



49er Self-Storage

Zoning Map Amendment

Petition for Exceptions to Road Standards

Conditional Use Permit

Initial Study/Mitigated Negative Declaration

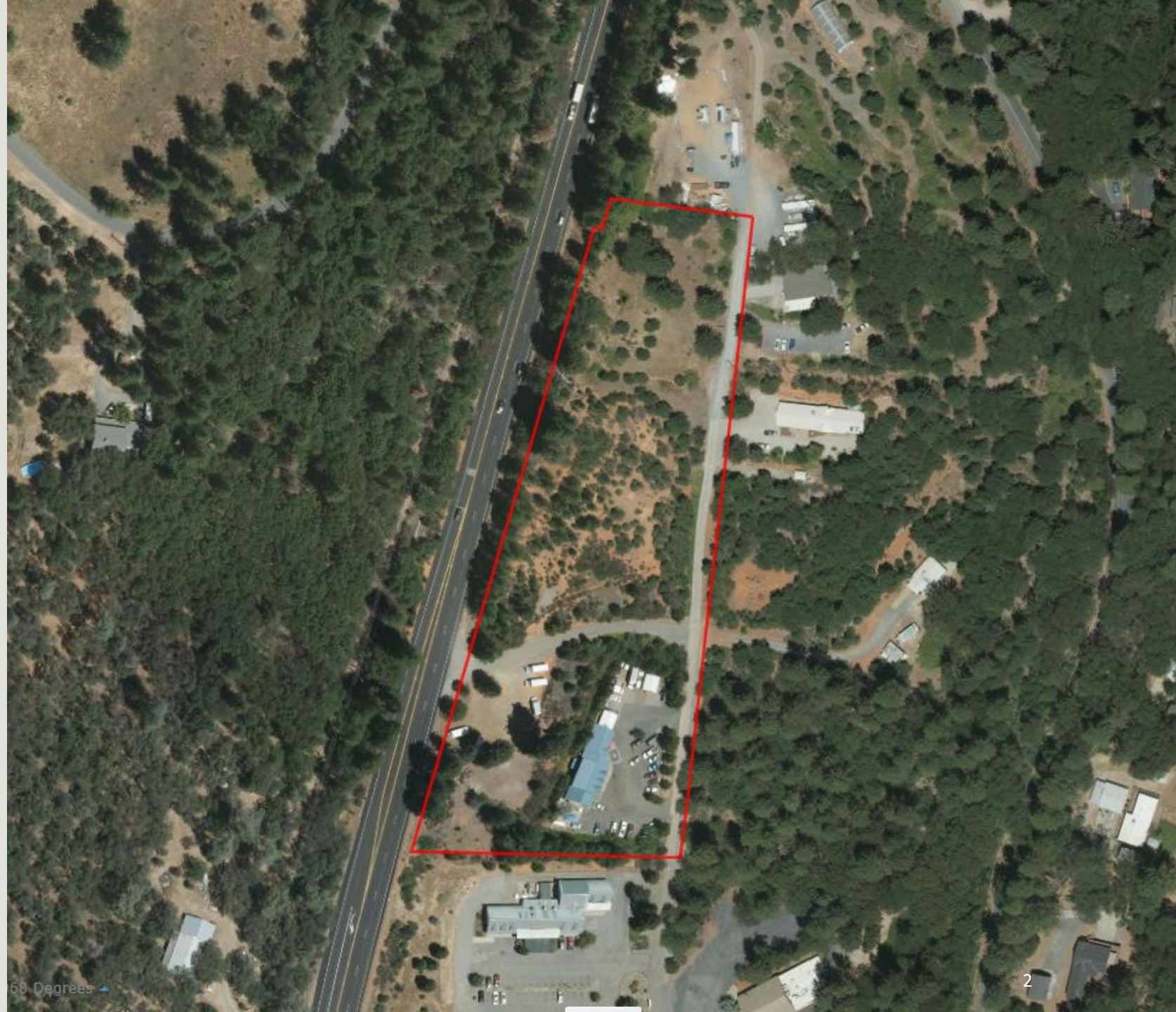
(PLN21-0281; RZN21-0003; CUP21-0005; PFX21-0006; EIS22-0003)

