PENN VALLEY COMMUNITY CHURCH CENTER

COMPREHENSIVE MASTER PLAN April 2020

Andrew R. Cassano Town and Regional Planner

NEVADA CITY ENGINEERING, INC.

Planning, Surveying, and Civil Engineering 505-B Coyote Street Nevada City, CA 95959 (530) 265-6911

andy@nevadacityengineering.com

CONTENTS:

Background	Page 1
Project Description	Page 1
General Plan Amendment Justification	Page 7
General Plan Amendment Fiscal Impact	Page 7
Capabilities and Constraints	Page 9
Infrastructure	Page 9
Water	Page 9
Wastewater Disposal	Page 10
Electrical/Telephone/Cable Broadband	Page 10
Drainage	Page 10
Fire Protection	Page 10
Circulation	Page 11
Land Use and Zoning	Page 11
Site Performance Zoning Regulations	Page 12
Allowable Use Table Defining Potential Land Uses	Page 13
Setbacks and Other Standards	Page 16
Community Design Standards	Page 16

Land Use by Building Area	Page 16
Visual Assessment	Page 17
Implementation	Page 18
Site Management and Maintenance	Page 19
Graphs and Figures Key	Page 20
Vicinity Map	Figure 1
Site Plan and Building Key	Figure 2
General Plan Amendment	Figure 3
Zoning Change	Figure 4
Sanctuary Floor Plan and Elevation	Figure 5
Sanctuary Elevation and Signs	Figure 6

Proponent Contact Information:

Penn Valley Community Church Attention: Pastor David Hagy Post Office Box 360 Penn Valley, CA 95946 (530) 432-1161 pastordave@pennvalleychurch.com

Background:

The subject property was purchased by the applicant from Penn Valley Union Elementary School District and this application was initially filed with their permission. The campus was declared surplus and offered for sale due to the declining enrollment in the School District.

The Penn Valley Community Church is a long-standing, non-profit Christian organization that operated for many years on Spenceville Road in Penn Valley. In September 2014, their church building was destroyed by fire. Since then, the Church has been renting space from another Church for their services.

A pre-application was filed for this project (County file number PRE18-0005) and interested departments provided feedback. This Comprehensive Master Plan submittal has been prepared to address those comments.

A number of County zoning districts allow churches and schools by use permit. However, most are low density single family residential zones. Given the nature, magnitude, and quality of the existing buildings, the office and professional zoning for the developed area is most appropriate. Office and professional land uses are highly compatible with nearby residences, in that most non-church buildings will only be occupied during business hours, with occasional evening or weekend use.

Project Description:

This application proposes to amend the Nevada County General Plan and Zoning Maps to eliminate the "Public" zoning, and to obtain approval for a church and related facilities on Assessor's Parcels 050-020-032 and 072 located at 14685 Pleasant Valley Road containing 17.5 acres. Specifically, this application proposes to:

- Amend the General Plan designation from P (Public) to OP (Office and Professional) for 6.4 acres and REC (Recreation) for 11.1 acres. See Figure 3.
- Rezone the property from P (Public) to OP-SP (Office and Professional with Site Performance Combining District) for 6.4 acres and REC-SP (Recreation with Site Performance Combining District) for 11.1 acres. See Figure 4
- Obtain a Use Permit and Development Permit for a church, school, office and professional uses, and recreation facilities.
- Adopt the herein Comprehensive Master Plan to guide and regulate continued use and occupancy of the subject property.

The location of the property is shown on Figure 1.

Application Organization:

This application has two implementation parts. The first part is to approve a project that will immediately thereafter allow the site improvements to be used for the Church and to allow other general uses as described below in the Current Project discussion, in the additional buildings. The immediate project would also allow use of the existing play fields constructed by the School District, subject to noise standards.

The second part of this application includes this Comprehensive Master Plan (CMP), required due to the proposed REC-Recreation zoning, and in order to describe the details of the proposed SP-Site Performance combining district. The CMP should be considered an overlay to the proposed zoning, or custom zoning, that will govern how future uses are established on the site in the future. Possible future uses might include the Church use leaving or the excess buildings being proposed for use other than described in the current project description. In this case, new uses would be reviewed through the appropriate application process as outlined in the Allowable Use Table found herein.

County rules are such that the CMP cannot propose a more intensive use that is allowed by overall County zoning. This somewhat limits the ability of the CMP to be fully customized to the site setting and surroundings.

Current Project:

The use permit for the immediate project includes approval for the Penn Valley Community Church to include sanctuary, administrative offices, classrooms, and gymnasium/multi-purpose room, with the following approximate floor area breakdown (see Figure 2 for building locations):

Church Use	Building	Square Footage
Sanctuary Building	D	7,392 gross SF
Business Office	E	2,130 gross SF
Classrooms	G	3,840 gross SF
Gymnasium/Multi-Purpose	F	8,392 gross SF
Storage	Н	960 gross SF
Playfield		N/A

The Church's immediate need is to modify Building D into a sanctuary suitable for worship with support space. Please see the floor plan and architectural information for more detail. The only hardscape improvement would be a drop-off lane to the sanctuary front entrance, four disabled parking spaces, and a canopy porte-cochere over the entry, and minor extensions and restriping of existing paved areas to achieve 130 parking spaces.

