in considering if necessary services are readily available to residents of affordable housing. These criteria are given a mid-range weighting factor because accessibility is important to the success of the affordable housing, but it does not represent a physical constraint to development.

Criteria #3 Public Services and Utilities: This set of criteria is assigned a weighting factor of 0.15. The availability of public services and utilities is critical to the feasibility of developing a specific site. If water and sewer lines are not available or require upgrades to the existing system, it may result in a critical constraint to developing the site in terms of cost and limiting the amount of units that can be developed onsite. These criteria are assigned a mid-range weighting factor because although the availability is necessary and expanding utility lines can affect the cost of development, utility extension can most often be accommodated within existing roadways or right-of-way areas, with minimal adverse environmental effects.

Criteria #4 Natural Resources: This set of criteria is assigned a weighting factor of 0.25. Most of the candidate sites evaluated in this analysis are undeveloped and undisturbed properties. The presence of sensitive natural resources on a site may be a significant constraint to developing the site. Sensitive biological habitats or wildlife may restrict development on a site to certain areas, add mitigation costs to developing the site, or add additional permitting requirements if wetland areas or special status species are adversely impacted through development. For these reasons, these criteria are assigned the highest weighting factor.

Criteria #5 Cultural Resources: This set of criteria is assigned a weighting factor of 0.1. The presence of cultural resources onsite could present a constraint to development. Although most of the sites are currently undeveloped, the majority of the sites are surrounded by existing development and record searches indicate that no previously recorded site have been found on the proposed sites. For these reasons, these criteria are assigned a weighting factor on the low end.

Criteria #6 Physical Site Conditions: This set of criteria is assigned a weighting factor of 0.15. The physical characteristics of the site may influence how the site is developed and how much area of the site can be used for development. For example, a site with slopes over 30% may not be able to utilize those areas. These criteria are given a mid-range weighting factor because of the influence the site



characteristics have over the site design. Some constraints such as geotechnical constraints can be overcome with standard building practices.

Criteria #7 Regulatory Conditions: These criteria are assigned a weighting factor of 0.1. These criteria address consistency of the proposed affordable housing project with existing land use regulations that affect development. Much of the zoning consistency will be addressed with the proposed overlay zone, and other regulations will require analysis and compliance, but is not as significant of a constraint on developing the site as other criteria. Therefore, these criteria are assigned a weighting factor on the low end.

Candidate Site Characteristics

To determine if enough suitable land for the development of 1,270 affordable housing units could be achieved from the candidate site, a site analysis was conducted for each of the properties. The evaluation of each site consisted of 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 described above and found in Table 2, Site Analysis Scoring Sheet.

The results of the field visit analysis and an aerial exhibit showing the project site and a conceptual building envelope¹ based on the opportunities and constraints of each site can be found in Appendix A. Based on the conceptual building envelope, 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 acreage of 146.25 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. A summary of the unit count is provided in Table 1, Theoretical Maximum Yield.

A summary of the site characteristics, including the scoring results for each site are listed individually below.

Site 1

Total Area: 1.15

Point Total: 153

Final Weighted Score: 23.4

Rank: 1

Estimated Building area: 1.15

¹ The estimated building envelope is conceptual and should not be considered for construction purposes. The building envelope lines have not been surveyed in the field.



Estimated number of units at (16 du/ac): 18

Notes: Not many physical constraints on this site, and as such, the entire parcel is identified as the building envelope. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required. This site ranked No. 1 in the site analysis due to the lack of constraints, but only has approximately one acre of developable area.

Site 2

Total Area: 10.9

Point Total: 131

Final Weighted Score: 19.7

Rank: 15

Estimated Building area: 4.14

Estimated number of units at (16 du/ac): 66

Notes: This site has sensitive natural habitat on site that will likely constrain future development. The site is also within a mapped flood plain. Roadway improvements may be required to access the site. It is located in an area adjacent to high density development. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 3

Total Area: 10.48

Point Total: 145

Final Weighted Score: 22

Rank: 4

Estimated Building area: 10.48

Estimated number of units at (16 du/ac): 168

Notes: This site has few physical constraints and the entire site was identified as a potential building area. This site has the potential for 168 units. If that many units were developed on this site, potential traffic impacts could occur at the surrounding roadways and intersections. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 4

Total Area: 10.11

Point Total: 138

Final Weighted Score: 21.1

Rank: Tied 12

Estimated Building area: 7.64

Estimated number of units at (16 du/ac): 122

Notes: This site has few physical constraints with the exception of a riparian habitat along the southern boundary. Some of the site was left out of the building envelope to provide a wetland buffer. This site is under the same ownership as Sites 5 and 6 and it is anticipated that these sites could be developed together. If Sites 4-8 were all developed according to the allowable density, it could result in 450-500 units



being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 5

Total Area: 11.48
Point Total: 141
Final Weighted Score: 21.7
Rank: Tied 5
Estimated Building area: 8.09
Estimated number of units at (16 du/ac): 129

Notes: This site has few physical constraints. Some of the slope area along the western portion of the site was excluded from the building envelope to minimize grading and preserve trees that would screen the development from view from the west. This site is under the same ownership as Sites 4 and 6 and it is anticipated that these site could be developed together. If Sites 4-8 were all developed according the allowable density, it could result in 450-500 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 6

Total Area: 5.61
Point Total: 141
Final Weighted Score: 21.7
Rank: Tied 5
Estimated Building area: 5.61
Estimated number of units at (16 du/ac): 90

Notes: This site has few physical constraints and as such the whole area was included within the building envelope. This site is under the same ownership as Sites 4 and 5 and it is anticipated that these site could be developed together. If Sites 4-8 were all developed according the allowable density, it could result in 450-500 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 7

Total Area: 10.06
Point Total: 141
Final Weighted Score: 21.7
Rank: Tied 5
Estimated Building area: 8.94
Estimated number of units at (16 du/ac): 143



Notes: This site has few physical constraints. Some of the slope area along the western portion of the site was excluded from the building envelope to minimize grading and preserve trees that would screen the development from view from the west. If Sites 4-8 were all developed according the allowable density, it could result in 450-500 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 8

Total Area: 9.6
Point Total: 138
Final Weighted Score: 21.1
Rank: Tied 12th
Estimated Building area: 6.81
Estimated number of units at (16 du/ac): 109

Notes: A tributary to Wolf Creek runs along the extreme southeast parcel boundary. An intermittent stream bisects the west side of the parcel parallel with Brunswick Road. This may make access onto the site a challenge. If Sites 4-8 were all developed according the allowable density, it could result in 450-500 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is within the Sphere of Influence for the City of Grass Valley and annexation into the City will be required.

Site 9

Total Area: 6.58
Point Total: 143
Final Weighted Score: 21.45
Rank: 9
Estimated Building area: 3.49
Estimated number of units at (16 du/ac): 56

Notes: This site is located in Penn Valley and connection to the existing sanitation system may be a challenge as there is no more capacity in this area. This site also has a riparian habitat that traverses the northern portion of the site. Avoidance of this habitat plus a 100-foot buffer reduces the potential building envelope. Currently, two 36-inch culverts convey surface water runoff onto the site from developed areas to the south. Sites 9-12 are located in proximity to each other. If Sites 9-12 were all developed according the allowable density, it could result in 300-350 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is under the same ownership as Sites 10 and 12.

Site 10

Total Area: 3.08
Point Total: 148
Final Weighted Score: 22.05
Rank: 3



Estimated Building area: 1.46
Estimated number of units at (16 du/ac): 23

Notes: The development area on this site was reduced due to some Landmark Oaks present on the eastern portion of the site. This site is located in Penn Valley and connection to the existing sanitation system may be a challenge as there is no more capacity in this area. Sites 9-12 are located in proximity to each other. If Sites 9-12 were all developed according the allowable density, it could result in 300-350 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is under the same ownership as Sites 10 and 12.

Site 11

Total Area: 4.56
Point Total: 152
Final Weighted Score: 23.2
Rank: 2
Estimated Building area: 3.98
Estimated number of units at (16 du/ac): 64

Notes: This site has few physical constraints. There are some Landmark Oaks onsite, but they are spaced far enough apart that avoidance should not be a significant constraint. This site is located in Penn Valley and connection to the existing sanitation system may be a challenge as there is no more capacity in this area. Sites 9-12 are located in proximity to each other. If Sites 9-12 were all developed according the allowable density, it could result in 300-350 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections.

Site 12

Total Area: 19.94
Point Total: 142
Final Weighted Score: 21.35
Rank: Tied 10th
Estimated Building area: 11.49
Estimated number of units at (16 du/ac): 184

Notes: The development area on this site is reduced due intermittent steams and tributaries to Squirrel Creek that run across the eastern portion of this site. Access to this site will most likely need to come through Site 9 as it is anticipated that Caltrans will not want direct access on SR 20. This site is located in Penn Valley and connection to the existing sanitation system may be a challenge as there is no more capacity in this area. Sites 9-12 are located in proximity to each other. If sites 9-12 were all developed according the allowable density, it could result in 300-350 units being developed on these lots. If that many units were developed on these sites, potential traffic impacts could occur at the surrounding roadways and intersections. This site is under the same ownership as Sites 9 and 10.



Site 13

Total Area: 5.13
Point Total: 121
Final Weighted Score: 18.25
Rank: 17
Estimated Building area: 1.31
Estimated number of units at (16 du/ac): 21

Notes: This site has some physical challenges that pose a significant constraint to development. The site is steep and visible from SR 49 and Combie Road. This site has a Scenic Corridor overlay district attached to it. The site has sensitive blue oak woodland which covers approximately 80 percent of the site. Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio. Access to the site may be a challenge due to the lack of improvements on the existing access roads. It is expected that some intersection improvements would be required either at SR 49 or Combie Road. In proximity to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant. This site was ranked last in the site analysis.

Site 14

Total Area: 5.23
Point Total: 142
Final Weighted Score: 21.55
Rank: 8
Estimated Building area: 4.20
Estimated number of units at (16 du/ac): 67

Notes: This site has oak woodland habitat which may present a constraint to development. There is a narrow band of blue oak woodland along the western boundary. Currently the property takes access directly off of SR 49 from Woodridge Drive. If these properties are built-out, Caltrans may require the access to go through Higgins Road. In proximity to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental



increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Site 15

Total Area: 18.86

Point Total: 141

Final Weighted Score: 21.35

Rank: Tied 10th

Estimated Building area: 14.99

Estimated number of units at (16 du/ac): 240

Notes: Approximately 30 percent of the site supports oak woodland habitat, which may be a constraint to development of the site. Currently the property takes access directly off of SR 49 from Woodridge Drive. If these properties are built-out, Caltrans may require the access to go through Higgins Road. In proximity to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Site 16

Total Area: 2.46

Point Total: 124

Final Weighted Score: 18.65

Rank: 16

Estimated Building area: 1.49

Estimated number of units at (16 du/ac): 29

Notes: This site is substantially constrained for development due to the presence of riparian habitat along the project frontage and black oak habitat on other portions of the site. In proximity to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.



