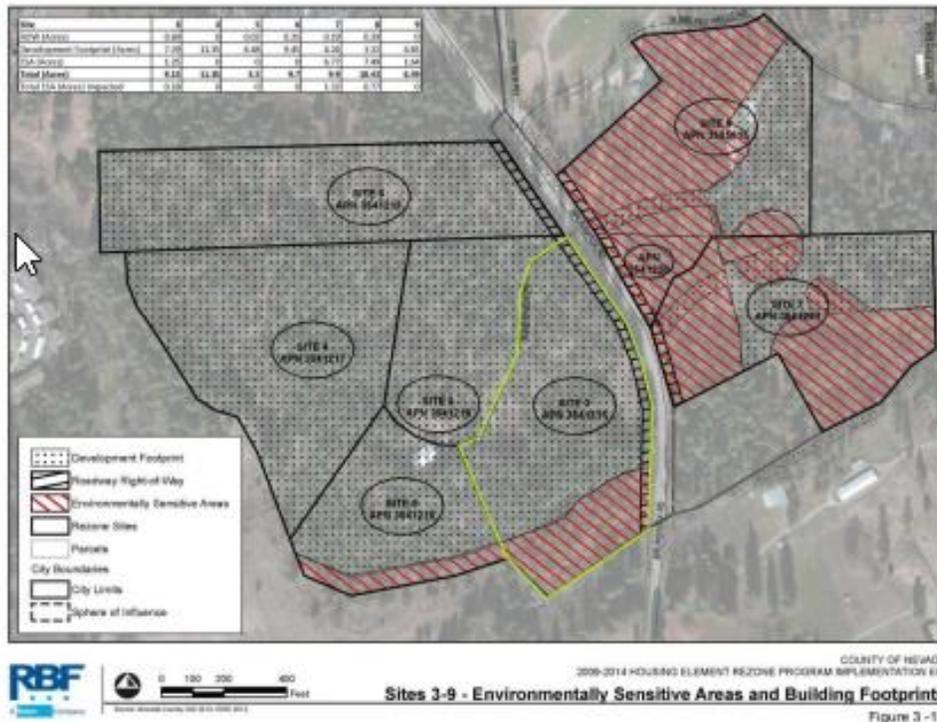


Site 3 Factsheet

Opportunity: APN 035-412-015 - 11791 Ranchview Court, 9.15 acres, potential 118 units w/bonus density could add 29 additional units.

Site 3. APN: 35-412-15

Building Footprint Map:



Description/Surrounding Land Uses: Site 3 is located on Brunswick Road, north of Idaho Maryland Road and south of Bubbling Wells Road. Sites 3, 4, 5, 6, and 9 are on the west side of Brunswick Road and are accessed by Triple Crown Drive. The Nevada County Airport is located approximately one half mile to the southeast. Due to the proximity to the airport, all seven of these sites are also located within the Nevada County Airport Influence Area.

Specifically these sites are within the Urban Overlay Zone (Zone D*), which allows a density of up to 20-units per acre. Sites 3, 4, 5, 6, and 9 are undeveloped contiguous parcels with an irregular shape. Sites 3 through 6, and 9 are generally located on a forested hilltop location, forested with madrone, incense cedar, ponderosa pines, and associated chaparral typical of the area. Site 3 contains a minor apparent rock outcrop in the eastern portion of the parcel and an abandoned small wood structure in the eastern, downslope portion of the site, near an abandoned irrigation ditch alignment. An unnamed tributary to Wolf Creek traverses the southernmost area of this property.

Sites 3, 4, 5 and 9 are all under the same ownership. Sites 3, 5 and 6 have direct road frontage on 29 Brunswick Road. The southern half of irregularly shaped Site 4 is dominated by a broad swale,

sloping downward to the southwest; with the only evidence of significant surface water flow in the swale located in the lowermost portions of the site, near the southwestern property boundary. Site 5 is an undeveloped property that is completely surrounded by other properties within the project area (Sites 3, 4, 6, and 9). The majority of this site and the surrounding sites are covered with forested vegetation. A knoll in the center of Site 5 is the top of the slope as it comes up from Brunswick Road and transitions down toward the developments off of Sutton Way in the City of Grass Valley. Sites 4 and 6 are bound by undeveloped land to the southwest, west, and north. A portion of the western boundary of Site 4 and the western and northern borders of Site 6 are coterminous with the boundary of the Grass Valley city limits. Undeveloped land lies southeast of Site 3. Site 9 is adjacent to Sites 3, 4, and 5 and contains one existing residence that takes access off of Brunswick Road from Triple Crown Drive through Site 5.

Similar to Sites 3, 4, and 5 the majority of the site is covered with mature forested vegetation and slopes from north to south. Property to the south of Site 9 is generally flat and has been cleared for agricultural uses. The southern boundary is along the proposed alignment for the future extension of Dorsey Drive from Sutton Way east to Brunswick Road planned by the City of Grass Valley.