NEVADA COUNTY BOARD OF SUPERVISORS: JUNE 28, 2022

PROJECT PLANNER: KYLE SMITH

Site Background

- 15638 Johnson Place in Grass Valley, CA, approximately 600 feet North of Alta Sierra Drive and State Highway 49.
- Approximately 4.7-acres in size
- Zoning: Highway Commercial (CH)
 - Rezoned from C1 to CH in 1996.
- General Plan: Highway Commercial (HC)
- Alta Sierra Rural Center
- Currently developed with existing auto repair facility on Southern portion of parcel



Project Description

- Zoning Map Amendment request from Highway Commercial (CH) to Neighborhood Commercial (C1) in order to accommodate the proposed use of self-storage facilities.
- Petition for Exceptions to Road Standards to allow for a reduced easement width on Johnson Place.
- Conditional Use Permit to allow development and use of 3.5 acres of the 4.7-acre site as a self-storage facility, and to formally permit the existing Alta Sierra Family Automotive on the remaining 1.2 acres of the site.
- Initial Study/Mitigated Negative Declaration to analyze potential environmental impacts subject to compliance with CEQA and Guidelines.



Zoning Map Amendment (RZN21-0003)

- Zoning Map Amendment request from Highway Commercial (CH) to Neighborhood Commercial (C1) in order to accommodate the proposed use of self-storage facilities.
- Rezone would be consistent with the Nevada County General Plan because Table 1.2 of the Land Use Element defines both CH and C1 zoning districts as compatible with the HC General Plan designation.
- Rezone would be compatible with land uses and zoning designations of surrounding parcels.
 - Lack of access to State Highway 49
 - Limited access easement on Johnson Road
 - Minimal highway-related services available.

Existing Zoning: Highway Commercial (CH)



Proposed Zoning: Neighborhood Commercial (C1)



Petition for Exception to Road Standards (PFX21-0006)

- Johnson Place is a 30-foot wide right of way that extends from Alta Sierra Drive to the northern end of the subject parcel.
- Nevada County Consolidated Fire District and Nevada County Department of Public Works concur the petition should be granted because the applicant proposes to provide the same practical effect as a 50-foot easement width.
 - Applicant has obtained a 10-foot-wide fuel modification easement from the neighboring parcel to the East.
 - Applicant proposes a 40-foot-wide Offer of Dedication to the County, and a 10-foot-wide fuel modification easement for Johnson Place along the subject parcel
- Condition of Approval C.1 requires applicant to improve roads to Local Class 1 standards.



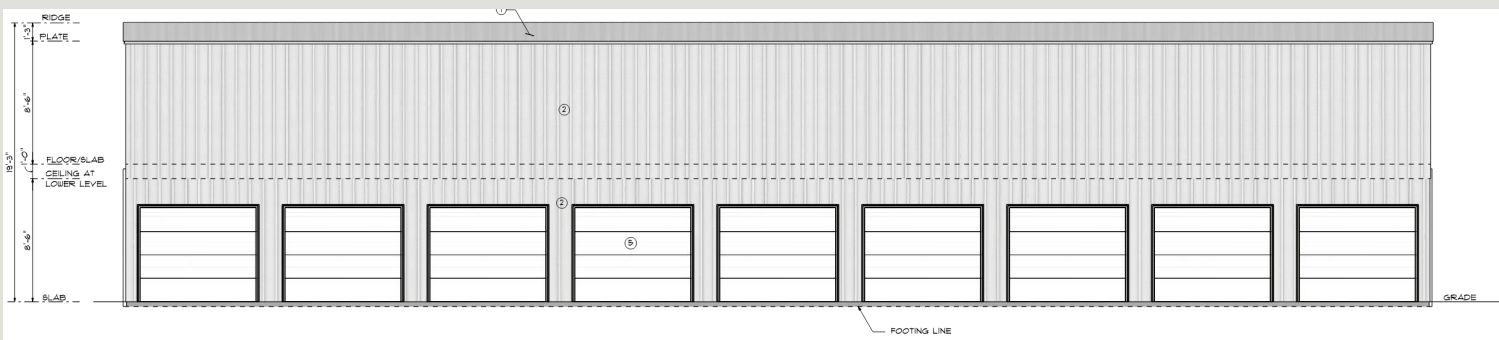
Use Permit (CUP21-0005)