Site 17

Total Area: 11.03

Point Total: 134

Final Weighted Score: 20.35

Rank: 14

Estimated Building area: 6.33

Estimated number of units at (16 du/ac): 101

Notes: The southern half of the site is oak woodland dominated by blue oaks. Scattered larger oaks within the oak woodland could qualify as Landmark Oaks. The southern half of the project is the portion closest to Combie road, so access to the site could prove to be difficult. This site is the most isolated of the candidate sites with regard to access to community services. This site is Phase IV of the Darkhorse Subdivision and is currently slated to accommodate up to 30 units of affordable housing as a condition of approval. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.5 miles north of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Conclusion

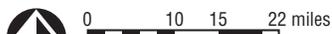
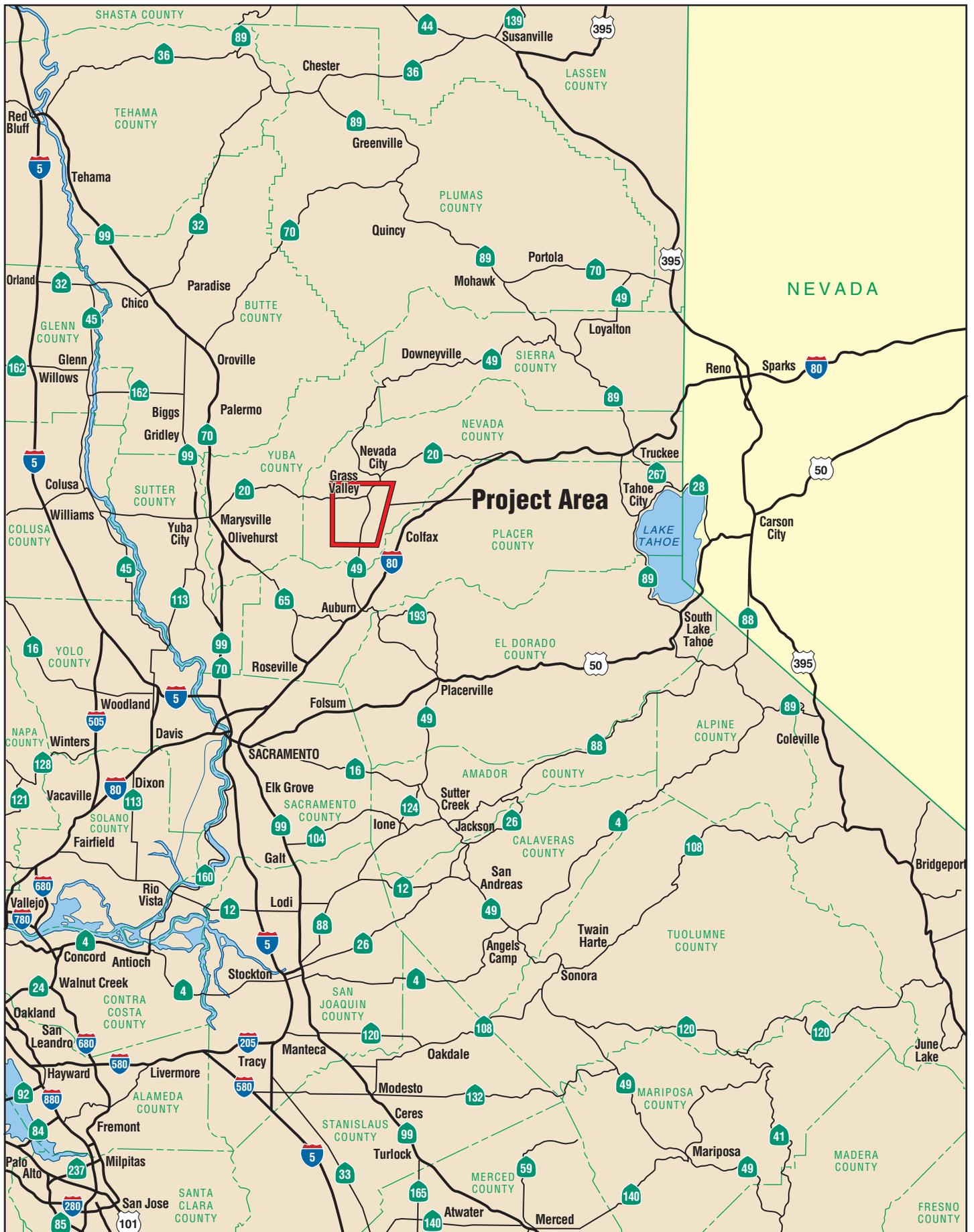
In preparing the site analysis, it appears that of the 17 candidate sites, there is enough developable area to meet the County's goal of identifying 1,270 affordable housing units in order to implement the mandated housing requirements. Based on the information gathered for the site analysis, approximately 1,630 units could be developed based on the known opportunities and constraints of the candidate sites. This number could increase or decrease depending on additional property surveys or if an increased zoning designation, such as R3 High Density Residential (20 units per acre), were to be applied to the sites.

Overall, the biggest constraint to development on the candidate sites appears to be the presence of sensitive biological habitats. As the majority of the sites are undeveloped, habitats such as riparian woodlands, oak woodlands, and landmark trees limit the areas that can be developed. Preservation and avoidance of these habitats, as well as mitigation costs, may limit the amount of development on each site. These factors as well as roadway and utility improvements will all be factored into whether development on a particular site is feasible.

Generally speaking the sites located within the Grass Valley Sphere of Influence represent the best sites for affordable housing development. This is because these sites are located in areas where higher density development already exists. The sites in these locations are generally closer to services such as supermarkets, medical centers, and bus stops.



The Penn Valley sites have a few constraints, including obtaining connection to the existing sanitation system. The sites located in the Higgins Center and Lake of the Pines area have the greatest number of constraints as it relates to sensitive biological habitats. All of the sites in this area have oak woodland habitat that may present a significant constraint on development. The sites in this area also have the fewest number of services to support affordable housing developments.

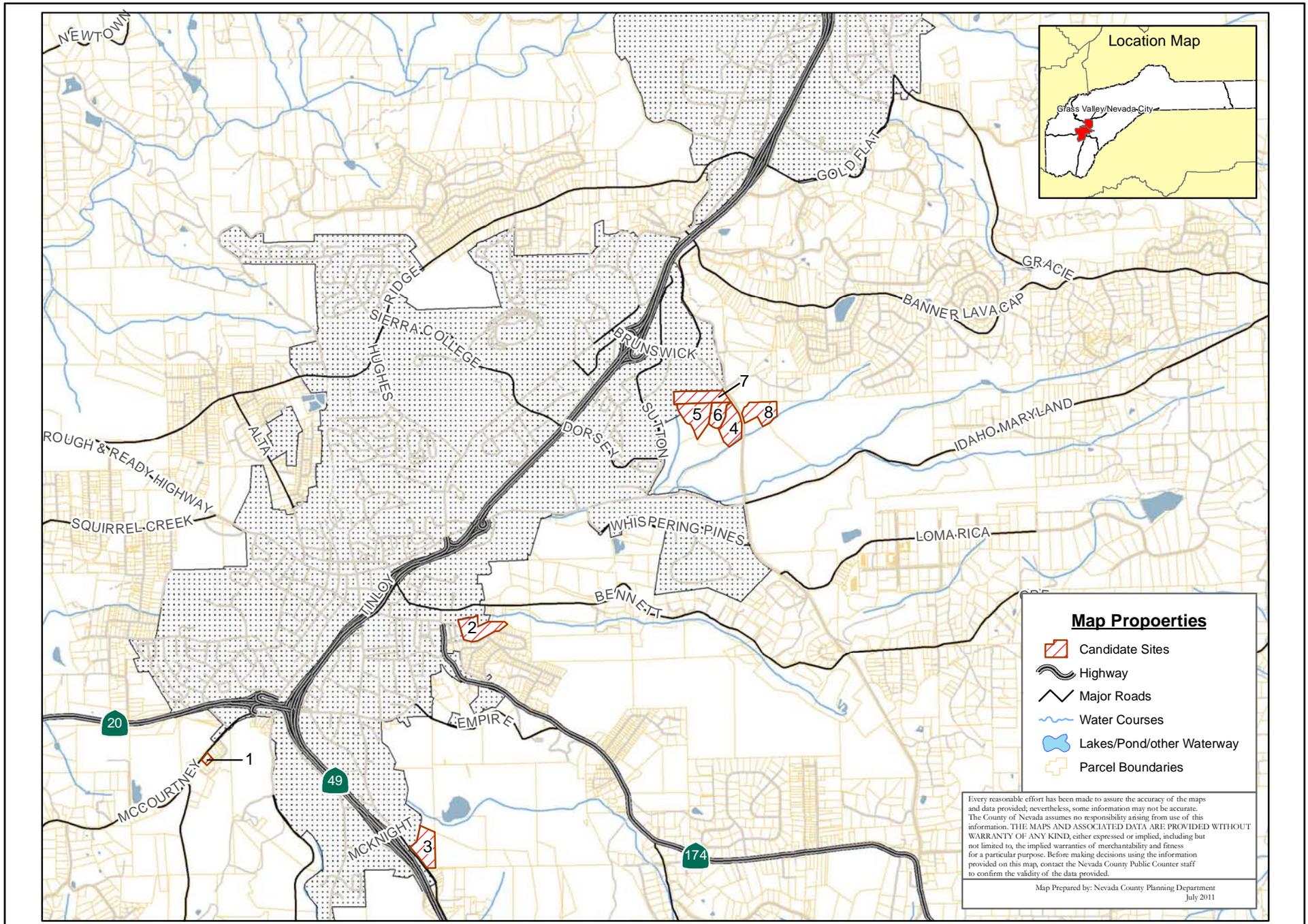


5/30/12 JN 60-100827-18457

COUNTY OF NEVADA
HOUSING ELEMENT REZONE SITE ANALYSIS

Regional Vicinity

FIGURE 1



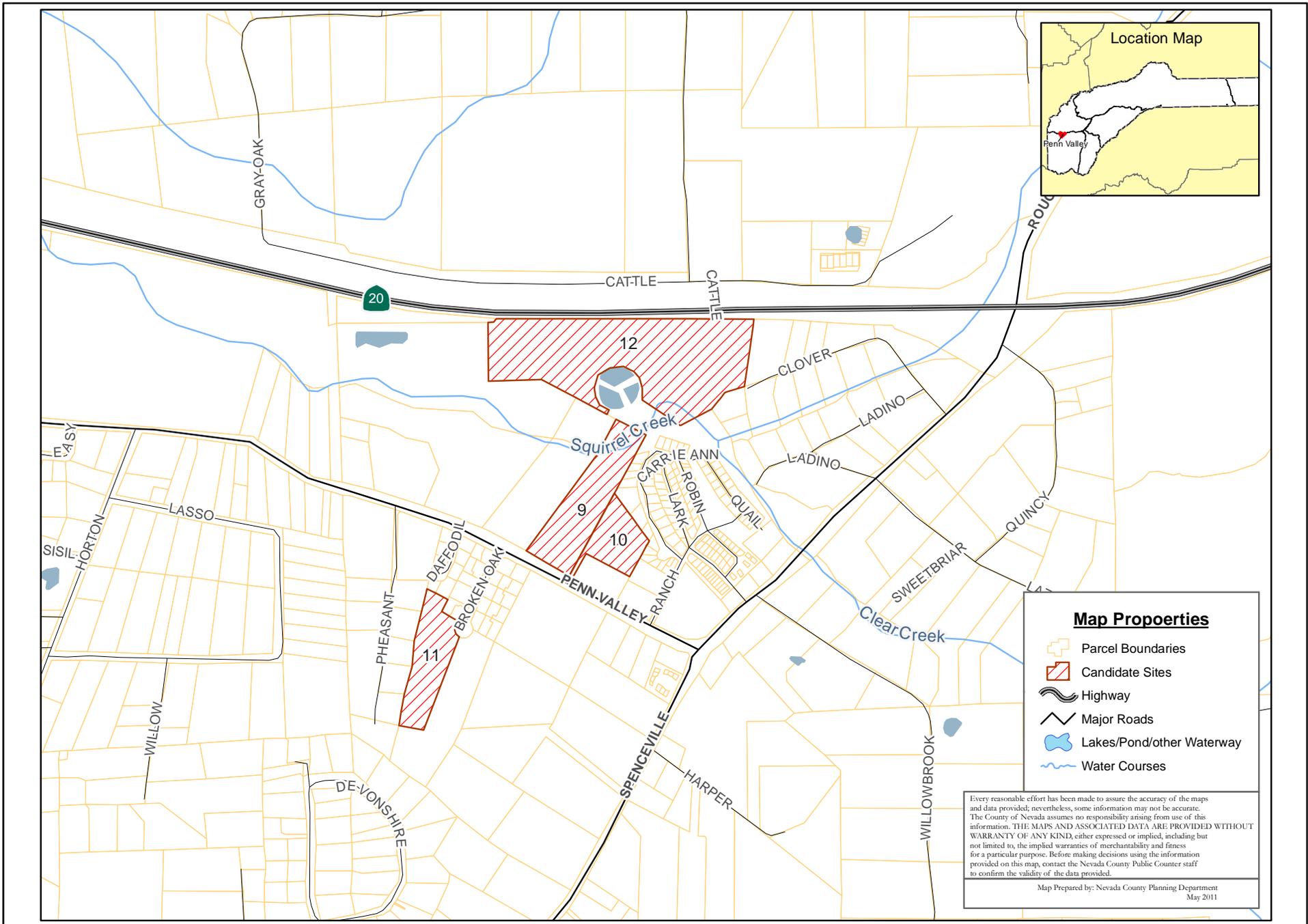
Source: Nevada County GIS 2012; ESRI 2012.



