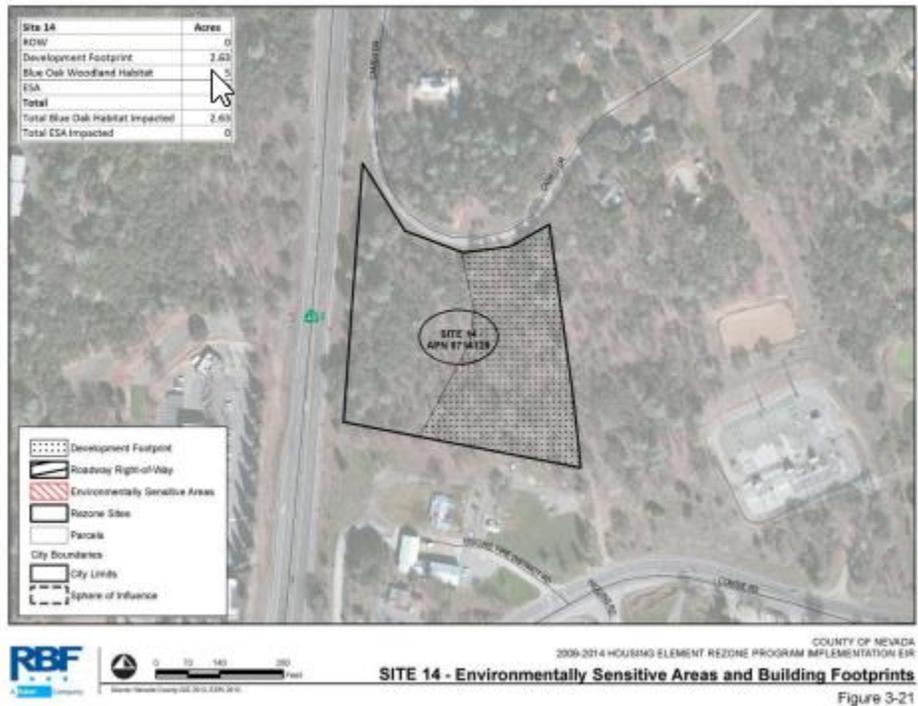


Site 14 Factsheet

Opportunity: APN 057-141-029 – 22630 Cameo Drive – 5 acres, potential for 42 units, w/bonus density could add 10 additional units.

*Site 14, APN: 57-141-29
Building Footprint Map:*



Description/Surrounding Land Uses: Site 14 is 5.00 acres in size and is located northeast of the intersection of State Route 49 and Combie Road, on the south side of Cameo Drive.

Site 14 is located in an area of other successful development, bound by State Route 49 on the west, rural residential development to the north and east, and commercial development to the south. Most of the existing development immediately adjacent to the parcel to the north is single family residential development. To the west is State Highway 49, to the east is an electrical substation and some other utility infrastructure. South of the site are some commercial businesses that include some professional office uses and commercial area, including a commercial shopping center (Higgins Village) with a drugstore anchor tenant and the Higgins Fire Station.

Infrastructure: Site 14 is located on Cameo Drive, which is a County maintained roadway. Public water is provided to the site by NID and would require a mainline extension from either the existing 8" line located along/in Cameo Drive or from the existing 10" line that extends to the southern boundary of the property from Combie Road. Wastewater treatment will be provided to Site 14 at that Lake of the Pines Wastewater Treatment Plant. Prior to issuance of any permits for the

development of this site, it is the responsibility of the developer to ensure that adequate capital improvements have been made through appropriate permits to connect to the treatment plant, including obtaining any necessary utility easements. The developer is also required provide documentation that adequate capacity is available at the treatment plant to serve the development or the developer is responsible for funding improvements to the treatment plant to support their development.

The property is currently in the Lake of the Pine Sanitation Zone Sphere of Influence will also have to be annexed into the Zone prior to development. Basic services such as electrical, telephone, internet and cable television are available in the area but will likely need to be extended to the site.

Services: Police services are provided to the Lake of the Pines area by the Nevada County Sheriff who has an office in the Combie/Armstrong Road commercial center. Fire safety and protection services are provided by the Higgins Fire Protection District, which has a station immediately to the south of Site 14, with support from CalFire. Other basic services including power, phone and cable television are available in the Lake of the Pines Area.

There are a variety of basic support services that are available in the Lake of the Pines area. These services include but are not limited to a grocery store, a pharmacy, a limited number of eating establishments, educational and religious facilities, some limited recreational opportunities and a variety of other small businesses that serve the community. These services are not centralized and fall into three or four distinct areas in the Lake of the Pines, including the Streeter Road Industrial complex, the Higgins Corner (Wolf Road/Combing and Highway 49 intersections), at Armstrong Road and Combie and at Magnolia Road and Combie Roads. In addition, residents of this area are also regionally served by both the City of Auburn and the City of Grass Valley for more urban type services.

Access: Access to Site 14 is anticipated to be provided at the northwest corner of the property at the frontage on Cameo Drive. Sight distance at this location is highly constrained due to the tight curve and uphill grade on Cameo Drive. An alternative access to Site 14 could be achieved by securing an access easement through the Higgins Fire District property to Combie Road at the planned future signalized intersection at Combie and Higgins Road.

Land Use/Density: The zoning for Site 14 is High Density Residential (R3) with the addition of the Regional Housing Need (RH) combining district while keeping the existing SC-SP combining districts in place. Through the environmental review process, it has been determined that the site has a developable footprint of 2.63-acres which at the minimum density of 16-units per acres would result in the potential density of 42 units; and will likely be one to two 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, the allowable density bonus (up to 25% depending on specific provisions allowed by ordinance) could add an additional 10 units to a future multifamily housing project.

Parking: The number of required parking spaces associated with the future multi-family development of the site would vary dependent upon the size (in bedrooms) that would be provided. While this would be determined at the time of design review required by LUDC Sec. L-II 2.7.11.C.5, the range of required parking spaces (based on the density of 42-units) would be anywhere from 42-

spaces (if all units were 1 bedroom units or restricted to only senior or disabled housing) up to 105-spaces (if all units were 3 bedroom units).

Environmental Resources: Site 14 is an undeveloped parcel on moderately sloped terrain, containing two rock outcrops and vegetation consisting of grasses, shrubs, oak and pine trees. This site contains mature blue oak woodland which covers an estimated 80 percent of the site, which is considered a landmark oak grove (oak grove with a canopy closure of 33% or greater). The remainder of the site is covered with mixed interior live oak and blue oak. No hydrologic features occur on the site. Future development is anticipated to occur in the eastern half of the site with the development footprint shown in Figure 3-21 below, which will allow existing native vegetation to remain and will also provide a sound buffer from State Highway 49 for the future residents.

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 14:

Land Use and Planning: Mitigation Measure 4.2-1

Aesthetics: Mitigation Measures 4.3-1, 4.3-3, 4.3-4

Biological Resources: Mitigation Measures 4.4-1b, 4.41c, 4.4-2a, 4.4-2b, 4.4-2c, 4.4-5

Air Quality: Mitigation Measures 4.5-1a, 4.51b, 4.5-1c, 4.5-2a, 4.5-2b

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

Geology and Soils: Mitigation Measure 4.8-1

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

Noise: Mitigation Measures 4.11-1a, 4.11-1b

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 4.15-5, 4.15-6, 4.15-7, 5.2.14.4

For further information please contact:



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