



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

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Planning Director

January 26, 2016

RECEIVED

TO: Board of Supervisors
FROM: Patrick Dobbs, Senior Planner

JAN 26 2016

NEVADA COUNTY
BOARD OF SUPERVISORS

HEARING DATE: January 26, 2016

EACH SUPERVISOR REC'D.

SUBJECT: GP15-002, Z15-003, GP 15-003, ORD15-002, EIS15-012 Business Park Land Use Amendments, Rezoning, General Plan and Zoning Text Amendments: Additional Public Comments

Dear Board of Supervisors,

After the completion of the project staff report an additional public comment letter was received and is being provided to the Board of Supervisors for your consideration and review (*Attached*). The letter speaks specifically to the westernmost parcels of Site #11 (E. Bennett St.) and requests any future land use amendments or development projects in that area include protections to preserve neighboring property owners quality of life.

Patrick Dobbs *P.D.*

Enclosure: 1/26/16 Letter from Jan Fleming, President Ironhorse HOA

January 26, 2016

Chairman Miller and Members of the Board

Re: January 26, 2016 Public hearing to consider GP 15-002, Z15-003, GP 15-003, ORD 15-002, and EIS 15-012.

My name is Jan Fleming. I am President of Ironhorse HOA and am representing this Association.

Our townhomes are located on Ironhorse Place, west of the Business Park sites on Bennett Street.

Currently, there is a 130 unit low income senior apartment complex that is in construction between Ironhorse Place and the five (5) sites on East Bennett Street. As we watched the construction of this Senior Apartment, we were surprised and dismayed that there is no set-back from the street and all vegetation was removed from the site prior to construction. One of the assets of living in Nevada County is the ambience that results from many trees.

We have written to and spoken with the Planning Commission during the current process of proposed zoning changes and our concerns have been incorporated into the Planning Commission's recommendations. We strongly support maintaining the five (5) parcels on East Bennett Street as Business Park (BP) Zoning as this will provide a transition area between housing and light industrial uses.

We are also aware that this area is concurrently under review by the Board of Supervisors in the General Plan Land Use and Zoning Map for potential rezoning to Urban High Density (UHD/R). This area of Grass Valley is saturated with apartments. We do not support more apartments. However, Nevada County does have a significant lack of new, affordable individually owned condominiums, townhomes or co-housing. We believe that there is pride in ownership and would support individually owned housing units with an HOA.

In the event this land is rezoned under the General Plan Use and Zoning Map, we would also like to see the aesthetics maintained in Nevada County. Items that improve aesthetics include landscaping, adequate setback from the street, ample on-site parking, ample lighting and a transition area between housing and light industrial zones.

Thank you for listening to the concerns from Ironhorse HOA. We know that progress is inevitable. We want to see the beauty and quality of life in Nevada County incorporated into plans for the future.

Sincerely,

Jan Fleming
President, Ironhorse HOA
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