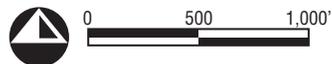
9/20/12 JN 60-100827-18457

COUNTY OF NEVADA
HOUSING ELEMENT REZONE SITE ANALYSIS
Grass Valley Sphere of Influence Area Sites

FIGURE 2



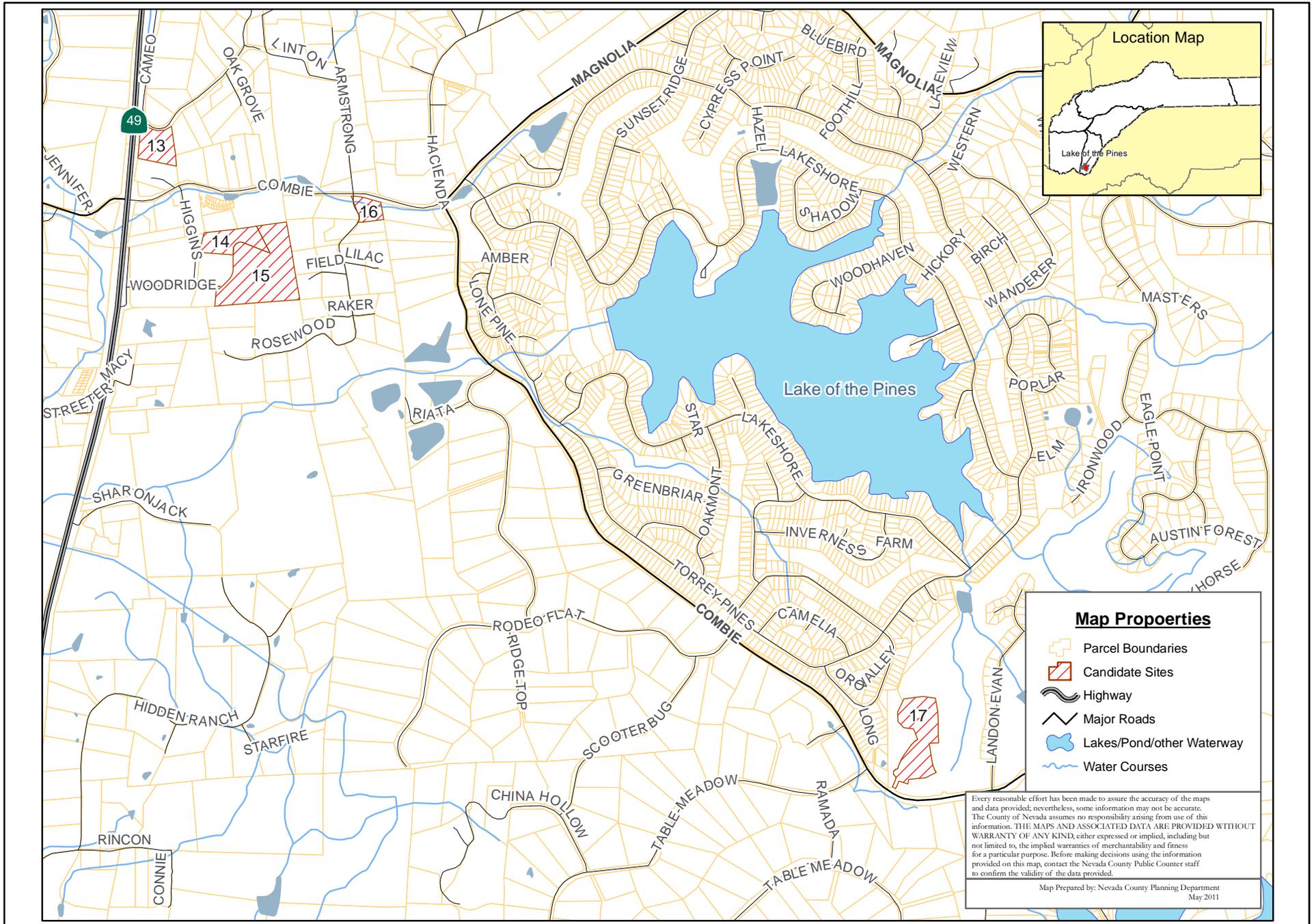
Source: Nevada County GIS 2012; ESRI 2012.



9/20/12 JN 60-100827-18457

COUNTY OF NEVADA
HOUSING ELEMENT REZONE SITE ANALYSIS
Penn Valley Area Sites

FIGURE 3



Source: Nevada County GIS 2012; ESRI 2012.



9/20/12 JN 60-100827-18457

COUNTY OF NEVADA
HOUSING ELEMENT REZONE SITE ANALYSIS
Lake of the Pines Area Sites

FIGURE 4

Table 2 - Site Analysis Scoring Sheet

| Site Evaluation Criteria | Criteria Weighting Factor | Candidate Site # | | | | | | | | | | | | | | | | |
|--|---------------------------|------------------|-------------|------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| Criteria #1 Project Location and Jurisdictional Issues | 0.1 | | | | | | | | | | | | | | | | | |
| Scoring Factor #1a - Located in Sphere of Influence? | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #1b - Near existing development? | | 5 | 5 | 5 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 2 | 5 | 5 | 3 | 4 |
| Scoring Factor #1c - Compatible with land use plans? | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Scoring Factor #1d - Compatible with existing land use? | | 5 | 5 | 5 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 3 | 4 |
| Subtotal | | 16 | 16 | 16 | 13 | 13 | 13 | 13 | 13 | 18 | 18 | 18 | 18 | 13 | 18 | 18 | 14 | 16 |
| Weighted Score | | 1.6 | 1.6 | 1.6 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.8 | 1.8 | 1.8 | 1.8 | 1.3 | 1.8 | 1.8 | 1.4 | 1.6 |
| Criteria #2 Project Accessibility | 0.15 | | | | | | | | | | | | | | | | | |
| Scoring Factor #2a - Accessible to transportation facility? | | 3 | 4 | 2 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 3 | 3 | 3 | 2 | 1 |
| Scoring Factor #2b - Require new roadways or access? | | 5 | 2 | 5 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 5 | 2 | 2 | 3 | 3 | 5 | 3 |
| Scoring Factor #2b.1 - Is site access safe? | | 5 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 2 | 3 | 3 | 2 | 3 |
| Scoring Factor #2c - Roadway or intersection improvements? | | 4 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 2 | 2 | 2 | 2 |
| Scoring Factor #2d - Access for people with limited mobility? | | 3 | 2 | 4 | 2 | 2 | 2 | 2 | 2 | 3 | 3 | 3 | 3 | 2 | 3 | 3 | 2 | 2 |
| Scoring Factor #2e - Proximity to community facilities? | | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 3 | 2 | 2 |
| Subtotal | | 24 | 18 | 22 | 18 | 18 | 18 | 18 | 18 | 23 | 23 | 24 | 21 | 13 | 17 | 17 | 15 | 13 |
| Weighted Score | | 3.6 | 2.7 | 3.3 | 2.7 | 2.7 | 2.7 | 2.7 | 2.7 | 3.45 | 3.45 | 3.6 | 3.15 | 1.95 | 2.55 | 2.55 | 2.25 | 1.95 |
| Criteria #3 Public Services and Utilities | 0.15 | | | | | | | | | | | | | | | | | |
| Scoring Factor #3a - Water and sewer service? | | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Scoring Factor #3b - Water and sewer pipeline extension? | | 5 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Scoring Factor #3c - Sewer/stormdrain pumping required? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #3d - Accessible to sanitation services? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Subtotal | | 18 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 |
| Weighted Score | | 2.7 | 2.4 | 2.4 | 2.4 | 2.4 | 2.4 | 2.4 | 2.4 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 | 2.1 |
| Criteria #4 Natural Resources | 0.2 | | | | | | | | | | | | | | | | | |
| Scoring Factor #4a - Sensitive biological resources present? | | 5 | 2 | 5 | 3 | 4 | 4 | 4 | 3 | 2 | 3 | 5 | 2 | 2 | 2 | 2 | 2 | 3 |
| Scoring Factor #4b - Jurisdictional wetlands? | | 5 | 2 | 3 | 3 | 4 | 4 | 4 | 3 | 2 | 3 | 3 | 2 | 5 | 5 | 5 | 2 | 5 |
| Scoring Factor #4c - Special status species? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 2 | 5 | 5 | 3 | 4 | 5 | 5 | 5 | 5 |
| Scoring Factor #4d - Is avoidance possible? | | 5 | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #4e - Oak Woodlands, Landmark Trees? | | 5 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 2 | 5 | 5 | 5 | 5 |
| Subtotal | | 25 | 17 | 19 | 21 | 23 | 23 | 23 | 21 | 16 | 18 | 23 | 17 | 18 | 22 | 22 | 19 | 23 |
| Weighted Score | | 5 | 3.4 | 3.8 | 4.2 | 4.6 | 4.6 | 4.6 | 4.2 | 3.2 | 3.6 | 4.6 | 3.4 | 3.6 | 4.4 | 4.4 | 3.8 | 4.6 |
| Criteria #5 Cultural/Historical Resources | 0.1 | | | | | | | | | | | | | | | | | |
| Scoring Factor #5a - Cultural resources present? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #5b - Buildings older than 50 years? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Subtotal | | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| Weighted Score | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Criteria #6 Physical Site Conditions | 0.2 | | | | | | | | | | | | | | | | | |
| Scoring Factor #6a - Excessive slopes? | | 5 | 3 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 4 | 4 | 5 |
| Scoring Factor #6b - Parcel of adequate size? | | 2 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 5 | 3 | 5 | 5 | 3 | 3 |
| Scoring Factor #6c - Sufficient size for parking, open space, etc? | | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 4 | 4 | 5 | 2 | 3 | 3 | 3 | 3 |
| Scoring Factor #6d - Substantial grading required? | | 5 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 2 | 3 | 3 | 2 | 2 |
| Scoring Factor #6e - Geotechnical constraints? | | 5 | 3 | 4 | 3 | 3 | 3 | 3 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #6f - Located in 100-year floodplain? | | 5 | 2 | 5 | 4 | 5 | 5 | 5 | 4 | 2 | 5 | 5 | 2 | 5 | 5 | 5 | 2 | 5 |
| Scoring Factor #6g - Extensive fuel modification? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #6h - Hazardous materials? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Subtotal | | 35 | 32 | 37 | 35 | 36 | 36 | 36 | 35 | 37 | 38 | 38 | 37 | 30 | 36 | 35 | 29 | 33 |
| Weighted Score | | 7 | 6.4 | 7.4 | 7 | 7.2 | 7.2 | 7.2 | 7 | 7.4 | 7.6 | 7.6 | 7.4 | 6 | 7.2 | 7 | 5.8 | 6.6 |
| Criteria #7 Regulatory Conditions | 0.1 | | | | | | | | | | | | | | | | | |
| Scoring Factor #7a - Existing development on site? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #7b - Meet existing zoning restrictions? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #7c - Special permits required? | | 5 | 3 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 3 | 5 | 5 | 3 | 5 |
| Scoring Factor #7d - Located with fire protection area? | | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Scoring Factor #7e - Convert agricultural lands? | | 5 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Subtotal | | 25 | 22 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 23 | 25 | 25 | 23 | 25 |
| Weighted Score | | 2.5 | 2.2 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.3 | 2.5 | 2.5 | 2.3 | 2.5 |
| Point Total | | 153 | 131 | 145 | 138 | 141 | 141 | 141 | 138 | 143 | 146 | 152 | 142 | 121 | 142 | 141 | 124 | 134 |
| Final Weighted Score | | 23.4 | 19.7 | 22 | 21.1 | 21.7 | 21.7 | 21.7 | 21.1 | 21.45 | 22.05 | 23.2 | 21.35 | 18.25 | 21.55 | 21.35 | 18.65 | 20.35 |
| Rank* | | 1 | 15 | 4 | T12 | T5 | T5 | T5 | T12 | 9 | 3 | 2 | T10 | 17 | 8 | T10 | 16 | 14 |

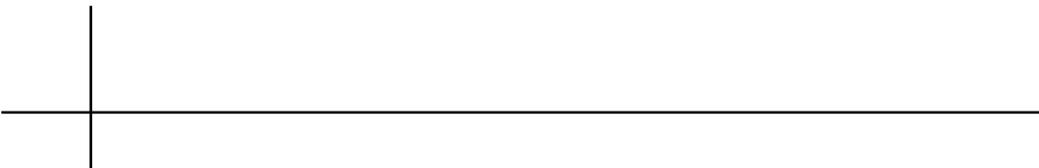
A score of 1 is the lowest score, meaning the result is the least favorable for development, and a score of 5 is the highest score; meaning it is the most favorable for development.