- The project proposal includes a Use Permit to allow development and use of 3.5 acres of the 4.7-acre site as a self-storage facility, and to formally permit the existing Alta Sierra Family Automotive on the remaining 1.2 acres of the site.
- 49er Self-Storage
 - 17 permanent buildings, 7 containers
 - 341 units, ~35,300-square feet
- Alta Sierra Family Automotive
 - 3 automotive service bays, office, storage
 - 3,225-square feet
- Condition of Approval A.4 would limit hours of operation to 7 AM-9 PM

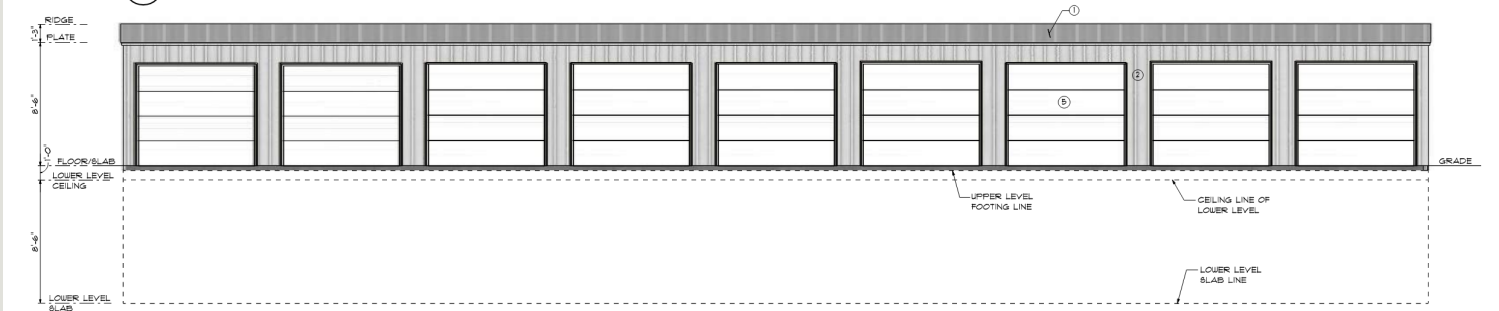


Interior-Facing Building Design

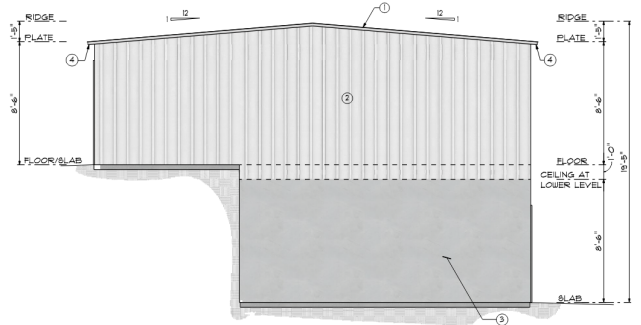
- Buildings on Northern end are stepped into the hillside (Buildings 3,4, and 5).
- Architecturally unadorned, but consistent with exterior-facing buildings.
- Charcoal-colored ribbed metal siding, Galvalume-colored (grey) ribbed metal roofing, and Ash Gray doors.
- Condition of Approval A.5 has been included to require the building design to utilize earth tones or muted soft colors.
- Mitigation Measure 1B has been included to minimize reflectivity and glare from building materials.



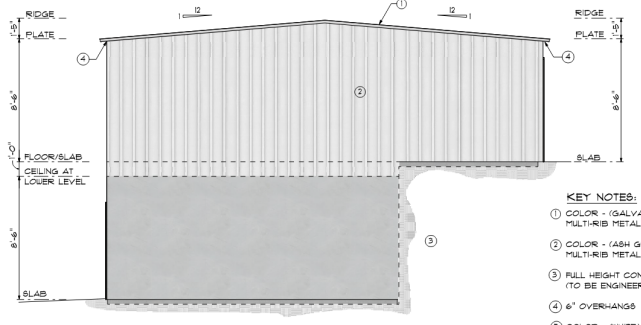
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