The Church will also use Building G, with little or no modification for church classrooms (not as a school). Building E will serve as the church office for the pastor and support staff. The Church will use Building F, the gymnasium, as a gymnasium and multi-purpose room for Church members gatherings and programs. Building H will be used for storage. The buildings shown on the site plan as Building I, Greenhouse and Concessions Stand have been demolished (Building Permit 200755).

The access road from Lake Wildwood will remain gated as an emergency only access, prohibiting general access through the gate-controlled subdivision. Internally, the parking ways will be opened so that all are accessible from Pleasant Valley Road. This arrangement will provide an important additional emergency access point, not only for the Church Center, but for the Lake Wildwood subdivision.

Buildings A, B, and C will be approved for use for office and professional use, such as non-profit or for-profit administrative offices, attorneys, engineers, architects, realtors, call centers, or similar uses, and for elementary and/or junior high school uses none of which typically have high volumes of customer or client traffic.

Buildings A, B, and C will likely require tenant improvements in order to be used. Under this approval, sufficient parking will have to be developed on-site, along

with the related landscaping, as these building are occupied. See Implementation discussion.

In addition to the church and office and professional uses, the playfield will be used occasionally for a pickup game for Church members and will also likely be leased to local youth baseball or soccer leagues for their use in accordance with prevailing Nevada County noise standards. Noise standards dictate that the use of the playfields be setback from the property boundaries as shown in the noise study accompanying this CMP. Due to the noise setbacks only one playfield use at a time will work, such as either softball/baseball or soccer. Prior to league use of the field, the league(s) will submit an exhibit to the Planning Department showing the field area substantially conforms to the areas shown in the Acoustical Analysis. In addition to the required setbacks, organized sports use of the field must stop at 7:00 PM to avoid noise impacts to the surrounding residential area. See Future Uses discussion for further playfield discussion.

The existing parking lot will be partially restriped and additional parking will be provided at the church entry, on existing paved areas, and in graveled areas along the campus access roads. Detailed parking information, including the distribution of parking for current project and future land uses is detailed below. Parking will be improved and landscaped for the current project uses described herein and will be phased in as other land uses are established, as required by the County. See Implementation discussion for parking and landscaping timing.

The site will retain almost all of the native vegetation and landscaping installed by the school. The Church will install a passenger drop-off lane and disable parking near the new sanctuary entrance, which will necessitate the removal of some trees and turf. See the accompanying landscape plan for additional information.

The project will retain existing outdoor light standards and wall packs to facilitate winter and occasional evening use. The County will require that the lights be modified to meet prevailing County standards. Parking lot lighting and lighting required for the church buildings will be installed/modified prior to obtaining final occupancy from the Building Department. Lighting on the other buildings will be upgraded with tenant improvements prior to occupancy of these buildings. See accompanying existing light inventory.

The entire site is plumbed and metered to use treated Nevada Irrigation District water consumptive use, irrigation, and fire suppression. Prevailing building codes may dictate that some of the buildings be retrofitted with indoor sprinkler systems as part of tenant improvement permits prior to final occupancy of each.

The stormwater system was installed by the School District meeting prevailing State law requirements and no modifications to the drainage system are proposed. The current project, which the exception of the passenger drop-off lane and some additional disabled parking spaces, will not result in any appreciable change to stormwater runoff characteristics. No improvements are proposed.

Virtually no grading is required. The installation of the passenger drop-off lane and ADA parking will basically be at the existing grade. Two or three trees will be removed, and the old school bell foundation will be removed. Appropriate base rock will be placed, along with a paved or concrete all-weather surface. Best Management Practices to prevent erosion will be followed at all times.

The Church will serve their congregation and the community with a variety of functions including regular Church services on Sundays, weddings, funerals and other community benefit activities. Although these activities can vary, typical weekly use is proposed to be: Sunday Church services; Tuesday through Friday 8:00 to 5:00 office hours for a few staff and volunteers; small group Bible study sessions for approximately 10 to 25 people Tuesday through Friday with times varying; children and teen ministry programs in the evenings several times per week and weekly indoor music practice. Board/Elder and other similar type meetings are anticipated to be held either monthly or quarterly on a weekday evening. Monthly Saturday group meetings of approximately 50 people are anticipated. Vacation Bible School of approximately 50 people is also anticipated annually. The project also proposes social functions that would vary throughout the year according to holidays.

Outdoor playfields may be used in conjunction with Church functions, where congregation members can enjoy a pickup game of soccer, softball, or football. The fields may also be leased to one or more local, seasonal organized youth sports leagues. Under the noise study accompanying the current application, the league use field area is required to be contained within the area specified by the project Acoustical Analysis and as shown on the project site plan. Additionally, use of the field would have to stop at 7:00 pm daily. Future possible modification to the allowable field use area is discussed in the Future Land Use discussion below.

The multi-purpose building F will be used for Church approved public gatherings from time to time and may also be leased to a youth sports league for indoor basketball, volleyball, or other sports.

The Church staff and office will also serve as property manager for the entire campus, approving and managing tenants that would use the extra buildings and church facilities.

Future Land Use:

Beyond the current land use proposal outlined above, this comprehensive master plan is intended to provide customized zoning, consistent with general County zoning, to guide land uses into the future. The REC-Recreation zoning requires that a comprehensive master plan be approved. Additionally, while overall standards are very close to existing County standards, the Church would like to customize the zoning with a Site Performance combining district, in order to eliminate certain uses that might otherwise be potentially allowable in the OP-Office and Professional and REC-Recreation zoning districts to ensure future land use compatibility issues do not arise within the campus as a whole.

