



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

October 9, 2014

RECEIVED
OCT 10 2014
Nevada County Community
Development Agency

Kimberly Hunter
Nevada County
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

Subject: Forest Springs Mobilehome Park Community Phase IV Expansion
SCH#: 2014092032

Dear Kimberly Hunter:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on October 8, 2014, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Local Base



SCH# 2014092032

STATE OF CALIFORNIA

Project Title Forest Springs Mobilehome Park Community Phase IV Expansion
Lead Agency Nevada County

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH



STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN, JR.
GOVERNOR

Type Neg Negative Declaration

KEN ALEX
DEPUTY

Description

Combined application proposing: 1) a General Plan map amendment to transfer density between two non-adjacent properties by changing land use designation on 21.62 acres, referenced as 'Site A' (Portion of APN 23-230-23) from RES to UMD, and changing the land use designation on 6.22 acres, referenced as 'Site B' (APN 23-300-64) from UMD to RES; 2) a Rezone proposal to transfer the zoning density on Site A from RA-1.5 to R2-MH-PD (Multi-Family Medium Density-50 dwelling units maximum-with the Mobilehome Community and Planned Development Combining Districts) and changing the zoning on Site B from R2 (Multi-Family Residential) to RA-X (Residential Agriculture - No Further Subdivision); 3) a Use Permit to create 62 mobile home spaces, with a 25% senior housing density bonus, and related amenities intended for age restricted occupants (55 and older) on Site A as a Phase IV addition to the existing Forest Springs Mobilehome Community; and, 4) a Management Plan to specify mitigation actions for the removal of one landmark oak tree by preserving a 5-acre landmark oak grove site.

Lead Agency Contact

Name Kimberly Hunter
Agency Nevada County
Phone 530 265 1423 Fax
email
Address 950 Maidu Avenue, Suite 170
City Nevada City State CA Zip 95959

Project Location

County Nevada
City Grass Valley
Region
Lat / Long 39° 15.22' N / 121° 6.54' W
Cross Streets SR 49 / La Barr Meadows Road
Parcel No. 23-260-23 & 23-300-64
Township 15N Range 8E Section 15 Base MDB&M

Proximity to:

Highways SR 49
Airports No
Railways No
Waterways Rattlesnake & Wolf Creeks
Schools No
Land Use Site A: Residential Agricultural 1.5 acre minimum/Residential Site B: Residential Medium Density/Urban Medium Density

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 2; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; Caltrans, District 3 N; Air Resources Board; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission
1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 523-3018 www.opr.ca.gov



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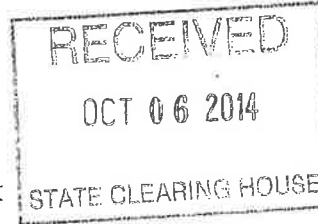


EDMUND G. BROWN, JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

3 October 2014



Kimberly Hunter
Nevada County Planning Department
950 Maidu Avenue, Suite 170
Nevada City, CA 95959

CERTIFIED MAIL

7014 1200 0000 7154 4783

COMMENTS TO REQUEST FOR REVIEW FOR THE NEGATIVE DECLARATION, FOREST SPRINGS MOBILEHOME PARK COMMUNITY PHASE IV EXPANSION PROJECT, SCH NO. 2014092032, NEVADA COUNTY

Pursuant to the State Clearinghouse's 9 September 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Negative Declaration* for the Forest Springs Mobilehome Park Community Phase IV Expansion Project, located in Nevada County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.

A handwritten signature in black ink, appearing to read "Trevor Cleak". The signature is written in a cursive, flowing style.

Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento



NEVADA IRRIGATION DISTRICT

1036 W. Main Street, Grass Valley, CA 95945-5424 ~ www.nidwater.com
(530) 273-6185 ~ Fax: (530) 477-2646 ~ Toll Free: (800) 222-4102

October 24, 2013

Janeane Martin
Nevada City Engineering, Inc.
P.O. Box 1437
Nevada City, CA 95959

Re: Forest Springs Mobile Home Park Expansion – Water Availability Letter UPDATED
APN's: 23-250-72 & -09; and 23-280-12 & -13

To Whom It May Concern:

The referenced property is within the boundaries of the Nevada Irrigation District and is entitled to water in accordance with Division 11 of the California Water Code. Water service and all rates and charges for service shall be subject to the regulations of the District and the laws of the State. Application shall be in compliance with State and County Health Departments.

Per District policy, individual meters are used for residential, commercial and industrial parcels. In general, individual meters are placed along the street frontage of each parcel at lot corners. Parcels 23-250-72 and 23-280-13 currently have meters; 3/4-inch and 5/8-inch respectively. Parcel 23-250-09 does front a treated waterline but does not currently have treated water service. Additionally, treated water for domestic service is not available to 23-280-12 as it does not front a treated waterline; it appears a variance could be requested for this parcel. In summary, a treated waterline fronts the three (3) referenced properties on Highway 49 but does not extend south on Lady Jane Road.

The District has adequate capacity for the consumptive needs of expanding the Forest Springs Mobile Home Park by 62 units as most recently suggested. Potable water service will be available upon application and payment of the applicable fees. The proposed improvement plans will dictate the approach on how to serve the additional 62 units; whether by upsizing existing meters or installing an additional master meter for multi-unit residential development.