Description/Surrounding Land Uses:

See grouped discussion above. Infrastructure: Site 3 has direct frontage along Brunswick Road, a publically maintained roadway. Public water is provided to the site via an existing 18" line that is located in the Brunswick Road right of way. Public sewer would need to be provided by the City of Grass Valley, and subsequently this site would need to be annexed to the City prior to developing. As with all of the other sites, it is the burden of the future developer to ensure that adequate capital facilities (sewer lines/pump or lift stations, etc.) are in place and that adequate capacity is available at the City's wastewater treatment plant to service the project.

Common utilities such as PG&E electrical and AT&T phone/internet as well as cable television are available to be extended to the site. Services: Site 3 is served by the Nevada County Sheriff for police services and the Nevada County Consolidated Fire District for fire protection and safety services. Once annexed, the City of Grass Valley would be responsible for providing these services.

Site 3 is within walking distance (approximately 1/2 mile) to the Sutton Way/Brunswick Road commercial area, which provides a wide variety of urban services with several options to choose from including bus stops that link the area to other locations in the city and the County. As a result there adequate services to serve future populations associated with development of the rezoned candidate sites in the region.

Access: Mitigation Measure 4.15-4 requires that the existing access to Site 3 shown as Ranchview Court on County map data and marked as Triple Crown Road be realigned with Town Talk Road to establish a new signalized intersection at Brunswick Road near the northwest corner of Site 6.

Land Use/Density:

At 9.15-acres, the General Plan Designation/zoning for Site 3 is Urban High Density (UHD)/R3- RH. Through the environmental review process, it has been determined that the site has a developable footprint of 7.39-acres which at the minimum density of 16-units per acres would result in the potential density of 118-units and will likely be one to three story apartments or condominiums.

Should the property owner elect to pursue a density bonus consistent with LUDC Sec. L-II 3.16 and/or Section L-II 3.20 (or more likely consistent with the provisions of the City of Grass Valley's codes and regulations), the allowable density bonus (up to 25% depending on specific provisions allowed by ordinance) could add an additional 29-units to a future multi-family housing project.

Parking: The number of required parking spaces associated with the future multi-family development of the site would be subject to the City of Grass Valley's parking requirements, as it is assumed this site would have to be annexed to be built as high density housing. For discussion purposes, utilizing the County's parking requirements, PC Staff Report GP12-002; Z12-002; EIR12-002 August 27, 2015 Housing Element Rezone Project 31 the range of required parking spaces (based on the density of 118-units) would be anywhere from 118-spaces (if all units were 1 bedroom units or restricted to be senior or disabled housing) up to 295-spaces (if all units were 3 bedroom units).

Environmental Resources: A perennial tributary to Wolf Creek bisects the southern portion of Site 3 and is the only defined hydrologic feature on any of the five sites located west of Brunswick Road. Riparian vegetation is associated with this stream. Representative species in the riparian zone include white alder, red willow, arroyo willow, Himalayan blackberry, California wild rose, cutleaf blackberry, and California blackberry. Site 3 contains an abandoned wood structure in the eastern, downslope portion of the site. Except for a narrow riparian strip along the site's southern boundary, the site is Sierran mixed conifer forest. A small meadow occurs in a forest clearing in the east-central portion of the site and contains non-native upland species of grasses and forbs. The site slopes moderately to the southeast. An unnamed perennial tributary to Wolf Creek bisects the parcel along its southernmost boundary and supports a riparian vegetation community.

For greater detail regarding environmental resources, including how potential impacts will be mitigated, please refer to the Draft EIR Section 4.4: Biological Resources and Appendix E of the Technical Appendices. [Mitigation-Monitoring-and-Reporting-Program-PDF](#)

Mitigation Measures/Development Standards: The following Mitigation Measures shall be required to be met prior to development on Site 3:

Land Use and Planning: Mitigation Measure 4.2-1

Aesthetics: Mitigation Measures 4.3-1, 4.3-3, 4.3-4, 4.4-2a

Biological Resources: Mitigation Measures 4.4-1b, 4.4-1c, 4.4-2a, 4.4-2b, 4.4-2c, 4.4-3a, 4.4-3b

Air Quality: Mitigation Measures 4.5-1, 4.5-1b, 4.5-1c, 4.5-2a, 4.5-2b, 4.5-2

Cultural Resources: Mitigation Measures 4.7-1, 4.7-2, 4.7-3,

Geology and Soils: Mitigation Measures 4.8-1, 4.10-1b, 4.10-1d, 4.8-1, 4.8-3

Hazards and Hazardous Materials: Mitigation Measures 4.9-4, 4.13-1b, 4.13-1c

Hydrology and Water Quality: Mitigation Measures 4.10-1b, 4.10-1c, 4.10-1d, 4.10-1c

Noise: Mitigation Measure 4.11-1a, 4.11-1b, 4.11-2

Public Services, Utilities and Service Systems: Mitigation Measures 4.13-1a, 4.13-1b, 4.13-1c, 4.13-2, 4.13-3

Recreation: Mitigation Measure 4.14-1

Transportation and Traffic: Mitigation Measures 4.15-2, 4.15-4, 4.15-7, 5.2.14-1, 5.2.14-2

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