This comprehensive master plan will guide the future use of the Buildings A, B, and C if they are used for other than basic office and professional or elementary/junior high classroom school use as outlined in the Current Project description above. The CMP will also govern any other proposed changes or new proposed uses. Should the Church ever significantly alter or discontinue their occupancy, these regulations would also apply to land uses in any buildings or areas that they might vacate.

While the current project anticipates the use of Buildings A, B, and C for general office and professional use or school use, other various land uses may require that a separate Development Permit or Use Permit be obtained for the occupancy and use as outlined in the Allowable Use Table found herein, along with prevailing County zoning standards. For instance, medical and dental clinics/offices or high-school, community college or trade schools, could be proposed under a future Development Permit process as shown in the Allowable Use Table of this Comprehensive Master Plan.

The use of existing buildings, even for permitted uses that are approved with the current project, may require upgrades through the building permit process, such as the installation of interior sprinkler systems and compliance with prevailing fire evacuation and ADA standards.

Meeting County noise standards for organized sports play will likely require alteration of the playfield configurations or, if areas outside the area designated by the project Acoustical Analysis is needed/desired, the installation of noise attenuation barriers such as earthen berms, masonry walls, or insulated wood

fences may be required. See the accompanying Acoustical Analysis for additional details. A change in proposed field use area would require a Use Permit.

General Plan Amendment Justification Statement:

Under Nevada County application guidelines, a general plan amendment justification statement is required in order to process a general plan amendment. For more complex projects, this can include a report that examines all of the policies of the general plan in depth.

In the case of this application, the justification seems simple, straight forward, and obvious. This facility and its accompanying general plan designation have become obsolete as a publicly owned and occupied property. While the property was offered to other public entities, no such agency stepped forward to purchase the property. The general plan amendment and accompanying rezoning are necessary for this highly improved site to be put into use.

Under the provisions of the "public" zoning district, there is no ability for the facilities to be used, except by a public occupant. Therefore, without this general plan amendment and the accompanying zone change, there is no way to put this highly improved facility to a useful purpose. In this sense, the general plan amendment could be viewed as a form of recycling, allowing reuse of the facilities, which remains in very good repair.

This application proposes that the improved buildings be designated as OP-Office and Professional, because the building structures resemble office structures and could easily be used for office use. Office and professional uses are also highly compatible with the surrounding residential use, with quiet indoor uses and limited business hours.

The existing play fields and gymnasium have been included in a REC-Recreation designation, to allow for the range of uses that might occur there, taking full advantage of constructed facilities on the campus.

General Plan Amendment Fiscal Impact Analysis:

Under Nevada County's application guidelines, a fiscal impact study is required in order to process a general plan amendment. In more complex applications, this is typically a self-standing study that delves into existing and future tax revenues and any indirect financial effects on construction, employment, retail sales, and any other aspect of the economy. Since the school and the Church are both tax exempt land uses, the fiscal study is somewhat simplified.

Before Project: Fiscal considerations as an active school site

The school district was exempt from paying property taxes. As an active school site, the property supported employment and vendor spending as it provided essential education services to the community. Beyond not paying property taxes, public schools are the beneficiary of local property taxes with roughly 50 percent of tax monies being directed to education (K-12 and Community Colleges) by the State.

Essentially, the active school funneled property tax and other tax money back into the community in the form of teacher, administrative, and classified employee salaries. Supplies and services would have been purchased partly locally and partly through designated school supplier vendors. An active student population has indirect financial benefits, but also public service impacts on emergency services, traffic, social services, etc.

Before Project: Fiscal considerations as a vacated, inactive school site

The property generally remains exempt from paying property taxes, although the tax exemption may not begin until the Church occupies the site. As an inactive site, there is no employment nor any vendor spending. There are no student population benefits or public service impacts.

After Project: Fiscal consideration as a church and office/professional campus

As a church and office/professional campus available for public and quasi-public access, the property may remain exempt from paying property taxes under welfare exemption rules, if the office and professional buildings can house non-profit entities. If any non-tax-exempt entities move on to the site, they would be taxed proportionally to their use area. The site will likely support some paid employees, both full and part time. The site will result in local and non-local vendor purchases of supplies and services. To the extent that new uses are established on-site, the site could also result in assistance to public services in the form of worship, education, non-profit services, and recreation opportunities. As compared to the school, the negative impact to public services such as fire, police, traffic, etc., would appear to be less than significant. The occupancy of the campus will be much lower. Parent drop-off and pick-up will no longer apply to the entire campus, although some buildings might be used as schools.

Capabilities and Constraints:

As a fully developed site, the consideration of capabilities and constraints is a limited consideration. Nevada County lists certain physical features that are considered protected resources, in addition to State and Federal restrictions. These include steep slopes, riparian zones, oak trees and groves, and other features. Of these, there is an oak woodland along the north side of the project access road, but no disturbance of this area is proposed. No other County, State, or Federal land use constraints are present, so only protection of the oak woodland is proposed.

The capabilities of the site are substantial, with 40,578 square feet of existing buildings in good repair, along with related access, parking, and utilities. This comprehensive master plan strives to not only provide for the Penn Valley Community Church's current and future needs, but also for flexible use of the other buildings and play fields, within the limits of this comprehensive master plan.

The County's SP-Site Performance Combining District will be applied to both the office/professional and the REC zoning. The SP district allows the County and the applicant to customize the base zoning to best fit the existing physical condition of the site and its surroundings.

