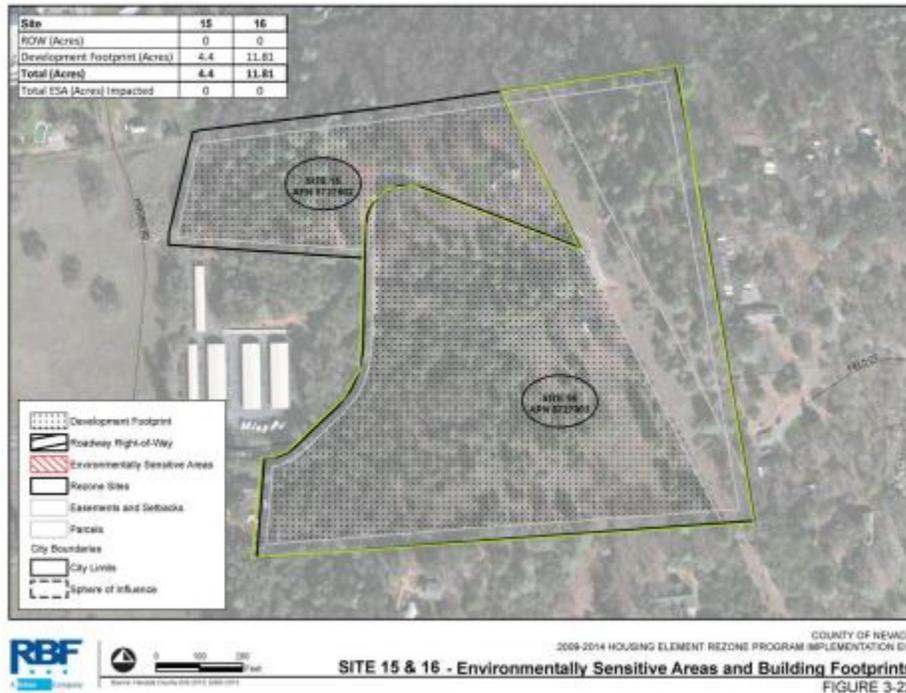


# Site 16 Factsheet

**Opportunity: APN 057-270-003 – 10415 Woodridge Drive – 18.12 acres, potential for 188 units, w/bonus density could add 47 additional units.**

Site 16. APN: 57-270-03  
*Building Footprint Map:*



## Description/Surrounding Land Uses:

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.

**Infrastructure:** A unique feature to Site 16 is the fact that it currently acts as the sewer treatment area for the Higgins Village shopping center located at the corner of Highway 49 and Combie Road. Prior to development of Site 16, the Higgins Village shopping center will have to be tied into the Lake of the Pines Wastewater Treatment Plant, which is planned for as a part of the FHK Shopping Center project that is approved on the property located to the west of Site 16. Since the existing treatment facility is an underground system (leach field) any contaminated soil will need dealt with through appropriate state and local regulatory agencies.

**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 18.12-acres, the UHD designation would allow a maximum of 271-units on the site. Through the environmental review process, it has been determined that the site has a developable footprint of 11.81-acres which at the minimum density of 16-units per acres would result in the potential density of 188-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 47-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 188-spaces (if all units were 1 bedroom units or restricted to only senior or disabled housing) up to 470-spaces (if all units were 3 bedroom units).

**Environmental Resources:** Site 16 is undeveloped, except for a wastewater disposal field and associated groundwater monitoring well network and pump building that serves the Higgins Corner Shopping Center. The site slopes steeply to the west along the access road, but is more moderately sloped toward the interior and eastern portions of the site. The western half of this site supports a montane hardwood woodland community dominated by interior live oak with scattered California black oaks. A mixed chaparral community occurs in the central portion of the site, likely the result of defined past disturbances on this parcel. Dominant species observed in this small chaparral community include whiteleaf manzanita, buckbrush, yerba santa, coyote brush, and coffeeberry.

The remainder of the site supports a low density mixed blue-oak foothill pine community. On Site 16 this habitat is characterized by a low density mix of tree species interspersed with groups of shrubs and non-native annual grasslands. Representative tree species in this community include interior live oaks, foothill pine, and ponderosa pine. Representative shrubs include whiteleaf manzanita and poison oak. No defined hydrologic features were noted on Site 16.

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 16:

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, 4.4-5

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

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

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

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, 4.15-6, 4.15-7, 4.2.14-4 project

For further information please contact:



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