* T= Tied



APPENDIX A

Field Reports and Aerial Photos





- Legend**
- Development Footprint
 - Potential Rezone Sites
 - Parcels
- Contours**
- Index (100')
 - Major (20')
 - Depressions
 - City Limits
 - Sphere of Influence

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Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 1

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Site #1
APN: 07-380-17



Figure 1 - Site 1: Looking east across McCourtney Road.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The site is located within the Sphere of Influence for the City of Grass Valley.

Scoring Factor #1b - Is the site in vicinity of existing concentration of development?

Existing residential and commercial development is located in the vicinity of the site. Nearby uses include commercial uses such as a computer repair shop, a jujitsu studio, a fire station and the Nevada County fairgrounds located across McCourtney Road.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

Yes. No land use conflicts have been identified.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to both SR 20 and SR 49 located just to the northeast of the property. No bike paths or trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

Gold Country Stage Route 3 has a bus stop on Brighton Street at the Fair Grounds Gate 8. This is approximately 0.3 mile from the site. Route 3 brings passengers to the Church and Neal stop which allows riders to connect with other routes including Route 5. Route 5 travels to the Auburn Station which connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow.

Scoring Factor #2b – Does the site require construction of roadways or access?

An access driveway from McCourtney onto the site would be required. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has direct access to McCourtney Road. No constraints to site distance or turning movements have been identified at this time.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

None are anticipated at this time.

Scoring Factor #2d - Does site provide reasonable access to persons with mobility limitations?

McCourtney Road is a two lane road with an improved shoulder. An existing sidewalk is located on the north side of the street that extends east to the SR 20 freeway ramps and intermittently to the west along the fairground frontage.

Scoring Factor #2e – Is site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The site is located approximately 1 mile east of Sierra Mountain High School /Earle Jamieson High School. The Tall Pines nursery school is located less than 0.5 mile from the site.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development onsite, therefore, it is assumed that there is no water and sewer service to the site. Existing facilities are located within McCourtney Road.

Scoring Factor #3b - Distance for water/sewer pipeline have to be extended to serve the property?

No offsite water or sewer extensions appear to be required at this time.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same sanitation services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

Most of the site has been cleared from previous activities on the property. No sensitive biological resources that would preclude development have been identified.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

No jurisdictional wetlands have been identified onsite.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified on site.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

None have been identified on site.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified on site. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on the site?

The site is flat.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

Yes, the site is approximately one acre, which enough area to accommodate 16 units.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of sufficient size for sixteen units, site access, and parking. Usable open space onsite will depend on how the buildings are ultimately designed.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

A significant amount of grading is not anticipated.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified. Typical construction measures common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 yr flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development are anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on the site (any improvements)?

There site is undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the site is undeveloped. The site is zoned OP (Office & Professional), with a residential density of 4 dwelling per units per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does site require any special permits or environmental clearances?

No special permits or environmental clearances have been identified at this time.

Scoring Factor #7d – Is the site located in a State Responsibility Area (SRA) fire protection area (SLA/LRA)?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7e– Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



SITE 2
APN 0927004

GRASS VALLEY CITY LIMITS

Legend

- Development Footprint
- Potential Rezone Sites
- Parcels
- Contours**
- Index (100')
- Major (20')
- Depressions
- City Limits
- Sphere of Influence

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Source: Nevada County GIS 2012; ESRI 2012.

COUNTY OF NEVADA
HOUSING ELEMENT REZONE SITE ANALYSIS
Rezone Candidate Sites

SITE 2

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Site #2
APN: 09-270-04

The owner of Site 2 has elected to withdraw from the Housing Element Rezone Program subsequent to the analysis being completed. This site remains in the document in the event the property becomes available in the future.



Figure 1 - Site 2: Looking northeast from Orchard Way.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The site is located within the Sphere of Influence of the City of Grass Valley.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

The site is located adjacent to a mix of residential, commercial, and office professional uses to the north and east. Larger lot single-family residential uses are located to the south and east. The site is located south of Bennett Street and east of Colfax Avenue.

Scoring Factor #1c – Is site compatible with adjacent jurisdiction’s land use plans?

Yes. No land use conflicts have been identified.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to SR-49 located just north of the site. No bike paths or public trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

The Gold Country Stage Route 3 has a bus stop at Colfax Street and Ophir Street, approximately 0.1 mile from the site. Route 3 brings passengers to the Church and Neal stop which allows riders to connect with other routes including Route 5. Route 5 travels to the Auburn Station which connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow.

Scoring Factor #2b – Does the site required construction of roadways or access?

A driveway to an existing single family residence currently serves the site. The driveway would need to be improved for a multi-family development.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has direct access onto Orchard Way. Future development will have to demonstrate that adequate site distance can be provided. No substantial obstacles to achieving the required site distance were identified.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

None are anticipated at this time.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. The streets adjacent to the property are undersized and have no sidewalks or improved shoulders. Existing sidewalks are present west of the site on Colfax heading west.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The site has a variety of services that are located within a quarter mile of the property including a medical center, a local grocery store, and a preschool. Additional services are located approximately 0.5 mile away on South Auburn Boulevard, and the Historic Core of Grass Valley is located approximately 0.7 mile away.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

An existing single-family house is currently on the property and it is expected that water service is currently on the property. It is unknown whether the house is connected to sewer or is on a septic system.

Scoring Factor #3b - Distance for water/sewer pipeline have to be extended to serve the property?

These sites are located within the City of Grass Valley Sphere of Influence and will require annexation into the Grass Valley sanitation district. As the sites are currently undeveloped, it is anticipated that some extension or upgrade of sewer lines will be required to connect with the existing Grass Valley sewer lines. Sewer line extensions could be accommodated within Brunswick Road.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same trash services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

The site has large trees in southern portion of site provide excellent nesting habitat for a variety of birds and possibly bats. However, this is not considered to represent a significant constraint to development.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

The site has potential to support wetlands on the property. The flat remnant orchard area supports wetland species. High water table resulting from watercourse along northern boundary.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

The southern portion of the site contains Sierran mixed forest on areas with steep slope areas onsite. Several large diameter oaks within mixed forest would qualify as Landmark Oaks (any oak 36 inches or greater in diameter at breast height). Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts

resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified on site. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on the site?

The southern portion of the site has areas with slopes 30% or greater. These areas also support dense mixed forest areas and would likely be avoided.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

The parcel is approximately 11 acres in size and is anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have areas of steep slope which would require more grading than portions of the site that are relatively flat. However, it is anticipated that these steeper areas will be avoided to minimize impacts to biological resources and minimize grading.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

The northern portion of the site is located within a 100-year floodplain. A portion of the site is Mapped Zone A on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. Future development on the site will have to consider the floodplain constraints and raise the development above the floodplain elevation.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The site has one existing single family residence and some out buildings.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

The site is zoned R3 High Density Residential (3.62 acres) and R1 Single Family Residential (approximately 7.5 acres) with a residential density of 20 dwelling units per acre and 4 dwelling units per units per acre, respectively. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

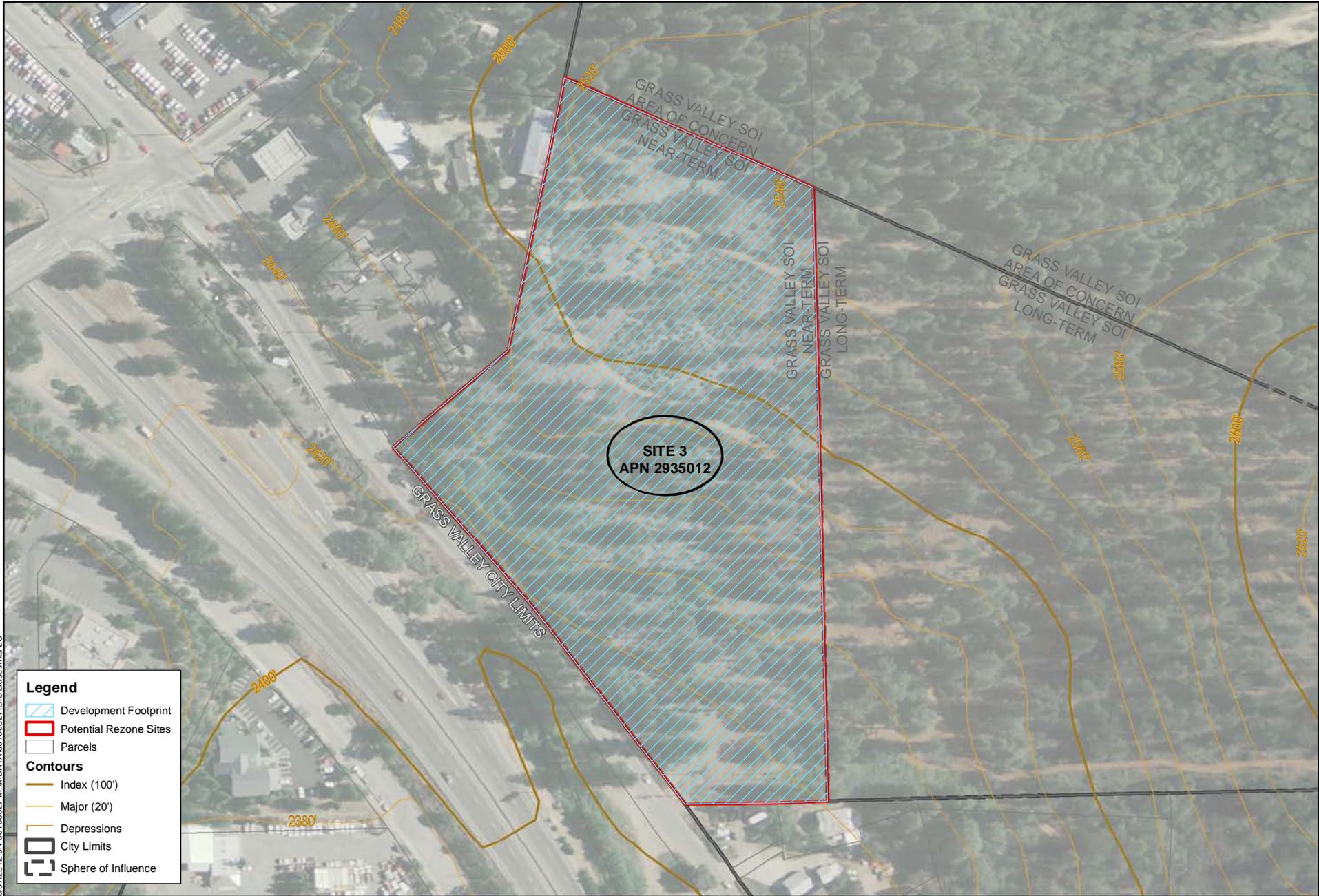
No special permits or environmental clearance would be required if future development avoids the wetland areas and builds outside of the floodplain elevation.

Scoring Factor #7d – Is the site located in a State Responsibility Area (SRA) fire protection area?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7e – Would the site convert important farmlands to a non-agricultural use?