Infrastructure

Water

The project is located within Nevada Irrigation District (NID) and is entitled to receive treated water. The water connections, meter, and site plumbing are all in place, with no new construction proposed. Consumptive water demands are expected to be far lower than the school use, since the site population would be lower. As an example, a building that once house three classrooms with 30 children each is likely to become an office and professional use with 20 occupants and clients. Water for irrigation may increase slightly, as additional landscaping will be required for the full site plan implementation.

Wastewater Disposal

The project is within the Lake Wildwood zone of benefit of Nevada County Sanitation District No. 1 and is entitled to wastewater collection and treatment. The project is connected to the public sewer system and no new plumbing is proposed. Wastewater generation is expected to be lower than the school use, as discussed under water, above. See the existing building floor plans for bathroom locations. Bathrooms are expected to be maintained, unless modified through a County building permit process.

Electrical/Telephone/Cable Broadband

Electrical, telephone, and broadband lines are available, and the site is connected to these facilities with appropriate on-site infrastructure.

Drainage

Almost no new impervious area will be added as a result of the project. The Church will add a small drop-off lane, disabled parking, and a covered entry. Existing paved areas will be utilized to create the parking required for the project. Some existing paved areas will be removed to allow landscaping. Additional parking will be provided by adding pervious gravel shoulders to access ways. This approach will serve the project well and avoid any new stormwater runoff.

On-site drainage is directed to a central location where it exits the project through a 36" culvert that crosses into the Lake Wildwood drainage system.

Fire Protection

The project area receives emergency services and fire protection from the Penn Valley Fire Protection District. The District has provided comments on the project and they will review all new occupancies through a tenant improvement permit and will generally require that the buildings and sprinkler systems be improved to current fire and building codes, prior to final occupancy of each building. The Fire District has active stations at

the Lake Wildwood south gate and in downtown Penn Valley. The Fire District has paid staff to review, condition, and inspect the project.

Circulation

The Project is served by an entrance from Pleasant Valley Road across from the Williams Ranch School. County maps show this as Lake Wildwood Drive, but this is misleading as almost all the rest of Lake Wildwood Drive is inside the gates of adjoining Lake Wildwood.

Pleasant Valley Road is a well improved through-road maintained by the County of Nevada and is connected at a signalized intersection at State Highway 20 in Penn Valley.

The Nevada County Department of Public Works commented on the proposed project and determined that a traffic report would not be required as it appears that traffic generation from the masterplan area will be substantially less than was accommodated when the site was a school.

The nature of the on-site uses will tend to avoid any sharp peak hour flow of traffic, since many of the uses will occur at different times. The Church use will be on Sunday, with some evenings and an occasional wedding, funeral, or event. Office and professional uses will likely operate during business hours on weekdays. Recreation uses will generally be in the late afternoons on weekdays with weekend use as well. However, other than the requirement for outdoor recreation to stop at 7:00 PM based on noise concerns, no other strict hours of operation are proposed.

Since the project was developed as a school site under State jurisdiction, no traffic mitigation fees were paid. Mitigation fees are collected by the County to help fund regional transportation improvements, thereby mitigating the cumulative traffic impacts of the project. The County will require the fees under their prevailing fee schedule as building and occupancy permits are required.

Land Use and Zoning

As discussed above, the zoning for the project is implemented under the Nevada County zoning ordinance. Both the use of this Comprehensive Master Plan and the use of the SP-Site Performance Combining District allow and encourage

customized zoning to fit this particular site and situation. Under County codes, the SP combining district cannot be less restrictive that the base zoning district.

Site Performance Zoning Regulations

PURPOSE OF OFFICE AND PROFESSIONAL ZONE WITH SITE PERFORMANCE COMBINING DISTRICT

The OP-SP District provides areas for the development of professional and administrative offices and related uses and structures that are considered compatible with adjacent residential and related land uses. This comprehensive master plan allows for a church, church office, certain schools, and ancillary buildings and facilities in order to make the best use of the existing campus buildings. See the Allowable Use Table below for land use regulations. No specific hours of operation or limitation on use are proposed, other than the customization of the Allowable Use Tables which eliminates certain uses that might otherwise be potentially allowable in the OP-Office and Professional zoning district.

PURPOSE OF RECREATION WITH SITE PERFORMANCE COMBINING DISTRICT

The REC-SP District provides for a wide range of active and passive recreation uses and supporting services, customizing the Allowable Use Tables by eliminating certain uses that might otherwise be potentially allowable in the REC-Recreation zoning district. The existing playfields are intended to be available for all field sports, subject to noise standards for placement and hours as outlined herein. The gymnasium (building F) would be available year around for recreational purposes, as well as events and gatherings as outlined in the project description. Organized outdoor recreation uses must be terminated at 7:00 PM to avoid adverse noise impacts on neighboring residential property owners. Otherwise, no specific hours of operation are proposed.