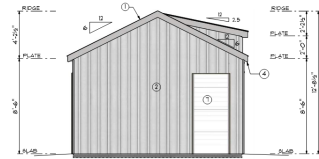


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

- KEY NOTES:**
- ① COLOR - (GALVALUME) MULTIRIB METAL ROOF, RAKED TRIM EDGES
 - ② COLOR - (ASH GREY) MULTIRIB METAL SIDING.
 - ③ FULL HEIGHT CONCRETE RETAINING WALL (TO BE ENGINEERED BY OTHERS)
 - ④ 6" OVERHANGS
 - ⑤ COLOR - (WHITE) REGAL METAL ROLL-UP DOORS

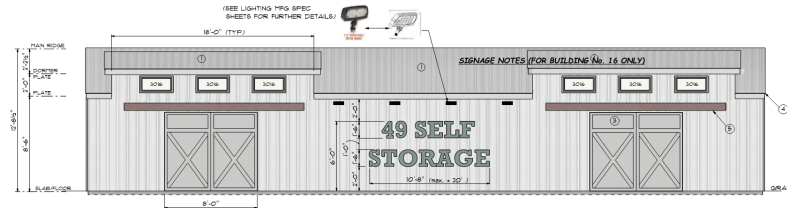


FRONT ELEVATION (EAST SIDE)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

- KEY NOTES:**
- ① COLOR - (GALVALUME) MULTIRIB METAL ROOF RAKED TRIM EDGES
 - ② COLOR - (ASH GREY) MULTIRIB METAL SIDING
 - ③ FALSE WOOD BARN DOORS 80% w/ DOOR WALLS. DOORS TO BE GRAY w/ DARK WOOD ACCENT TRIM.
 - ④ 6" OVERHANGS
 - ⑤ 2x6 D.P. ACCENT BOARD
 - ⑥ COLOR - (WHITE) REGAL METAL ROLL-UP DOORS



REAR ELEVATION (WEST SIDE)
SCALE: 1/4" = 1'-0"

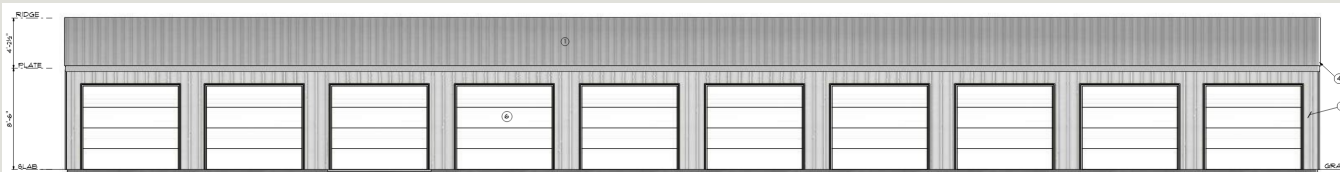
- STORAGE NOTES (FOR BUILDING No. 16 ONLY)**
1. SIGN AREA: 100 SQUARE FEET
2. LETTERING
- A. MATERIAL: HIGH QUALITY MARINE PLYWOOD RAISED 2" FROM BUILDING WALL.
 - B. COLOR: PAINTED FOREST GREEN LETTERS IN FRONT OF LIGHT GREY BUILDING WALL.
 - C. SIGN CONTENT TO CONSIST OF COMPANY LOGO, NAME AND/OR CONTACT INFO.
 - D. EACH LETTER SHALL BE MOUNTED INDIVIDUALLY TO THE WALL.
3. LIGHTING
- A. FOUR FLOOD LIGHTS FRONT SIDE ONLY MOUNTED AT 30" ON 2 FOOT LONG ALUMINUM 2" SQUARE USING EXTENSION ARMS.
 - B. ECC SPEC. FLOOD LIGHTS PER PER FOR ATTACHED MODEL EFF100A-SLV1000.