If upsizing, modification or relocation of the existing service is desired, the costs will be the sole responsibility of the developer. Upsizing of any existing service will require additional capacity fees. The cost of any improvements necessary to provide treated water service, including off-site and on-site improvements, are the sole responsibility of the property owner/developer.

Janeane Martin, Nevada City Engineering, Inc.
Forest Springs Mobile Home Park Expansion – Water Availability Letter UPDA 1 ED
APN's: 23-250-72 & -09; and 23-280-12 & -13
October 24, 2013
Page 2 of 2

All treated water services are metered. The responsibility of the District ends at the meter. It is the property owner's responsibility to acquire necessary easements and to install and maintain the private service pipeline(s) and appurtenances there from.

Any development of the referenced property will require updated easements for any District facilities that traverse the property. The developer shall provide easements, insured by a title company, for all District facilities in advance of final approval of improvement plans. Conditions will be clarified upon review of improvement plans.

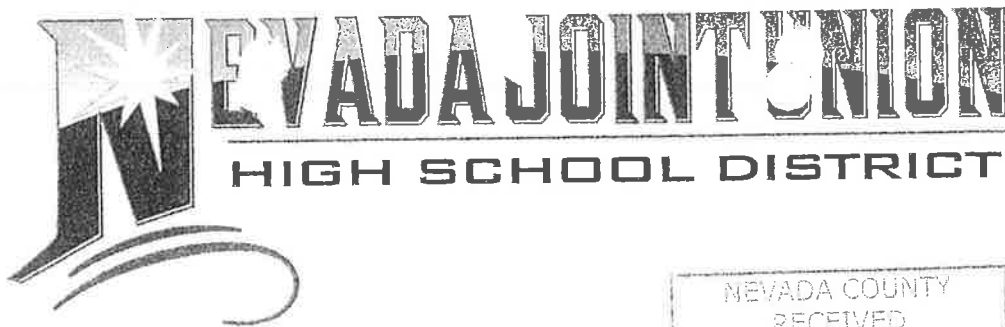
The District does not assume liability or responsibility for the provision or supply of water for fire protection; however, the District's treated water system is available for fire protection. Review of fire flow requirements is not an assumption of liability or responsibility for fire flow design criteria.

If you have any questions, please feel free to contact me at 530-273-6185 ext. 240.

Sincerely,



Shannon Matteoni
Business Coordinator



September 11, 2014

Kimberly Hunter, Senior Planner
Community Development Agency
Nevada County Planning Department
950 Maidu Avenue
Nevada City, CA 95949-9851

SUBJECT: Forest Springs, LLC – Combined application proposing amendment to transfer density between two non-adjacent properties and a use permit to create 62 mobile home spaces (senior housing) and related amenities intended for age restricted occupants (55 and older).

The Nevada Joint Union High School District is currently impacted. It can demonstrate the relationship between new, residential, commercial and industrial growth and the need for the construction and/or reconstruction of school facilities within the District. The District currently exceeds its facility capacity of 2,513 students and will continue to exceed capacity through the next five years.


As commercial and industrial properties develop, new jobs are created. Many of the people hired into these jobs move into the community, thereby increasing the need for residential development and adding to the impacts on the local schools. Because the maximum fee that can be levied against residential development may be insufficient to meet the identified needs, a separate fee may be levied against commercial/industrial developments if supported by the evidence. The maximum statutory commercial/industrial developer fee is \$0.47 per square foot. Commercial fee rates will be used for senior citizen housing complexes with 35 units or more. This would include habitable space as well as commercial space.

Education Code Section 17621 (e)(1)(B) authorizes school district to establish commercial/industrial fees based upon the January 1990 edition of the "San Diego Traffic Generators," a report of the San Diego Association of Governments.

Recommended mitigation measures: payment of school mitigation fees pursuant to Government Code Section 53080 or any fees required by state law or District policy.

It is understood that the statement in the notice of preparation under proposed project reference to mitigation fees refer to city mitigation fees and NOT school mitigation fees.

I hope these statistics help you in completing your final EIR. If you need any further information, please do not hesitate to call.

Sincerely,

Karen L. Suenram
Assistant Superintendent Business & Facilities



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9853 www.mynevadacounty.com

TO: Kimberly Hunter, Senior Planner

FROM: David Slaughter, Environmental Specialist VI

RE: **GP13-004, Z13-006; MGT14-003 and EIS13-017;** APN 22-230-23 and 23-300-64, Robb Tucker , Forest Springs LLC

BACKGROUND

This project is a Use Permit application to create 62 additional mobile home spaces and related amenities for age restricted occupants on Site A as a phase 4 to the existing Forest Springs Mobile Home Community. General plan amendment to transfer density between two properties by changing land use designation on APN 23-230 from RES to UMD and 23-300-64 from UMD to RES.

SEWAGE DISPOSAL

This site is currently served and will continue to be served by a State permitted sewer system. As this system is under State purview, this department will not be reviewing the modification to this system.

WATER

This project is currently being served by the Nevada Irrigation Department (NID) and will continue to be served by NID. This department has not received a "will serve" letter for the addition units proposed. Please submit this letter to this department

CONCLUSION

This department has no objections to this project pending submission of the "will serve letter" to reflect the correct number of additional proposed units.