ALLOWABLE USE TABLE DEFINING POTENTIAL LAND USES

TABLE 1				
ALLOWA	ABLE LAND USES	OP-SP	REC-SP	
Key to La	and Use Permit Requirements:			
A	Allowed subject to applicable building permits			
DP	Development Permit required, if not initially			
	approved with this Comprehensive Master Plan			
UP	Use Permit required, if not initially approved with			
UI UI	_			
NID	this Comprehensive Master Plan			
NP	Not Permitted			
NA	Not Applicable			
	tain Approvals with current project			
Residentia				
	ty care facilities for more than 6 people including,			
	nited to, residential care and social rehabilitation			
	and alcoholism and drug abuse recovery or	NID	ND	
treatment		NP	NP	
	ty care facilities for more than 6 people including, nited to, residential care and social rehabilitation			
	and alcoholism and drug abuse recovery or			
	facilities. Such facilities shall be self-contained and			
	n-site educational facilities	NP	NP	
	y shelter or transitional/supportive housing	NP	NP	
	single family (including transitional and supportive			
housing)		NP	NP	
Dwelling	units as a part of a mixed-use development where			
residential	is not the primary use, and is an integral part of the	UP	UP	
	ntial use, not to exceed 4 units per acre. Integral			
	that all uses are designed and located so as to be			
	nd functionally related.			
Commerc				
	linics and medical support services (i.e. ambulance	DD	ND	
services of	r laboratory or similar)	DP	NP	
Offices on	d services, including, but not limited to, financial			
	s, insurance, and real estate offices, business			
	s, insurance, and real estate offices, business ach as duplicating, mailing, blueprinting,			
	ving, and stenographic services, janitorial services,			
	byment agencies.	DP*	NP	
Farm Stan		DP	DP	

TABLE 1				
ALLOWA	ABLE LAND USES	OP-SP	REC-SP	
Key to La	and Use Permit Requirements:			
A	Allowed subject to applicable building permits			
DP	Development Permit required, if not initially			
	approved with this Comprehensive Master Plan			
UP	Use Permit required, if not initially approved with			
	this Comprehensive Master Plan			
NP	Not Permitted			
NA	Not Applicable			
	tain Approvals with current project			
	Farmers Market	DP	DP	
Cemetery		NP	NP	
	ome, mortuary	NP	NP	
	and convalescent homes	UP	NP	
Hotels, me		NP	NP	
-	Breakfast Inns	NP	NP	
Fitness Ce	enters	UP	UP	
Museum		UP	NP	
	n facilities, including but not limited to, video			
	owling alleys, skating rinks, pool halls, miniature			
_	board or BMX facilities, racquetball and tennis	NID	NID	
clubs	I Taga	NP	NP	
Industrial				
on-site	s waste management facilities for waste produced	NP	NP	
		NP	NF	
	ral, Resource, and Open Space Uses			
-	tree farming	A	A	
	ommercial	NP	NP	
Mining, su		NP	NP	
	urface (must include ME District)	NP	NP	
	urface access to subsurface mining	NP	NP	
	urface vent and escape shafts (subsurface mining)	NP	NP	
	al and Public Uses			
	minor and certain non-commercial	A LID*	A LID*	
Churches		UP*	UP*	
	not trade schools	UP*	NP	
	rade schools	UP LID*	UP	
	ty meeting and social event facilities	UP*	UP*	
	cation towers	UP	UP	
Emergenc	y services (including fire and ambulance stations)	UP	UP	

TABLE 1				
ALLOWA	BLE LAND USES	OP-SP	REC-SP	
Key to La	nd Use Permit Requirements:			
A	Allowed subject to applicable building permits			
DP	Development Permit required, if not initially			
	approved with this Comprehensive Master Plan			
UP	Use Permit required, if not initially approved with			
	this Comprehensive Master Plan			
NP	Not Permitted			
NA NA	Not Applicable			
	tain Approvals with current project			
	ity uses and structures	UP	UP	
	y staging areas for public road projects	NP	UP	
Recreation	<u> </u>	INF	OF	
	n-motorized, except equestrian	A	A	
	playgrounds	NP	UP*	
	and support uses related directly to a primary			
	al use, including but not limited to, restaurants, retail			
facilities, a	administrative offices, sales offices, laundromats	NP	UP	
Campgrou	nds (including recreational vehicle parks) at a			
	t to exceed 10 sites per acre	NP	NP	
1 0	nds (including recreational vehicle parks) at a			
	t to exceed 10 beds per acre)	NP	NP	
	al activities, including but not limited to,			
	and day use resorts, ski runs and facilities, golf d driving ranges, country clubs, marinas, sports			
fields and				
shooting ranges, gun clubs, skeet shooting, recreational structures, motorized recreational facilities, and exhibition,				
convention, conference, and sporting facilities				
	,	NP	UP	
Watchman	/Caretaker's Unit (one)	NP	A	

Building Setbacks and Other Standards

The development parcel does not front on a street, but the west side is considered the front property line.

PROPERTY SIDE	OP-SP	REC-SP
Front yard-west side	10'	20'
Rear yard-east side	0'	30'
Interior side yard, north		
and south sides	0'	30'

All other criteria: From prevailing County OP-Office and Professional

zoning standards

COMMUNITY DESIGN STANDARDS

For any standards or procedures not specifically listed or defined herein, the prevailing standards of the Nevada County Land Use and Development Code shall apply.

Land Use by Building and Floor Area, with Parking Required:

Referring to Figure 2 for building identification, the following table shows the intended land uses, or range of uses, associated with the Current Project and the parking required by County Standards for each use. Disabled parking spaces shall be provided as required by prevailing codes.

New uses proposed in the future that are not part of the Current Project will be reviewed under prevailing LUDC Parking Standards as found in LUDC Section L-II 4.2.9 as part of the appropriate DP or UP process dictated by the Allowable Use Table found herein.

Phased parking improvements are proposed as discussed in the Implementation discussion below.