The property appears to have remnants of a former orchard. However, no agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



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Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 3

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Site #3
APN: 29-350-12



Figure 1 - Site 3: Looking north from La Barr Meadows Road at the southwest corner of the property.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The site is located within the Sphere of Influence of the City of Grass Valley.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

The site is located adjacent to a mix of commercial office professional uses to the north and light industrial uses to the south. State Route 49 is located just to the west of the site. To the northeast is the Empire Mine State Historic Park.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

No land use conflicts have been identified.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to SR-49 located just north of the site. No bike paths or public trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

No Gold Country Stage routes were identified within 0.5 mile of the site.

Scoring Factor #2b – Does the site require construction of roadways or access?

An access driveway from La Barr Meadows Road onto the site would be required. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has direct access onto La Barr Meadows Road. Future development will have to demonstrate that adequate site distance can be provided. La Barr Meadows Road does have some horizontal curves along the site frontage, but no substantial obstacles to achieving the required site distance were identified.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

None are anticipated at this time.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. La Barr Meadows Road is a two lane road with no improved shoulders. Existing sidewalks are present north of the site extending to the McKnight Way intersection. Sidewalks and cross-walks are present on McKnight Way to the west towards the existing retail center located between SR 49 and Freeman Lane.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The site is located less than 0.5 mile to stores and other retail services such as a Kmart store, Wells Fargo bank, and other retail shops and restaurants.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development onsite, therefore, it is assumed that there is no water and sewer service to the site. Existing facilities are located within La Barr Meadows Road.

Scoring Factor #3b - Distance for water/sewer pipeline have to be extended to serve the property?

A water line extension would be required to develop this site. The closest water main is located with McKnight Way.

This site is located with the City of Grass Valley Sphere of Influence and will require annexation into the Grass Valley sanitation district. As the sites are currently undeveloped, it is anticipated that some extension of sewer lines will be required to connect with the existing Grass Valley sewer lines. Sewer line extensions could be accommodated within La Barr Meadows Road.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same trash services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

No sensitive biological resources that would preclude development have been identified. The large trees and low shrubs provide suitable nesting habitat for nesting raptors and songbirds. Standard pre-construction survey mitigation measure would apply. Several large diameter oaks that would qualify as Landmark Oaks were identified. This is not considered to represent a significant constraint to development.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

The southwest portion of site along La Barr Meadows Road supports a small area with a mix of upland and wetland species – a potential wetland seep. If jurisdictional, it would represent a minor constraint to development and could be avoided.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

The site has Sierran mixed forest on the elevations. Several large diameter oaks within the mixed Sierran forest would qualify as Landmark Oaks (any oak 36 inches or greater in diameter at breast height). Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified on site. Record searches show that some cultural resources have been found in the surrounding area. In the undisturbed portion of the property, 13 prospect pits were observed, but no prehistoric period resources were identified. Based on the field survey, cultural resources do not present a constraint to development. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

The site is of moderate slope, but no substantial constraints to development were identified.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

The parcel is approximately 11.4 acres in size and is anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have a moderate slope which will require more grading than a site that is relatively flat. However, the site does not require a substantial amount of grading that will significantly constrain development of the site.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Because of the site's proximity to the Empire Mine site, some soil remediation activities may be required on the surrounding properties. This is not considered a significant constraint on development for this site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The site is undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the site is undeveloped. The site is zoned BP (Business Park), with a residential density of 4 dwelling units per units per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

No special permits or environmental clearances have been identified at this time.

Scoring Factor #7d – Is the site located in a State Responsibility Area (SRA) fire protection area ?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7e – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



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Legend

- Development Footprint
- Potential Rezone Sites
- Parcels

Contours

- Index (100')
- Major (20')
- Depressions
- City Limits
- Sphere of Influence

Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Sites #4-8

APNs: 4) 35-412-15, 5) 35-412-17, 6) 35-412-18, 7) 35-412-19, 8) 35-412-21

These five sites are being evaluated together because the sites 4-7 are contiguous and site 8 is located directly across Brunswick Road from site 4. Because of their proximity, the sites have very similar characteristics and have the potential to be developed as one site. Sites 4-7 are under the same ownership.



Figure 1 – Site 4 Looking west from Brunswick Road In the background are sites 5 and 6.



Figure 2 – Site 7 Looking northeast from Brunswick Road.



Figure 3 – Site 8 Looking east from Brunswick Road.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

Site 7 is located on the City of Grass Valley City limits. All properties are within the City of Grass Valley Sphere of Influence.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

Existing development in the vicinity of the sites includes office and professional uses including medical offices located north of the sites. Further north along Brunswick road are a wide range of commercial and retail uses. To the east of the sites are multi-family residences along Sutton Way. To the south and east are a mix of large lot single family residences with some equestrian uses.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

Yes. No land use conflicts have been identified.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to SR-49 located just north of the site. No bike paths or public trails were observed. The site is close to the central area of Grass Valley.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

Gold Country Stage Route 4 has a stop that at Glenbrook Shopping Center that connects with Sierra College and the Stage Coach Depot in Grass Valley. Route 4 brings passengers to the Church and Neal stop which allows riders to connect with other routes including Route 5. Route 5 travels to the Auburn Station which connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow.

Scoring Factor #2b – Does the site require construction of roadways or access?

An access driveway from Brunswick Road onto the site would be required. All sites have frontage on Brunswick Road except of Site 6. However, Site 6 is under the same ownership as Sites 4 and 5 so it is assumed access from those lots to Brunswick Road can be accommodated. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The sites have direct access onto Brunswick Road. Future development will have to demonstrate that adequate site distance can be provided. Brunswick Road does have some horizontal curve along the frontage of Sites 4 and 8, but no substantial obstacles to achieving the required site distance were identified. It is anticipated that Sites 4 through 7 will need to have a shared driveway to minimize the number of driveways coming off Brunswick Road.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

No physical improvements are required with regard to site access. However, it should be noted that given the collective size of these sites (approximately 45 acres), it is possible that a large number of units could be developed on these sites (450 to 500 units). If these sites were to be developed with that many units, it may require some traffic improvements along Brunswick Road and at intersections (including freeway ramps at SR 49) to the north at Sutton Way.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. Brunswick Road is a two lane road with some improved shoulders. Existing sidewalks are present north of the site extending from Town Talk Road north to the Sutton Way intersection. Sidewalks and cross-walks are present on Sutton Way to the west towards the existing retail centers located on the north and south sides of Brunswick Road.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The site is located less than 0.5 mile from a Safeway grocery store and other retail establishments and restaurants that are located along Brunswick Road just north of the sites as well as the Glenbrook Shopping Center located at 720 Sutton Way. Other services include banking facilities, and the Grass Valley Department of Motor Vehicles office. Nearby services also include CVS and Rite drug stores that are also within 0.5 mile from the site. Medical offices are located less than 0.25 mile to the north of the sites.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development on the sites, therefore, it is assumed there is no water and sewer service to the sites. Existing facilities are located within Brunswick Road.

Scoring Factor #3b - Distance for water/sewer pipeline have to be extended to serve the property?

These sites are located with the City of Grass Valley Sphere of Influence and will require annexation into the Grass Valley sanitation district. As the sites are currently undeveloped, it is anticipated that some extension of sewer lines will be required to connect with the

existing Grass Valley sewer lines. Sewer line extensions could be accommodated within Brunswick Road.

All sites have frontage on Brunswick Road except of Site 6. However, Site 6 is under the same ownership as Sites 4 and 5 so it is assumed access from those sites to Brunswick Road can be accommodated.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same trash services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

No sensitive biological resources that would preclude development have been identified. Sites 4 through 8 have large trees and understory shrubs that provide suitable nesting habitat for raptors and songbirds. Standard pre-construction survey mitigation measures would apply to avoid impacts. This is not considered to represent a significant constraint to development.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

Site 4 – A tributary to Wolf Creek runs along extreme southeast parcel boundary; this is considered a minimal constraint to use of site.

Site 8 – A tributary to Wolf Creek runs along the extreme southeast parcel boundary; intermittent stream bisects the west side of the site parallel with Brunswick and has associated riparian vegetation. Field observations noted wet areas (potential seeps) at the center of the site that support hydrophytic vegetation and bisect site northeast to northwest. The source of seep hydrology should be investigated to determine if it is natural or manmade.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

None have been identified onsite.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

No prehistoric resources have been identified on sites 4-7. One prehistoric site (a boulder with 17 surface mortar cups) was identified on Site 8. No other artifacts associated with the mortar feature were observed during the field visit. Avoidance of this feature recommended. This is not considered a significant constraint on development. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

The site is of moderate slope, but no substantial constraints to development were identified.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

Combined the five sites have a total acreage of approximately 49 acres, with parcels sizes ranging from 5.6 to 11.5 acres in size. The sites individually and collectively are anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The sites are of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have a moderate slope which will require more grading than a site that is relatively flat. However, the site does not require a substantial amount of grading that will significantly constrain development of the site.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The sites are previously undeveloped, no hazardous materials have been identified on any of the sites that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on any of the sites.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The sites are undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the sites are undeveloped. Sites 4-7 are zoned R2-PD (Medium Density Residential – Planned Development) with a residential density of 6 dwelling units per acre and Site 8 is zoned RA-1.5 (Residential Agriculture), with a residential density of 1.5 dwelling units per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

No special permits or environmental clearances have been identified at this time.

Scoring Factor #7d – Is the site located in a State Responsibility Area (SRA) fire protection area?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7e – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.

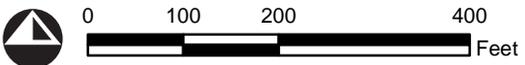


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Legend

- Development Footprint
- Potential Rezone Sites
- Parcels
- Contours**
- Index (100')
- Major (20')
- Depressions
- City Limits
- Sphere of Influence

Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 9-10



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- Legend**
- Development Footprint
 - Potential Rezone Sites
 - Parcels
- Contours**
- Index (100')
 - Major (20')
 - Depressions
 - City Limits
 - Sphere of Influence

Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 11



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- Legend**
- Development Footprint
 - Potential Rezone Sites
 - Parcels
- Contours**
- Index (100')
 - Major (20')
 - Depressions
 - City Limits
 - Sphere of Influence

Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Sites #9-12

APNs: 9) 51-120-06, 10) 51-150-29, 11) 51-151-62, 12) 51-370-02

These four sites are being evaluated together because the sites are contiguous or very close together. Because of their proximity, the sites have very similar characteristics and have the potential to be developed as one site. Sites 9, 10, and 12 are under the same ownership.



Figure 1 - Site 9 Looking north northeast from Penn Valley Drive.



Figure 2 - Site 10 Looking north from the southwest property corner.



Figure 3 - Site 11 Looking northeast from the end of Broken Oak Court.



Figure 4 - Site 12 Looking southeast from SR 20.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

These sites are located in the community of Penn Valley in the unincorporated area of Nevada County and not within a Sphere of Influence of another jurisdiction.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

The sites are located adjacent to an existing mobile home park, post office, and self storage business. Other uses in the area include a mix of single family residential, civic, commercial and light industrial businesses.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

The sites are not located next to an adjacent jurisdiction’s plans.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

These sites have nearby access to SR-20 located just north of the properties. A separated pedestrian and bicycle path runs on the northern side of Penn Valley Drive from Western Gateway Park east to just east of Pheasant Lane where it crosses to the south side of the Penn Valley Drive. The path continues east to Spenceville Road where it continues in both north and south directions. The path is with 0.25 mile of Sites 9-12.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

Gold Country Stage Route 6 has a bus stop at Penn Valley Drive and Spenceville Road (approximately 0.2 mile from the sites) and connects to the main depot in Grass Valley, which provides access to other destinations such as Sierra College and other businesses in Grass Valley and provides a connection to Route 5. Route 5 travels to Auburn Station which connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville

Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow.

Scoring Factor #2b – Does the site require construction of roadways or access?