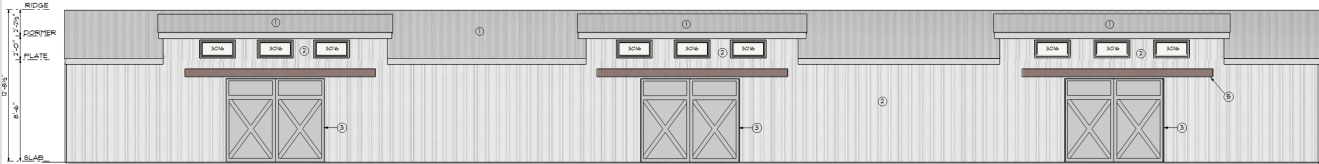
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Exterior-Facing Building Design

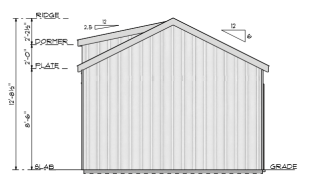
- Buildings fronting State Highway 49, select entryway structures.
- Architecturally adorned with barn door-type façade and false windows.
- Utilizing same building materials and colors as the interior facing buildings.
- Proposed wall sign on Building 17 facing State Highway 49.
 - Proposal modified from Building 16.
- Condition of Approval A.5 to limit the use of White on doors.



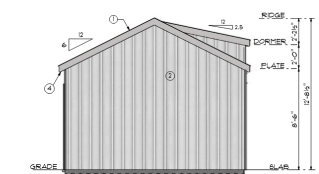
FRONT ELEVATION (NORTH SIDE)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH SIDE)
(HWY 49 VISIBLE SIDE)
SCALE: 1/4" = 1'-0"