General Parking Requirements for	Specific U	ses					
Church	1 annaa fa	" OF CF of		lus insident	lcoc bo	and on floor	
Office	1 space for 35 SF of use area plus incidental uses based on floor 1 space per 200 SF			use			
Warehousing or Storage	1 space pe			200 CE . (
Schools			m pius 1 p	er 200 SF of	assembly	area	
Indoor Recreation	1 space pe						
Bathroom & Mechanical Areas	None requ	uired					
Building	Size		Use	Parking Re	quired	Sub Area	Total Park
						Parking	
Building A	3,844	SF	Office	1 per 200 S	F		19.2
Building B	3,840	SF	Office	1 per 200 S	F		19.2
Building C	6,300	SF	Office	1 per 200 S	F		31.5
Building D	7,392	SF	Church				90.6
sanctuary/stage	2,848	SF		1 per 35 SF		81.4	
*classrooms/cry area (total 1336 SF	3 classroo	ms		1 per class	room	3.0	
*bathroom/sound/storage/corridor	1,956	SF		None		0.0	
*reception/waiting	328	SF		1 per 200 S	F	1.6	
*foyer/fellowship	924	SF		1 per 200 S	F	4.6	
Building E	2,130	SF	Office	1 per 200 S	F	10.7	
Building F	8,392	SF	Gym				21.8
*gym/stage	6,536	SF		1 per 300 S	F	21.8	
*bathrooms	1,856	SF		None		0.0	
Building G	3,760	SF	Church C	lassrooms			2.0
*Bathrooms/Storage/Equip	390	SF		None		0.0	
*2 classrooms	3,370	SF		1 per class	room	2.0	
Building H	960	SF	Storage	1 per 2000	SF		0.5
Building I	3,840	SF	Razed				0.0
Playfield			Determined by Planning		30.0		
TOTAL:							214.8

Visual Assessment:

The project area is fully developed, and no new structures are planned. There will be minor alterations to Building D, the sanctuary, as shown on the approved architectural plans. The buildings shown on the site plan as Building I, Greenhouse and Concessions Stand have been demolished (Building Permit 200755).

Landscaping will be installed as the site is developed in accordance with the approved landscaping plan and as discussed in the Implementation discussion below. The landscaping is intended to soften views of the site from surrounding residences, without introducing undo flammable vegetation.

The site is visible from surrounding residences and slightly visible from public roads within Lake Wildwood. No significant changes are proposed.

This Comprehensive Master Plan includes a landscaping plan approved concurrently. The landscaping plan was specifically designed to meet the prevailing planning requirements of the Nevada County Land Use and Development Code, while also using fire wise plant choices to minimize wildfire risks.

Implementation:

Upon County approval of this comprehensive master plan and all the component applications, the Church will undertake to occupy its facilities as quickly as possible, including seeking approval from the Building Department for temporary occupancy of the Church office, class rooms, and/or gymnasium/multi-purpose room (Buildings D, E, F, G, and H).

The Church will file formal working drawings for the modifications to the Sanctuary, and upon approval will complete the construction work to the interior, exterior, and to the drop-off porte cochere. The proposed Church use area triggers a requirement for 115 parking spaces. Minor extensions and restriping of existing paved areas will result in 130 spaces; this work is required prior to final church occupancy along with the ADA spaces planned at the proposed Building D porte cochere and at the north side of Building F. This will provide a surplus of 15-spaces that will be left as a portion of the spaces required for the next occupant(s) of the site. Landscaping for screening purposes will be required as part of the final Church occupancy as will the landscaping associated with the Church parking areas.

The Church will seek non-profit tenants for the remaining office and professional buildings and will also seek arrangements with the park district or sports league groups to use and manage the play fields. However, selected commercial tenants will not be excluded. Commercial tenants will pay property taxes on areas used.

Every part of the intended occupancy will be reviewed by the County with future use permitting as defined in the above Allowable Use Tables, and any applicable conditions of occupancy will be completed.

Parking and related in-parking landscaping will be incrementally implemented concurrently with proposed uses of the buildings and playfields. Paved parking will be implemented first for all in-building land uses. Gravel parking will be used for the playfields and to meet any other parking requirements that cannot be met on existing paved or concrete surfaces. As parking is increased for each building or sports league occupant, parking lot landscaping for each new parking area will be added in compliance with a final approved landscaping plan.

As noted in the Parking Table above, office/service uses of Building A, B, or C trigger the requirement for 20 spaces, if an occupant(s) proposes use of the whole building. Elementary or junior high-school uses of these buildings would trigger one space per classroom plus one space per 200-square feet of assembly area. As uses included in the current project, only tenant improvement permits will be required. Tenant improvement permits will include a requirement for each permittee to provide parking as calculated by the specific use and use area prior to occupancy.

Similarly, prior to league use of the sports fields, the league(s) will provide an exhibit to Planning to show the proposed use area within the area designated by the Acoustical Analysis and provide adequate detail to show a minimum of 30 parking stalls standards have been provided. This will be processed Administratively as a Design Review permit. All parking/landscaping will be provided in the areas shown on the approved site plan.

Alternatively, if a proposed use is not part of the Current Project, parking requirements for the proposed use will be part of a DP or UP review as prescribed by the Allowable Use Table.

Site Management and Maintenance:

The entire site will be under the management and maintenance responsibility of the Penn Valley Community Church or the then-current property owner. Nothing will prohibit the individual building leases from assigning portion of the maintenance to a tenant, such as a playfield user taking over irrigation and mowing.