An access driveway from Penn Valley Drive onto the site would be required. Sites 9 and 10 have frontage Penn Valley Drive. It is anticipated that Sites 9 and 10 will need to have a shared driveway to minimize the number of driveways coming off Penn Valley Drive. Site 12 will likely need to be accessed from Sites 10 and 11 or an alternative access as it is anticipated that Caltrans will not accept a direct access point on SR 20. Site 11 is located at the terminus of Broken Oak Court which connects to Penn Valley Drive to the north. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

Site 10 has direct access onto Penn Valley Drive, as does Site 10 though a panhandle driveway. Future development will have to demonstrate that adequate site distance can be provided. Site 12 is expected to take access from Sites 9 or 10 and not onto SR 20. Penn Valley Drive has few if any horizontal curve in this section of roadway, and no substantial obstacles to achieving the required site distance were identified. Site 11 will take access from Broken Oak Court and will not require any frontage improvements to Penn Valley Drive.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

No physical improvements are required with regard to site access. However, it should be noted that given the collective size of these sites (approximately 23 developable acres), it is possible that up to 300-350 units could be developed at these sites. If these sites were to be developed with that many units, it may require some traffic improvements along Penn Valley Drive and at intersections to the east at Spencerville Road and at the freeway ramps at SR 20.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. Penn Valley Drive is a two lane road with no improved shoulders. No sidewalks were identified in the surrounding area.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The sites are located next to community facilities. The sites are located adjacent to a US Post Office. The Penn Valley Shopping Center, Wells Fargo Bank, and a bus stop are located approximately 0.25 mile from the sites to the east. The Western Gateway Regional Park is located approximately 0.5 mile to the west. The Ready Springs Elementary School is located 0.63 mile to the southeast.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development on the sites, therefore, it is assumed that currently there is no water and sewer service to the sites. This area is provided water service by the Nevada Irrigation District. Sanitation service is provided by the County of Nevada. Currently there is no capacity in sanitation system for these sites. A Module Unit would need to be constructed to provide additional capacity

Scoring Factor #3b - Distance for water/sewer pipeline have to be extended to serve the property?

Sites 9 and 10 have frontage along Penn Valley Road and no offsite extension of water or sewer pipelines is required. Site 12 would have to extend water or sewer pipelines through Sites 9 or 10. Site 11 would extend water and sewer lines onsite from Broken Oak Court. The County of Nevada has identified the extension of the Wildwood sewer line as the preferred alternative to provide additional wastewater treatment capacity to the Penn Valley Area. The County is currently seeking funding sources for the project. Site 12 is currently outside of the sanitation district and would be required to be annexed into the site prior to development of any affordable housing.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the sites would be able to utilize the same sanitation services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

Sites 9 and 12 have a portion of Squirrel Creek that runs across a portion of the property. These areas would have to be avoided. No drainages are present on Sites 10 and 11.

Site 9 - – Elderberries growing in the stream zone could provide habitat for valley elderberry longhorn beetle (VELB), but most stems are less than 1” diameter.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

Sites 9 and 12 have potentially jurisdictional wetlands associated with Squirrel Creek that traverse the northern portion of Site 9 and the south eastern portion of Site 12.

Site 9 – This site has an extensive wetland swale complex covers the south half of site and is a significant constraint to development. Site 10 receives stormwater from developed areas to south and west. There are dual 36-inch culverts that convey water into stream channel at Penn Valley Drive.

Site 10 – There is a small wet area in the southwest corner; approximately half of the site is of marginal potential and could be jurisdictional. This site receives drainage from developed areas to the south.

Site 11 – This site contains a possible small seasonal wetland at north-center of site. A drainage basin runs along northern boundary of site, but is likely isolated, so not likely in US Army Corps jurisdiction (it may be considered waters of the state, and under Regional Water Quality Control Board jurisdiction). These features represent a minor constraint to development.

Site 12 – There is a low to moderate potential for seasonal wetlands in several locations. Intermittent stream channel and wetland swale bisect the site north-south following woodland bands.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

Jurisdictional areas on Sites 9 and 12 can be avoided.

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

No oak woodlands or Landmark Oaks were identified on Site 9. Site 12 is the only site of this group with an oak woodland oak woodlands (hardwood tree groves with 33+% canopy closure), which covers approximately 25% of the site. Sites 10, 11, and 12 have scattered Landmark Oaks onsite. A Landmark Oak is any oak 36 inches or greater in diameter at breast height. Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified on Sites 9-11 during the field investigation. A small granitic boulder with a single mortar cup was identified on Site 13 during the field investigation. There were not artifacts found in association of the bedrock mortar feature. Additional surveys or avoidance of the site are recommended. This is not considered to be a significant constraint on development. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

All of the sites are relatively flat with little to no slope onsite.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

Combined the four sites have a total acreage of approximately 34 acres, with parcels sizes ranging from 3 to 20 acres in size. The sites individually and collectively are anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The sites are of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The sites have very little slope which will require minimal grading. However, the site does not require a substantial amount of grading that will significantly constrain development of the site.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

A portion of Sites 9 and 12 are within the 100-year flood plain in the areas where Squirrel Creek traverses the site. Site 9 is mapped as Zones X, A and D on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. Site 12 is mapped Zones X and A. Sites 10 and 11 are not within a 100-year flood plain.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The sites are previously undeveloped, no hazardous materials have been identified on any of the sites that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on any of the sites.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The sites are undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the sites are undeveloped. Sites 9 and 10 are zoned C2-SP (Community Commercial) with a residential density of 4 dwelling units per acre and Site 11 is zoned R2-SP (Medium Density Residential), with a residential density of 6 dwelling units per units per acre. Site 12 is zoned IDR-SP (Interim Development Reserve) with a density of one dwelling unit per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

No special permits or environmental clearances have been identified at this time. Wetland permits may be required from the US Army Corps of Engineers, California Department of fish and Game, and Regional Water Quality Control Board if impacts to jurisdictional wetland are not avoided.

Scoring Factor #7e – Is the site located in a State Responsibility Area (SRA) fire protection area?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

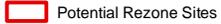
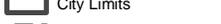
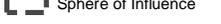
Scoring Factor #7f – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



SITE 13
APN 5714129

Legend

-  Development Footprint
-  Potential Rezone Sites
-  Parcels
- Contours**
-  Index (100')
-  Major (20')
-  Depressions
-  City Limits
-  Sphere of Influence

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Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 13

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Site #13
APN: 57-141-29



Figure 1 - Site 13 Looking south from Cameo Drive.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The site is located in the unincorporated area of Nevada County and is not located within a Sphere of Influence of another jurisdiction.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

Most of the existing development immediately adjacent to the parcel to the north is single family residential development. To the west is SR 49. To the east is an electrical substation and some other utility infrastructure. South of the site is some commercial businesses that

include some professional office uses and retail commercial area, including a commercial shopping center (Higgins Village) with a drugstore anchor tenant.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

The site is not located adjacent to another jurisdiction.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to SR-49 located just west of the site. No bike paths or public trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

Gold Country Stage Route 5 connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow. A Route 5 bus stop is located at SR 49 and Combie at Higgins Village. Route 5 provides connection to the other Gold Country Stage routes in Grass Valley.

Scoring Factor #2b – Does the site require construction of roadways or access?

An access driveway from Cameo Drive onto the site would be required. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has direct access onto Cameo Drive. Future development will have to demonstrate that adequate site distance can be provided. Cameo Drive does have a significant horizontal

curve along the site frontage, achieving the required site distance will need to be confirmed with the County of Nevada prior to development.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

Access to the site is from Cameo Drive. Cameo Drive connects to SR 49 to the north and to Combie Road via Armstrong Road to the southeast. A high density development would likely require upgrades (e.g., traffic signals, restriping, or turn lanes) to one of these intersections. Improvements to the Cameo Drive/SR 49 intersection would require approval from Caltrans. As an alternative, access to the southern portion of the site from Combie Road might be possible for the development to utilize the intersection at Combie Road and Higgins Road. This route would require access rights through the Higgins Fire District property to access Combie Road.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. Cameo Drive is an un-striped two lane road with no improved shoulders. No existing sidewalks are present on Cameo Drive. No sidewalks were observed along Combie Road between SR 49 and Armstrong Road.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.).

The site is located approximately 0.9 mile to Higgins Village which is the closest commercial area. Services there include a drugstore, gas station, restaurants and other retail services. The site is approximately 1.3 miles from Bear Creek High School and Pioneer Continuation School. The site is approximately 2 miles from Cottage Hill Elementary School.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development onsite, therefore, it is assumed there is no water and sewer service to the site.

Scoring Factor #3b - Distance water/sewer pipeline would have to be extended to serve the property?

A water line would have to be extended to the site. The closest water main is located in Cameo Drive. It is estimated that a water line would have to be extended approximately 500 feet.

A sewer line would also have to be extended to the property. It is estimated that a sewer line would have to be extended approximately 500 feet.

In proximity to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same trash services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

This site contains a mature blue oak woodland which covers an estimated 80% of the site. The remainder of the site is covered with mixed interior live oak and blue oak. The presence of this sensitive oak woodland represents a constraint to development which would require design measures and mitigation to reduce or avoid potential impacts.

The Oak woodland provides good nesting habitat for protected songbirds and potential nest sites for raptors. Standard pre-construction survey mitigation measure would apply.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

No jurisdictional wetlands have been identified onsite.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

. A field survey of this site identified that the site may have sensitive oak woodlands (hardwood tree groves with 33+% canopy closure) or trees identified as Landmark Oaks (any oak 36+” at diameter breast height). The site supports oak woodland on the majority of the site. At least one Landmark Oak was identified near Cameo Drive. Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified on site during a field reconnaissance of the site. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

The site is of moderate slope, but no substantial constraints to development were identified.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

The parcel is approximately 5.1 acres in size and is anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have a moderate slope which will require more grading than a site that is relatively flat. However, the site does not require a substantial amount of grading that will significantly constrain development of the site. It should be noted that the site is adjacent to SR 49, and that portions of the site could be visible to northbound traffic. It should be noted that this site has a Scenic Corridor overlay district attached to it. Development of this site would likely require additional design considerations to protect scenic views. Substantial grading on the site could make the development as well as manufactured fill slopes visible to highway travelers and travelers on Combie Road. The current access is off of Cameo Road to the north of the site, which is also the highest elevation. It is possible that access could be granted next to the adjacent fire station property and development could occur at the lower elevations of the site which may reduce the visibility of the site.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The site is undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the site is undeveloped. The site is zoned OP-SC-SP (Office Professional), with a residential density of 4 dwelling units per units per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

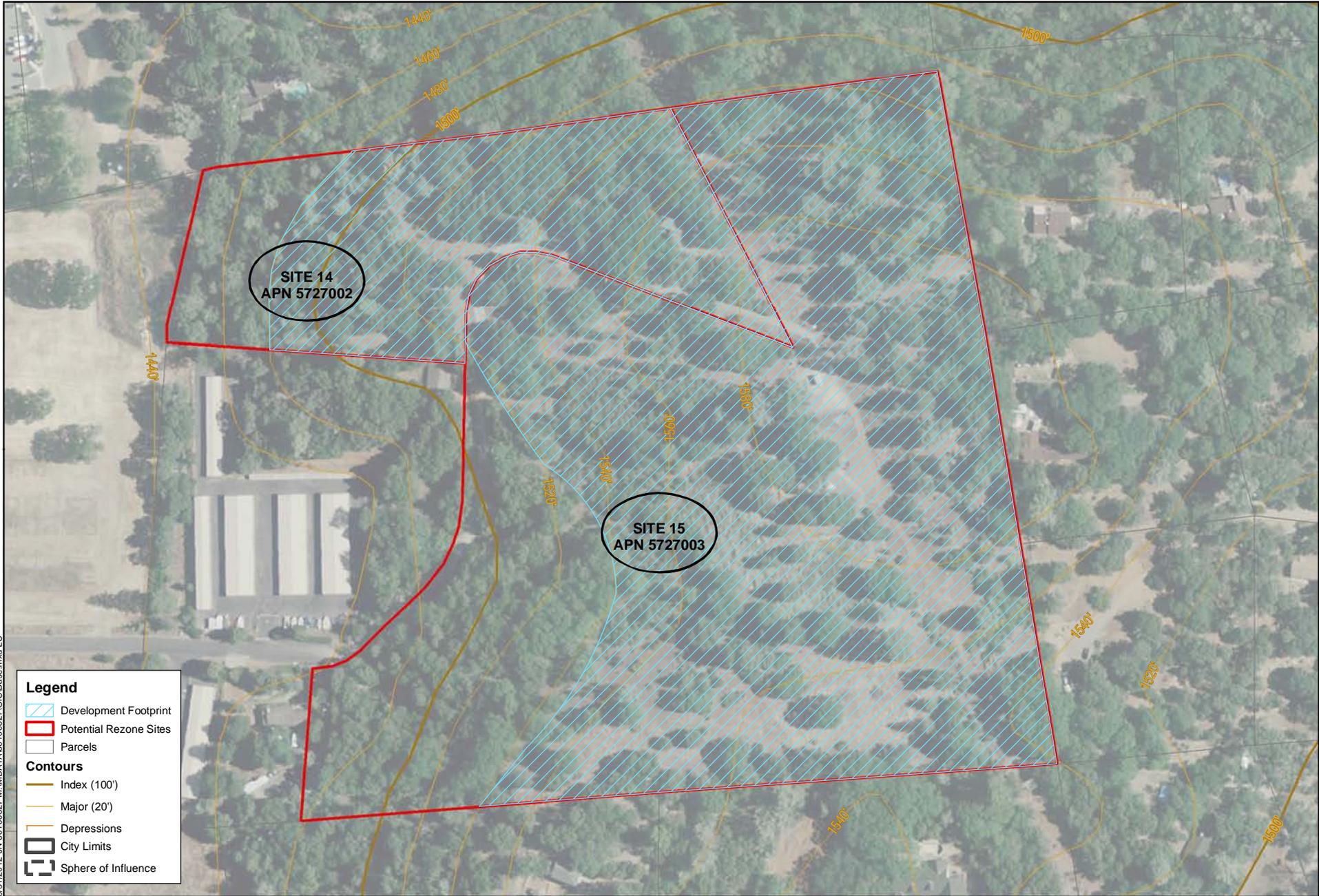
No special permits or environmental clearances have been identified at this time.

