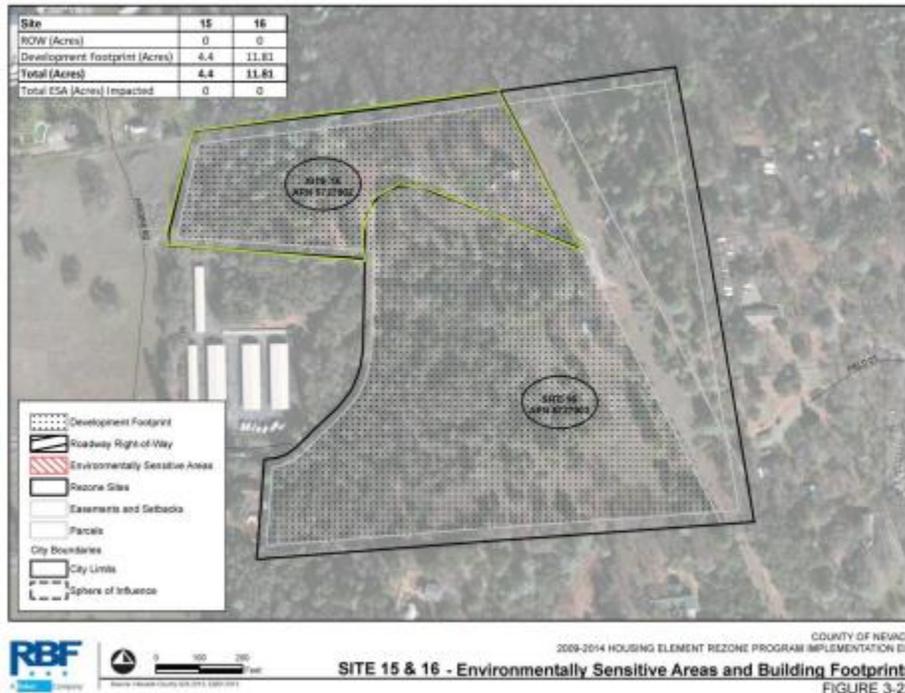


Site 15 Factsheet

Opportunity: APN 057-270-002 – 10356 Woodridge Drive – 5 acres, potential for 70 units, w/bonus density could add 17 additional units. Currently w/single family residence, 1,641 sqft, 3BR/2Bath, built 1980.

Site 15. APN: 57-270-02

Building Footprint Map:



Description/Surrounding Land Uses: Sites 15 and 16 are located southeast of the intersection of State Route 49 and Combie Road and Site 14. Access to these sites is from Woodridge Drive off of State Route 49. Site 15 and 16 are contiguous parcels, occupy moderately sloping terrain, and are vegetated with grasses, shrubs, oak and pine trees. Vegetation is dense on the westerly facing slopes. Site 15 is presently developed with a single family residence.

Power transmission lines transect the eastern portion of the property. Site 15. APN: 57-270-02

Description/Surrounding Land Uses: See grouped discussion above.

Infrastructure: 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.

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.

Site 15 is within the Lake of the Pines Sanitation Zone Sphere of Influence and will need to be annexed prior to development. Additionally, the development of this site is contingent upon the planned extension of the Lake of the Pines wastewater infrastructure to the property immediately adjacent to the west of the property which has been approved for a large shopping center.

The Draft EIR anticipates that a 10" water line will need to be extended to the property to serve the development. As with other sites in the area, basic infrastructure is available in the area and will need to be extended to the site.

Access: Access to Site 15 from State Route 49 is via Woodridge Drive, which runs along the boundary of Site 15 and 16 terminating under the powerlines near a small wastewater facilities building on Site 16. Future primary access will be required to utilize the anticipated extension to Higgins Road to minimize impacts to State Highway 49 and take advantage of existing/future improvements in this area.

Land Use/Density: At 5.00-acres, the General Plan Designation/zoning for Site 15 is Urban High Density (UHD)/R3-RH-SP-SC. Through the environmental review process, it has been determined that the site has a developable footprint of 4.40-acres which at the minimum density of 16-units per acres would result in the potential density of 70-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 17-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 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 70-units) would be anywhere from 70-spaces (if all units were 1 bedroom units or restricted to only senior or disabled housing) up to 175-spaces (if all units were 3 bedroom units).

Environmental Resources: Site 15 is moderately to steeply sloped to the northeast and east. Site 15 is partially developed with rural residential uses and a horse corral. Undeveloped portions of Site 15 are characterized by a montane hardwood woodland community dominated by California black oak. Sub-dominant species include interior live oak and foothill pine. Trees are closely spaced and generally of small diameter. Canopy cover ranges from 80 to 100 percent and the woodland on this site qualifies as a Landmark Grove. Dominant species in the understory of the woodland area include poison oak, whiteleaf manzanita, hoary coffeeberry, and small diameter trees. No defined hydrologic features were noted on this site.

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 15:

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, 4.4-1c, 4.4-2a, 4.4-2b, 4.4-2c,

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

Cultural Resources: Mitigation Measures 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 4.13-1b, 4.13-1c

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

Noise: Mitigation Measures 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 4.15-5, 4.15-7, 4.15-5, 4.15-6, 4.2.14-4

project

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