FIGURES

GRAPHICS AND FIGURES

Vicinity Map	Figure 1
Site Plan and Building Key	Figure 2
General Plan Amendment	Figure 3
Zoning Change	Figure 4
Sanctuary Floor Plan and Elevation	Figure 5
Sanctuary Elevation and Signs	Figure 6

T. 16 N., R. 7 E., M.D.M.

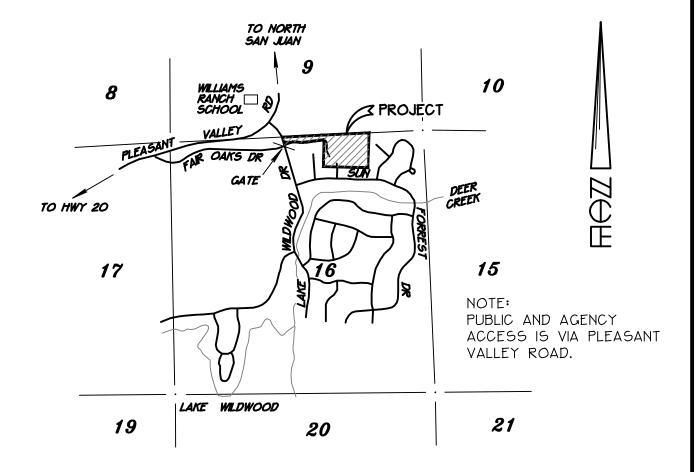


FIGURE 1 VICINITY MAP

PENN VALLEY COMMUNITY CHURCH

PTN. N.E. 1/4 SEC. 16 T. 16 N., R. 8 E., M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF **NEVADA COUNTY** . **CALIFORNIA** SCALE: 1" = 2000' MARCH. 2020