Scoring Factor #7e – Is the site located in a State Responsibility Area (SRA) fire protection area?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7f – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



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Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 14-15

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Sites #14-15
APN: 14) 57-270-02, 15) 57-270-02

These two sites are being evaluated together because the sites are contiguous. Because of their proximity, the sites have very similar characteristics and have the potential to be developed as one site. These sites are under the same ownership.



Figure 1 - Site 14 Looking north from the center of the property.



Figure 2 - Site 15 looking south from the northwestern property line.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The sites are located in the unincorporated area of Nevada County and are not located within a Sphere of Influence of another jurisdiction.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

Most of the existing development immediately adjacent to the parcels to the south and east is single family residential development. To the west is a retail commercial area, including a commercial shopping center (Higgins Village) with a drugstore anchor tenant. A self storage building is to the east of Site 16. To the north are commercial businesses that include some professional office uses.

Scoring Factor #1c – Is site compatible with adjacent jurisdiction’s land use plans?

The site is not located adjacent to another jurisdiction.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The sites have nearby access to SR-49 located just west of the site. No bike paths or public trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

Gold Country Stage Route 5 connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow. A Route 5 bus stop is located at SR 49 and Combie at Higgins Village. Route 5 provides connection to the other Gold Country Stage routes in Grass Valley.

Scoring Factor #2b – Does the site require construction of roadways or access?

Woodbridge Drive is an improved road that provides access to both sites from SR 49. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has direct access onto Woodridge Drive. It is anticipated that future access from these site would be from Higgins Road, which would require an extension of Higgins Road from its current terminus at the commercial development. Future development will have to demonstrate that adequate site distance can be provided.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

No physical improvements are required with regard to site access. However, it should be noted that given the collective size of these sites (approximately 24 acres), it is possible that a large number of units could be developed on these sites (350 to 400 units). If these sites were to be developed with that many units, It should be noted that Sites 15 and 16 would utilize the same roadways and intersections as Sites 14 and 17, which are also being considered for an increase in density. Roadway and traffic improvements should consider of all the sites in this area.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. Woodbridge Drive is an un-striped two lane road with no improved shoulders. No existing sidewalks are present on Woodbridge. No sidewalks were observed along Combie Road between SR 49 and Higgins Road.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.).

These sites are located adjacent to Higgins Village which is the closest commercial area. Series there include a drugstore, gas station, restaurants and other retail services. The site is approximately 1.3 miles from Bear Creek High School and Pioneer Continuation School. The site is approximately 2 miles from Cottage Hill Elementary School.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development onsite, therefore, it is assumed that currently there is no water and sewer service to the site.

Scoring Factor #3b - Distance water/sewer pipeline would have to be extended to serve the property?

A water line would have to be extended to the site. The closest water main is located in Combie Road. It is estimated that a water line would have to be extended approximately 500 feet.

A sewer line would also have to be extended to the property. It is estimated that a sewer line would have to be extended approximately 500 feet.

Adjacent to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Abandonment of this wastewater treatment plant is part of the long term wastewater management plan for this area, and it is contingent on the proposed shopping center development on the property west of the Sites 14 and 15. Future wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the LOP WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same sanitation services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

Site 14 – This site contains a narrow band of blue oak woodland along western boundary of parcel. Remainder of parcel is oak woodland dominated by black oak. The presence of these oak woodlands represents a constraint to development. There is potential for Landmark Oaks to present within the woodland, but most of the oaks are of a small diameter within the dense woodland.

Site 15 – This site is estimated to have 30 percent of site, the area along western boundary, as supporting oak woodland (interior live oak). Some larger oaks scattered throughout site.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

No jurisdictional wetlands have been identified onsite.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

A field survey of these sites identified that the sites may have sensitive oak woodlands (hardwood tree groves with 33+% canopy closure) or trees identified as Landmark Oaks (any oak 36+” at diameter breast height). Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to

construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified on site during a field reconnaissance of the two sites. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

The site is of moderate slope, but no substantial constraints to development were identified.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

The parcel is approximately 5.1 acres in size and is anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have a moderate slope which will require more grading than a site that is relatively flat. However, the site does not require a substantial amount of grading that will significantly constrain development of the site. These sites are visible from SR 49, would likely be visible to northbound traffic. It should be noted that this site has a Scenic Corridor overlay district attached to it. Development of this site would likely require additional design considerations to protect scenic views. Substantial grading on the site could make the development as well as manufactured fill slopes visible to highway travelers and travelers on Combie Road.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation for the sites. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 yr flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The site is undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the site is undeveloped. The site is zoned IDR-SC-SP (Interim Development Reserve-Scenic Corridor –Site Performance), with a residential density of 4 dwelling units per units per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

No special permits or environmental clearances have been identified at this time.

Scoring Factor #7e – Is the site located in a State Responsibility Area (SRA) fire protection area?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7f – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



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Legend

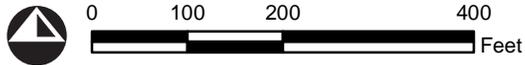
- Development Footprint
- Potential Rezone Sites
- Parcels

Contours

- Index (100')
- Major (20')
- Depressions

- City Limits
- Sphere of Influence

Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

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

Rezone Candidate Sites

SITE 16

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Site #16
APN: 57-270-06



Figure 1 - Site 16 Looking east from the western property line on Rosewood Road.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The site is located in the unincorporated area of Nevada County and are not located within a Sphere of Influence of another jurisdiction.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

Most of the existing development immediately adjacent to the parcel to the west, south, and east is single family residential development. To the north is Combie Road and a small strip mall with commercial businesses that include some professional office uses.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

The site is not located adjacent to another jurisdiction.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to SR-49 located just west of the site. No bike paths or public trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

Gold Country Stage Route 5 connects with Placer County Transit (which serves Auburn, Rocklin, Sierra College, Roseville Galleria and Sacramento Light Rail), Auburn Transit and Amtrak Thruway bus service as connecting schedules allow. A Route 5 bus stop is located at SR 49 and Combie at Higgins Village. Route 5 provides connection to the other Gold Country Stage routes in Grass Valley.

Scoring Factor #2b – Does the site require construction of roadways or access?

Rosewood Road is located adjacent to the site. Rosewood Road is an improved road that provides access to Combie Road. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has direct access onto Rosewood Road. Future development will have to demonstrate that adequate site distance can be provided. Rosewood Drive does have some horizontal curve along the site frontage; however, no substantial obstacles to achieving the required site distance were identified.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

No physical improvements are required with regard to site access. However, it should be noted that Sites 14, 15, and 16, which are also being considered for an increase in density, would utilize the same roadways and intersections as Site 17. Roadway and traffic improvements should consider all of the sites in this area.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. Rosewood Road is an un-striped two lane road with no improved shoulders. No existing sidewalks are present on Rosewood. No sidewalks were observed along Combie Road between SR 49 and Armstrong/Rosewood Road.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The site is located approximately 0.55 mile to Higgins Village which is the closest commercial area. Services there include a drugstore, gas station, restaurants and other retail services. The site is approximately 0.6 mile from Bear Creek High School and Pioneer Continuation School. The site is approximately 1.2 miles from Cottage Hill Elementary School.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development onsite, therefore, it is assumed that currently there is no water and sewer service to the site.

Scoring Factor #3b - Distance water/sewer pipeline would have to be extended to serve the property?

A water line would have to be extended to the site. The closest water main is located in Combie Road. It is estimated that a water line would have to be extended approximately 50 feet.

A sewer line would also have to be extended to the property. It is estimated that a sewer line would have to be extended approximately 50 feet. In proximity to the site, the Higgins Center developed a small individual community wastewater treatment on a 12-acre site, however; the facility does not have sufficient wastewater treatment capacity to serve the units proposed on this site. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.2 miles east and south of the project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same trash services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

This site contains black oak dominated oak woodland outside of riparian zone. Most of the oaks are smaller diameter oaks, but there is potential for landmark oaks.

The oak woodland and riparian area provide good nesting habitat for protected songbirds and potential nest sites for raptors. Standard pre-construction survey mitigation measures would apply. Ragsdale Creek is potential habitat for sensitive aquatic species. Majority of site is either oak woodland or riparian. The presence of these habitats represent a moderate to high potential constraint to development.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

A portion of Ragsdale Creek traverses the northern portion of the site. The creek supports riparian habitat. The proposed development can limit the development footprint to avoid the creek. A 100-foot setback from the development to provide wetland buffer would be required.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #4e – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

A field survey of this site identified that the site may have sensitive oak woodlands (hardwood tree groves with 33+% canopy closure) or trees identified as Landmark Oaks (any oak 36+” at diameter breast height). Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified during a field reconnaissance of the site. Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

The site is of moderate slope, but no substantial constraints to development were identified.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

The parcel is approximately 2.5 acres in size and is anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have a moderate slope which will require more grading than a site that is relatively flat. However, the site does not require a substantial amount of grading that will significantly constrain development of the site.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The site is undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the site is undeveloped. The site is zoned are zoned R2-SC-SP (Medium Density Residential – Planned Development) with a residential density of 6 dwelling units per acre. The implementation of the R3-RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