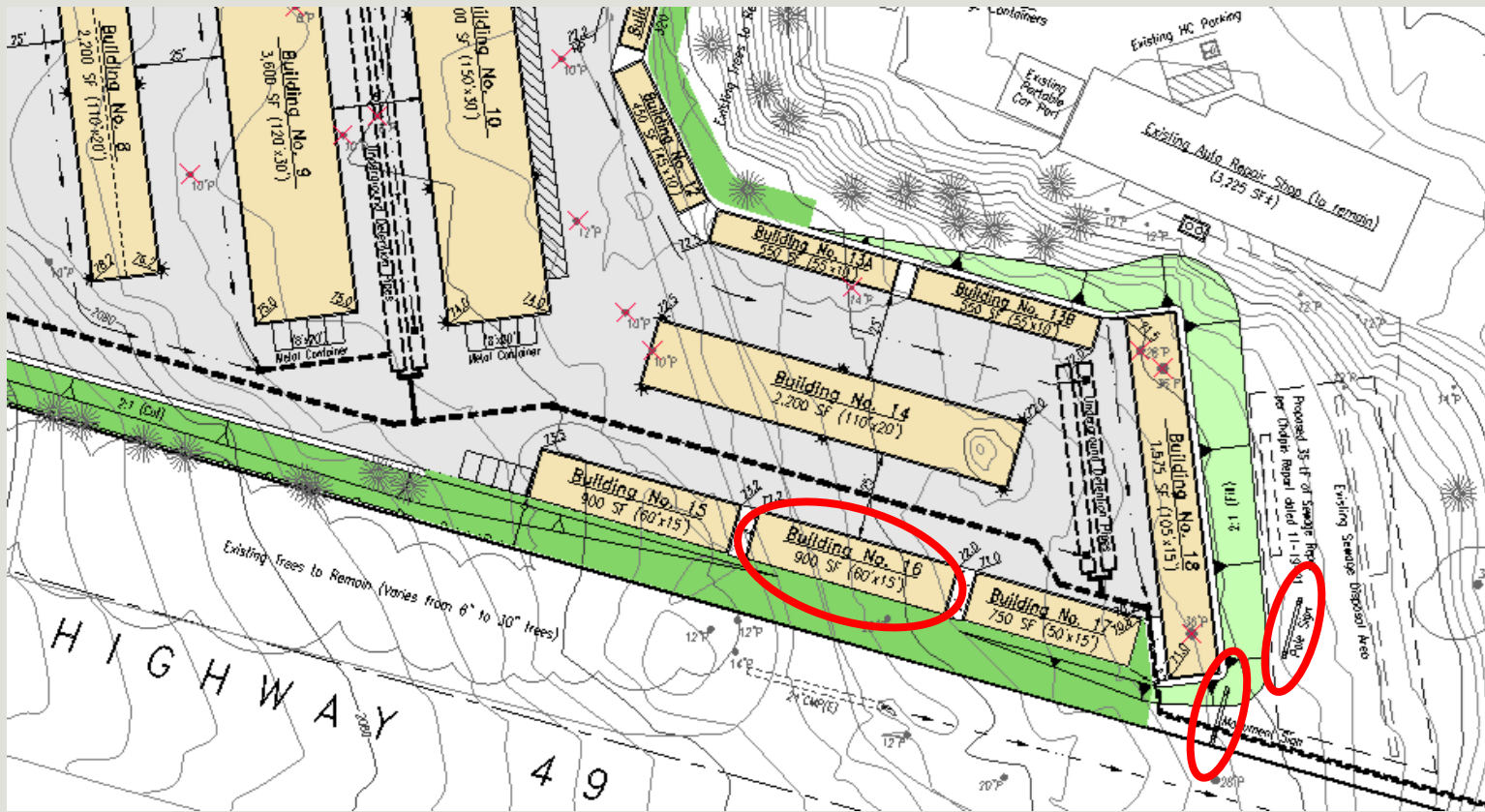


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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 - ④ 6" OVERHANGS
 - ⑤ 2x6 D.P. ACCENT BOARD
 - ⑥ COLOR - (WHITE) REGAL METAL ROLL-UP DOORS



Signage

- 3 signs proposed in the Southwest corner of the parcel facing State Highway 49.
 - 120-square foot Wall Sign
 - 50-square foot Multiple Tenant Monument Sign
 - 70-square foot Pole Sign, 25-feet tall
- Land Use and Development Code does not limit the number of allowed signs.
 - Multiple signs in same location may result in a cluttered aesthetic along State Highway 49.
- 25-foot-tall pole sign not in compliance with the Land Use and Development Code because the self-storage facility is not a highway-related use.
 - Staff recommends Condition of Approval A.6 requiring a final sign plan be submitted showing only the Monument and Wall Signs.

Wall Sign



Monument Sign



Access and Parking

- Subject parcel takes access from Johnson Place via 2 existing access points. Proposal includes:
 - Regularly closing 1 existing access point for the Alta Sierra Family Automotive facility.
 - Providing 1 new access point for the 49er Self-Storage facility.
 - Obliterate existing unallowed encroachment to State Highway 49 (Condition of Approval F.1)
- 18 total parking spaces proposed:
 - 15 (1 ADA) existing parking spaces for the Alta Sierra Family Automotive facility.
 - 3 (1 ADA) new parking spaces for the 49er Self-Storage facility.