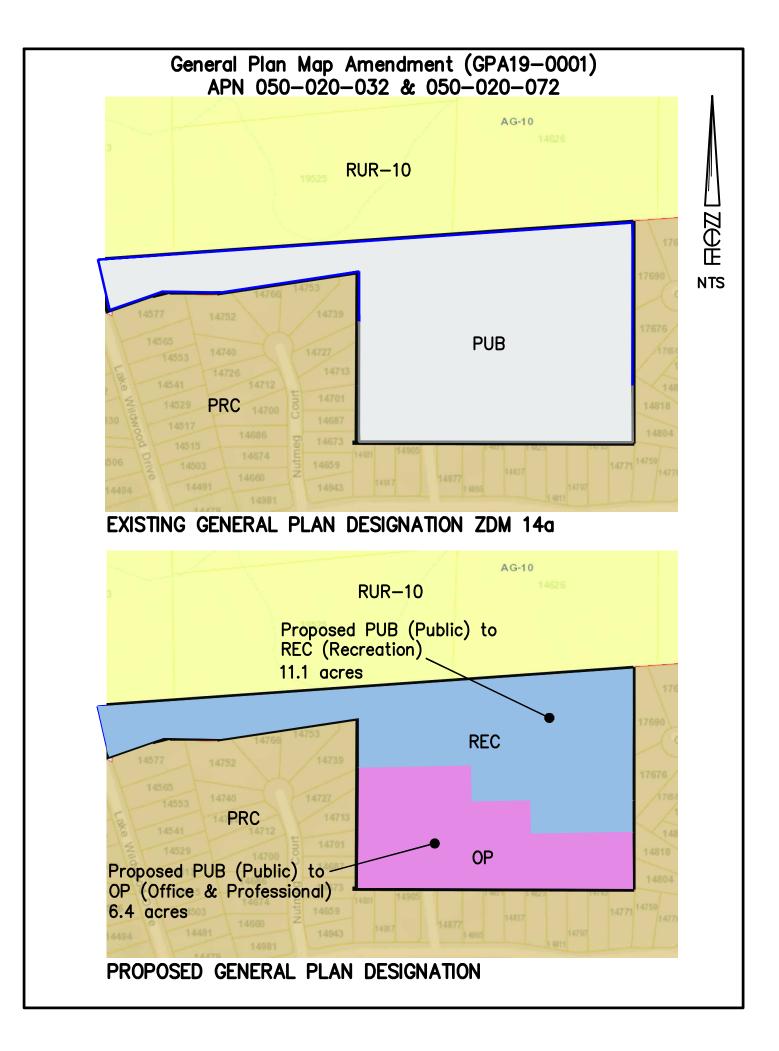


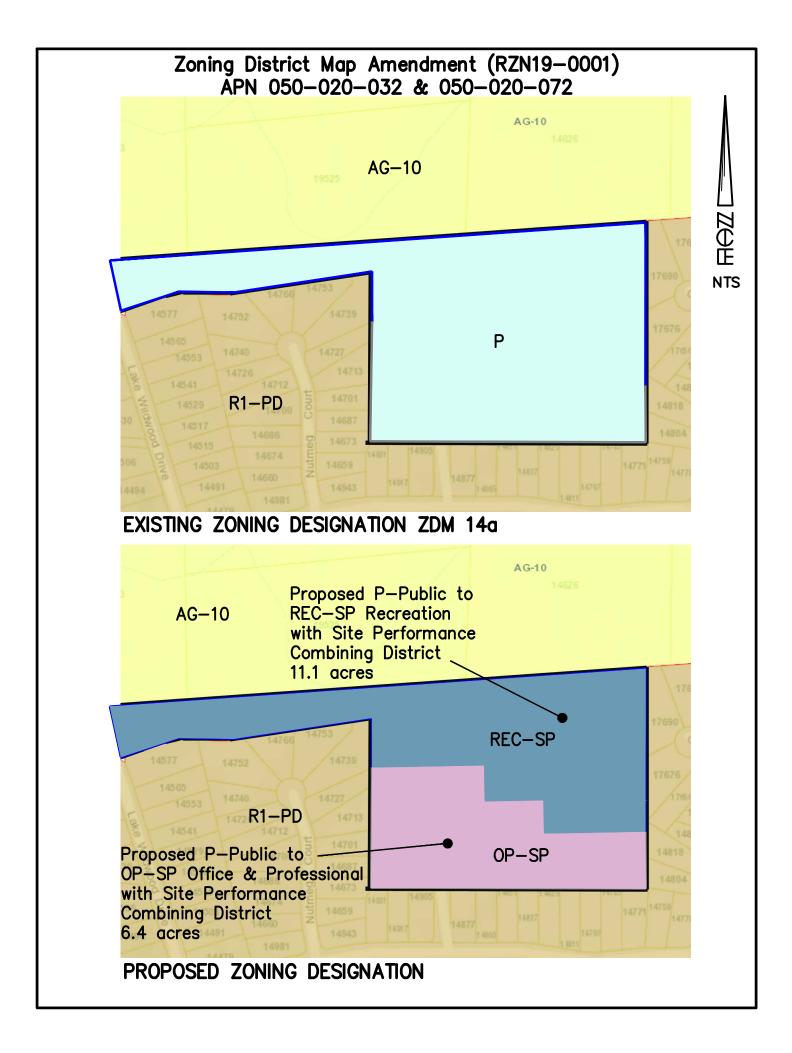
FIGURE 2 SITE PLAN AND BUILDING KEY

PENN VALLEY COMMUNITY CHURCH

PTN. N.E. 1/4 SEC. 16 T. 16 N.. R. 8 E.. M.D.M.

WITHIN THE UNINCORPORATED TERRITORY OF **NEVADA COUNTY** , **CALIFORNIA** SCALE: 1" = 100' MARCH, 2020





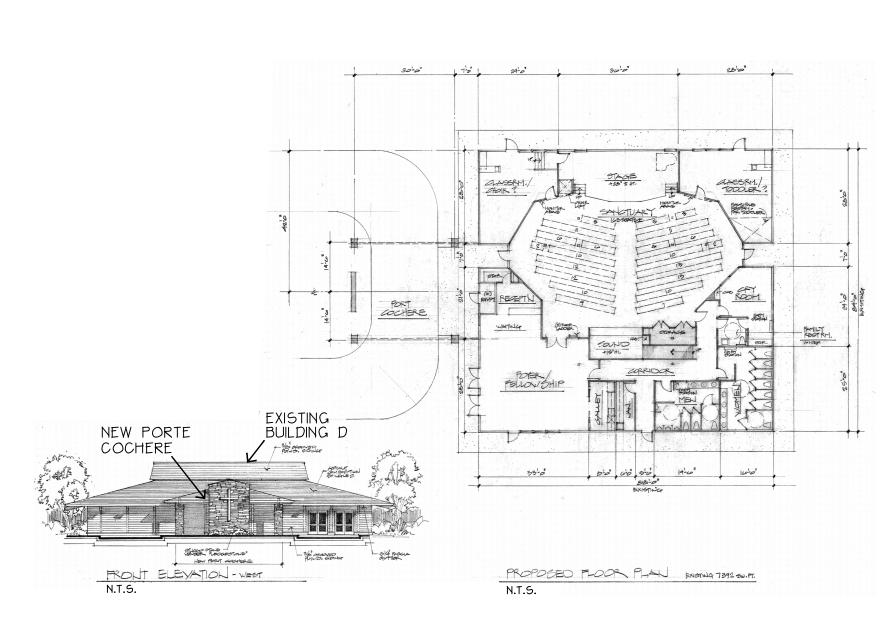


FIGURE 5
SANCTUARY FLOOR PLAN + W. ELEVATION

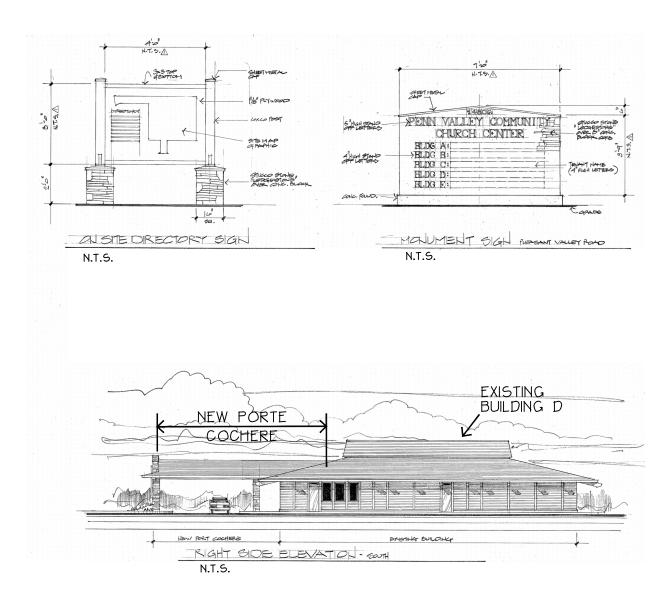


FIGURE 6
SANCTUARY ELEVATIONS + SIGNS