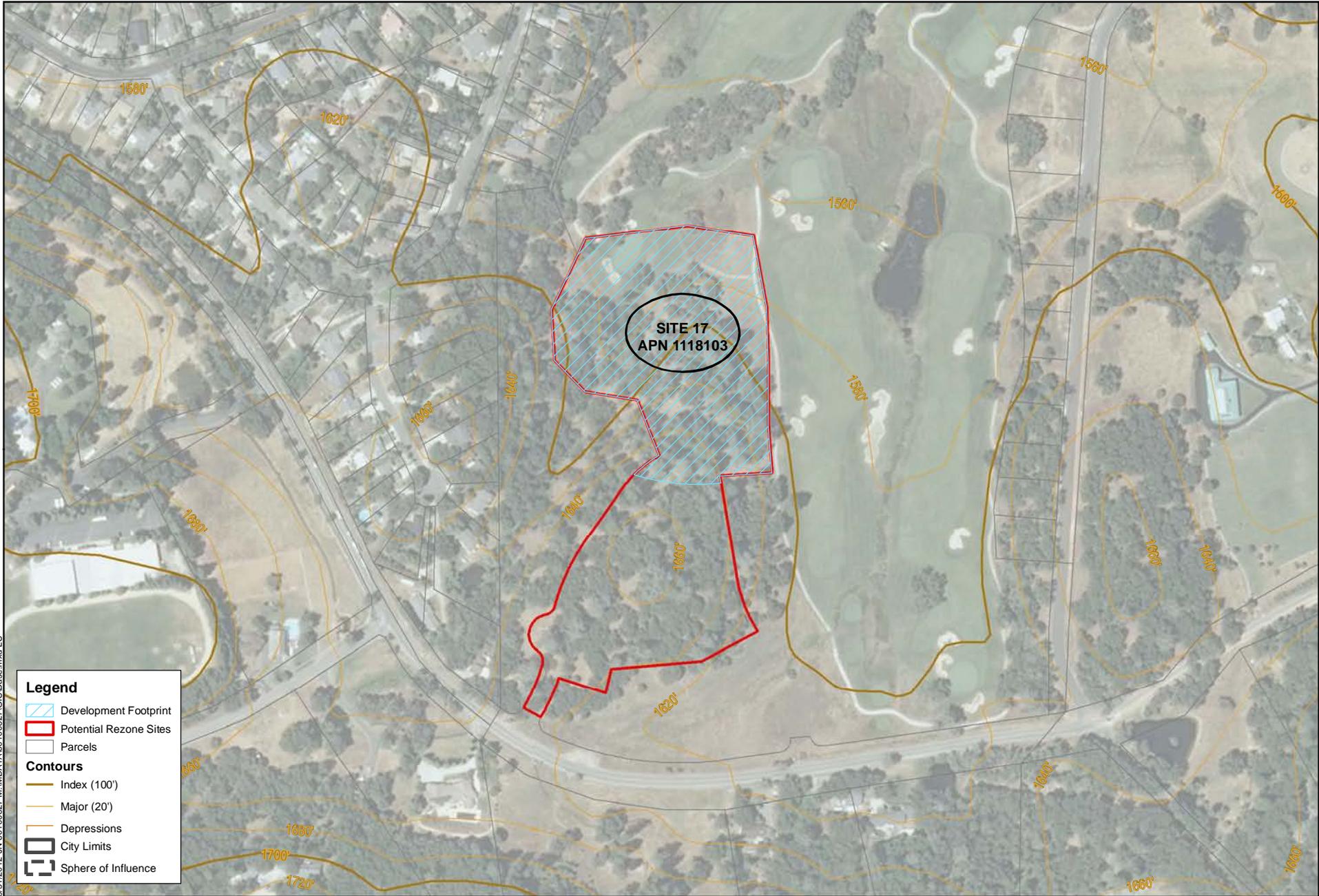
No special permits or environmental clearances have been identified at this time.

Scoring Factor #7e – Is the site located in a State Responsibility Area (SRA) fire protection area?

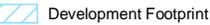
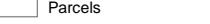
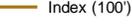
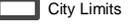
The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7f – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.



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- Legend**
-  Development Footprint
 -  Potential Rezone Sites
 -  Parcels
- Contours**
-  Index (100')
 -  Major (20')
 -  Depressions
 -  City Limits
 -  Sphere of Influence

Source: Nevada County GIS 2012; ESRI 2012.



9/6/12 JN 60-100827-18669

Rezone Candidate Sites

County of Nevada

Housing Element Rezone Site Analysis

Field Visit Analysis

Site #17
APN: 11-181-03



Figure 1 - Site 17 Looking southeast from Peninsular Drive.

Site Evaluation Criteria

The following site analysis criteria have been developed to provide an understanding of the physical and regulatory opportunities and constraints that would affect future development of the properties.

Criteria #1: Site Location and Jurisdictional Issues

Scoring Factor #1a - Is it located within the Sphere of Influence of another jurisdiction (e.g., City of Grass Valley, Nevada City, etc.)?

The site is located in the unincorporated area of Nevada County and are not located within a Sphere of Influence of another jurisdiction.

Scoring Factor #1b - Is the site in vicinity of an existing concentration of development?

Most of the existing development immediately adjacent to the parcel to the west and south is single family residential development. To the north and east are fairways of the Dark Horse Golf Club. Combie Road borders the property to the south. This site is Phase IV of

the Darkhorse Subdivision and is currently slated to accommodate up to 30-units of affordable housing as a condition of approval.

Scoring Factor #1c – Is the site compatible with adjacent jurisdiction’s land use plans?

The site is not located adjacent to another jurisdiction.

Scoring Factor #1d- Is High Density Housing compatible with surrounding land uses?

Yes, given the mix of existing development in the surrounding area, development of higher density affordable housing would be compatible with the surrounding land uses.

Criteria #2: Site Accessibility

Scoring Factor #2a- Is the site accessible to transportation facility (bus, highway, trail, bike path etc.)?

The site has nearby access to SR-49 located just west of the site. No bike paths or public trails were observed.

Nevada County administers a door-to-door paratransit service for persons with disabilities for trips within the Grass Valley/Nevada City area and nearby communities. The service is provided by Gold Country Telecare, a private non-profit organization, under a contract with the County of Nevada. All paratransit vehicles are equipped with wheelchair lifts and other accessibility features.

No Gold Country Stage routes were identified within 0.5 mile of the site.

Scoring Factor #2b – Does the site require construction of roadways or access?

There is currently no access to the site. An access road from Combie Road would be required. No offsite roadways or driveways would be needed or required.

Scoring Factor #2b.1- Is the site access/roadway encroachment suitable in terms of safety (site distances, turning movements)

The site has frontage access onto Combie Road. Future development will have to demonstrate that adequate site distance can be provided. Combie does have some horizontal curve along the site frontage; however, no substantial obstacles to achieving the required site distance were identified.

Scoring Factor #2c – Will the site require improvements to existing roadway system (curbs, intersections, stop lights, etc.)?

A new access road from Combie road onto the site will be required. This will result in a new “T” intersection on Combie Road.

Scoring Factor #2d - Does the site provide reasonable access to persons with mobility limitations?

Some constraints to people with limited mobility have been identified. Combie Road is a striped two lane road with no improved shoulders in this area. No existing sidewalks are present on this segment of Combie Road.

Scoring Factor #2e – Is the site located adjacent to one or more community facilities (e.g., grocery stores, schools, employment areas, laundromats, day care, medical services, etc.)

The site is located approximately 1.9 miles to a small commercial center with a local grocery store located at the intersection of Combie Road and Magnolia Road. Higgins Village which is the next closest commercial area is 2.8 miles. Services there include a drugstore, gas station, restaurants and other retail services. The site is approximately 2.4 miles from Bear Creek High School and Pioneer Continuation School. The site is approximately 3 miles from Cottage Hill Elementary School.

Criteria #3: Public Services and Utilities

Scoring Factor #3a - Is the property currently served by water and sewer services?

There is no existing development onsite, therefore, it is assumed that currently there is no water and sewer service to the site.

Scoring Factor #3b - Distance water/sewer pipeline would have to be extended to serve the property?

A water line would have to be extended to the site. The closest water main is located in Combie Road. It is estimated that a water line would have to be extended approximately 200-300 feet.

A sewer line would also have to be extended to the property. It is estimated that a sewer line would have to be extended approximately 200-300 feet. Wastewater from the proposed project would be conveyed to and treated at the expanded Lake of the Pines Wastewater Treatment Plant (LOP WWTP) located approximately 1.5 miles north of the

project site off Combie Road. The treatment system at the WWTP is specifically designed to allow for expansion by increasing the number of filter units known as a cassette. Each cassette will enable an incremental increase in the treatment capacity of the WWTP, but would not result in an expansion of the existing footprint of the treatment plant.

Scoring Factor #3c – Will sewer/storm drain require pumping? (gravity fed highest score)

No pumping will be required.

Scoring Factor #3d - Is the site reasonably accessible to sanitation facilities (trash service, etc.)?

Future development on the site would be able to utilize the same trash services as the surrounding properties.

Criteria #4: Natural Resources

Scoring Factor #4a – Are sensitive biological resources currently located on the property?

The southern half of the site is blue oak dominated oak woodland. Scattered larger oaks within oak woodland could qualify as Landmark Oaks. The presence of these oak woodlands represents a high potential for constraints on development of the site.

Oak woodland and Sierran mixed conifer forest provide good nesting habitat for protected songbirds and potential nest sites for raptors. Preconstruction surveys would be required prior to construction activities on the site.

Scoring Factor #4b – Are potentially jurisdictional wetlands present on the property?

No jurisdictional wetlands have been identified onsite.

Scoring Factor #4c - Are any special status species present or are any special-status species likely to occur on the site?

None have been identified onsite.

Scoring Factor #4d - If yes, is avoidance a possibility?

N/A

Scoring Factor #5d – Do any oak woodlands, Landmark Groves, or Landmark Trees occur on the site?

A field survey of this site identified that the site may have sensitive oak woodlands (hardwood tree groves with 33+% canopy closure) or trees identified as Landmark Oaks (any oak 36+” at diameter breast height). Potential impacts to oak woodlands and Landmark Oaks can be reduced or avoided through the implementation of an Oak Management Plan. An Oak Management Plan would allow the County to review proposed development prior to construction to ensure that sensitive oak trees and habitat are incorporated into the project design and that potential impacts are minimized to the maximum extent practicable. Impacts resulting in the loss of landmark oak trees or oak woodlands would require mitigation at a 3:1 ratio.

Criteria #5: Cultural/Historical Resources

Scoring Factor #5a - Are there any known cultural resources on the property or in the immediate vicinity?

None have been identified during a field reconnaissance of the site . Record searches show that some cultural resources have been found in the surrounding area. It should be assumed that monitoring during any grading activities will be required during construction.

Scoring Factor #5b - Existing buildings that are over 50 years in age?

No buildings over 50 years old were identified onsite.

Criteria #6: Physical Site Conditions

Scoring Factor #6a - Excessive Slope conditions on Site?

The site is of moderate slope, but no substantial constraints to development were identified.

Scoring Factor #6b – Is the parcel of adequate size to accommodate a minimum 16 units per site?

The parcel is approximately 11 acres in size and is anticipated to have sufficient area to accommodate 16 units per acre density development.

Scoring Factor #6c – Does the site provide sufficient size and shape to accommodate parking, usable open space, site access?

The site is of a sufficient size to accommodate parking, site access, and usable open space for an affordable housing development with a density of 16 dwelling units per acre.

Scoring Factor #6d- Do features exist that may result in a substantial amount of grading?

The site does have a moderate slope which will require more grading than a site that is relatively flat. However, the site does not require a substantial amount of grading that will significantly constrain development of the site.

Scoring Factor #6e - Are there any geotechnical constraints?

No extraordinary geotechnical constraints have been identified based on a preliminary geotechnical investigation of the site. Typical construction measures to address geotechnical conditions common to all development in the area will be required.

Scoring Factor #6f – Is the site located within 100 year flood plain?

No.

Scoring Factor #6g – Does the site require extensive fuel modification or site preparation to mitigate exposure to hazards?

No fuel modification requirements beyond what is typically required for residential development is anticipated for this site.

Scoring Factor #6h – Does the site have any hazardous materials or hazardous historical uses (mining, dumping, sewage disposal) that will require remediation prior to development?

The site is previously undeveloped, no hazardous materials have been identified onsite that would result in a constraint to developing the site. Based on a records check with ENVIROSTOR database maintained by the California Department of Toxics Control, no records of hazardous spills or clean-ups have occurred on the site.

Criteria #7: Regulatory Conditions

Scoring Factor #7a- Existing development on site (any improvements)?

The site is undeveloped.

Scoring Factor #7b – Does the site meet minimum lot size, setbacks, height limitations, that apply the property.

Currently, the site is undeveloped. The site is zoned are zoned R1-PD-SP (Single Family Residential – Planned Development) with a residential density of 4 dwelling units per acre. The implementation of the R3 or RH housing overlay zone, would permit an increase in density for affordable housing on this site, and would provide specific designations for setbacks, and height limitations.

Scoring Factor #7c – Does the site require any special permits or environmental clearances?

No special permits or environmental clearances have been identified at this time.

Scoring Factor #7e – Is the site located in a State Responsibility Area (SRA) fire protection area?

The site will be required to comply with standard fire protection requirements applicable to all development in this area. No constraints to developing the site have been identified.

Scoring Factor #7f – Would the site convert important farmlands to a non-agricultural use?

No agricultural land uses are currently onsite and no Prime Farmland or Farmland of statewide or local importance has been identified based on the Department of Conservation Farmland Mapping.