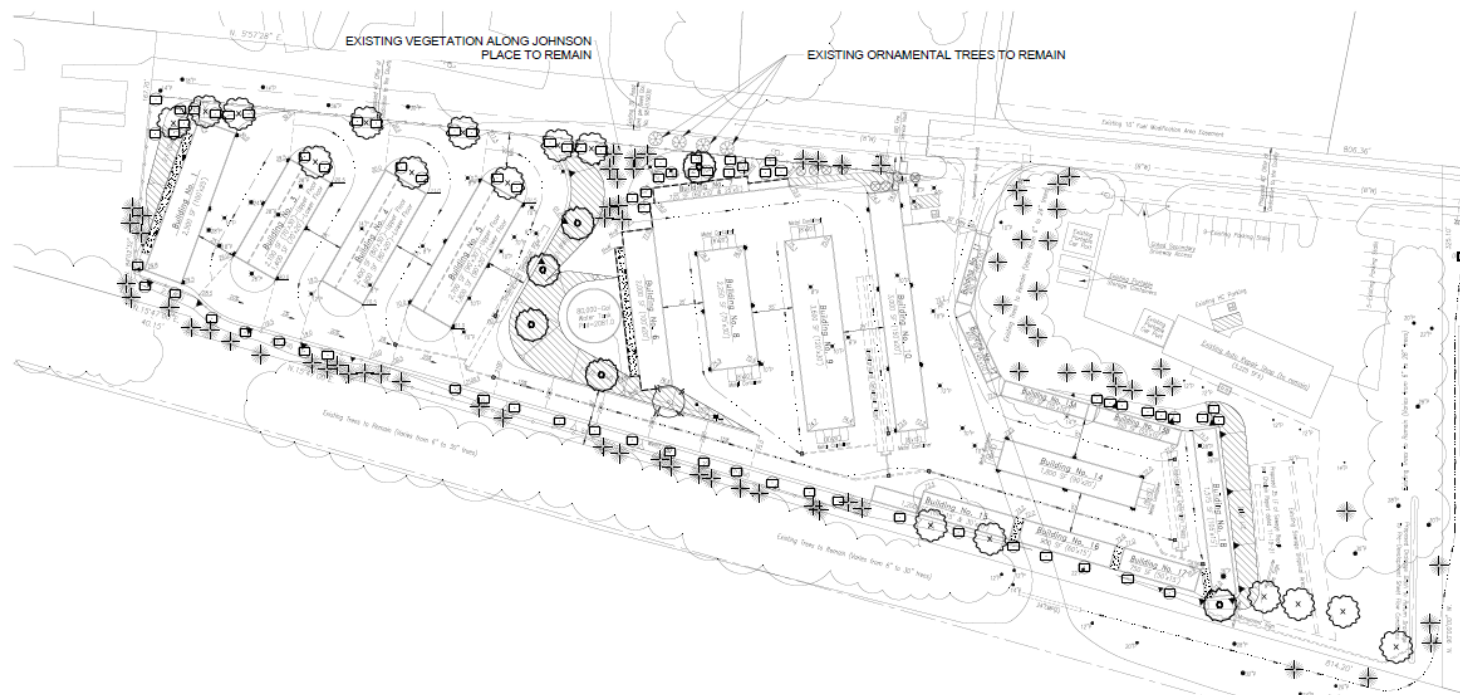


Lighting and Glare



- 34 exterior wall-mounted LED lights for the 49er Self-Storage facility; 2 pole lights and 6 exterior wall-mounted lights existing for the Alta Sierra Family Automotive facility.
- Mitigation Measure 1A has been included to minimize impacts to aesthetic resources.
 - Utilize low-intensity lights
 - Oriented downwards and shielded
- Condition of Approval A.6 has been included to comply with current standards
 - Require dimmers and/or motion sensors for nighttime security lighting
 - Prevent light trespass to neighboring properties
- Mitigation Measure 1B has been included to minimize reflectivity and glare from building materials.

Landscaping and Screening



- Preliminary Landscaping Plan includes:
 - Shade trees (6 Pineapple Guava, 16 Coast Live Oaks, and 1 Western Redbud)
 - Shrubs (8 Lavender French, 72 Mexican Sage, and 127 Huntington Carpet Rosemary)
 - Retaining existing ornamental and shade trees.
- 15-foot-wide landscaping buffer along State Highway 49; 10-foot-wide alternating landscaping buffer along Johnson Place.
- Condition of Approval A.8 has been included to comply with landscaping standards, signed by a licensed landscape architect.
- 6-foot-high wrought iron fencing along most areas, with chain link fencing proposed on 15 Northern perimeter and Western perimeter, North of Building.
 - Mitigation Measure 4B has been included to design fencing to minimize impacts to deer populations and movement.

THIS PLAN INCLUDES AN AVERAGE OF 5' BUFFER AREA ON JOHNSON PLACE AND SHOWS 5 TREES AND 5 SHRUBS PER 100 LINEAL FEET OF STREET FRONTAGE WITH A MIX OF CONIFERS, UNDERSTORY, AND CANOPY. INCORPORATE THE EXISTING TREES TO REDUCE THE NUMBER OF NEW TREES NEEDED.

NO TREES WITHIN 20 FEET OF POWERLINES THAT WILL GROW OVER 20 FEET IN HEIGHT.

PLANT MATERIAL SHALL CONSIST OF 100 PERCENT NATIVE OR DROUGHT TOLERANT TYPE FOR THIS AREA OF THE COUNTY.

IRRIGATION SYSTEM:
THE IRRIGATION SYSTEM SHALL CONSIST OF A 100 PERCENT DRIP SYSTEM WITH A SMART CONTROLLER TO REDUCE WATER USE.

FENCING AND HEDGES:
NEVADA COUNTY LAND USE AND DEVELOPMENT CODE SECTION L-II 4.2.6 REQUIRES THAT ALL OPEN FENCING AND HEDGES IN COMMERCIAL DISTRICTS BE LIMITED IN HEIGHT TO 4-FEET ON THE FRONT AND STREET SIDES, UNLESS FINDINGS CAN BE MADE THAT SUCH AN EXCEPTION IS NEEDED FOR PROTECTION OF THE PUBLIC HEALTH AND SAFETY OR TO SHIELD UNSIGHTLY AREAS OR USES

PLANTING SCHEDULE						
SYM	BOTANICAL NAME	COMMON NAME	HW	SIZE	SPACING	QTY
TREES						
⊙	PELCA BELLOMANA - STANDARD	PINEAPPLE GUAVA	12 x 12	15 GAL.	6	L
⊙	QUERCUS AGROPOLIA	COAST LIVE OAK	40 x 40	15 GAL.	16	L
⊙	SEMOIS QUERCIFOLIA	WESTERN REDBUD	18 x 12	15 GAL.	1	L
⊙	EXISTING ORNAMENTAL TREES TO REMAIN					
⊙	EXISTING TREES TO REMAIN					
⊙	EXISTING TREES TO BE REMOVED					
SHRUBS						
⊙	LAVANDULA STOECHAS	LAUVENDER FRENCH	2 x 2	5 GAL.	8	L
⊙	Salvia leucantha	MEXICAN SAGE	4 x 4	5 GAL.	72	L
⊙	ROSMARINUS OFFICINALIS	HUNTINGTON CARPET ROSEMARY	2 x 2	5 GAL.	127	L



AAB Property LLC
10126 Alta Sierra Drive #165,
Grass Valley, CA 95949
530.648.0264



PLANS PREPARED BY
LANTEX
Landscape Architecture Inc.
Landscape Planning & Landscape Architecture
37102 KENNEDY ROAD SUITE 200
SAN JUAN CAPISTRANO, CA 92675
PHONE 949.885.1841

PRELIMINARY LANDSCAPE PLAN FOR:
49 SELF STORAGE
15638 JOHNSON PLACE
NEVADA COUNTY, CA

Stormwater and Drainage

- Project is not anticipated to contribute amounts that could exceed drainage system capacity or alter existing drainage patterns.
 - Mitigation Measure 4C has been included to ensure that this work does not result in offsite erosion or deposition of sediment into water features.
 - Condition of Approval C.3 has been included to require final plans and accompanying hydraulic and hydrologic analysis prepared by a civil engineer demonstrate that no net stormwater runoff will result from the proposed project.
 - Condition of Approval C.7 and C.8 have been included to require a legally enforceable mechanism for long term maintenance.
 - Condition of Approval F.6 has been included to require the applicant to implement stormwater management systems and maintain the systems in perpetuity.



Environmental Review

(EIS22-0003)

- Project subject to California Environmental Quality Act (CEQA)
 - Nevada County is Lead Agency
 - 31-day Public Review Period (April 9, 2022 to May 9, 2022)
- Comments received from various State Agencies, 1 individual during review period.
 - No substantial revisions required that would require recirculation pursuant to CEQA and Guidelines
- Potential Impacts to Environmental Factors Mitigated to Less Than Significant Levels:

Aesthetics (MM 1A and MM 1B)

Agriculture/Forestry Resources (MM 2A)

Air Quality (MM 3A – 3E)

Biological Resources (MM 4A – 4E)

Cultural Resources (MM 5A)

Geology and Soils (MM 4C and 5A)

Greenhouse Gas Emissions (MM 3B)

Hydrology and Water Quality (MM 4C)

Noise (MM 13A)

Tribal Cultural Resources (MM 18A)

Utilities or Service Systems (MM 19A)

Zoning and General Plan Consistency

- General Plan Designation: Highway Commercial (HC)
 - Rezone from C1 to CH is consistent with the Nevada County General Plan Land Use Element
 - Proposed project is compatible with HC Designation intent to provide for service needs.
- Zoning: Neighborhood Commercial (C1)
 - Rezone would be consistent current zoning of surrounding area.
 - Proposed land uses (self-storage and auto repair) are compatible within the C1 Zoning Designation
- Alta Sierra Rural Center
 - Proposed development reflects and supports the primarily residential character of Alta Sierra
- Community Design Standards (Land Use and Development Code Section L-II 4.2)
- Western Nevada County Design Guidelines

Recommendations

- I. Environmental Action: After reviewing and considering the proposed Mitigated Negative Declaration (EIS22-0003), approve the attached Resolution, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EIS22-0003), pursuant to Section 15074 and 15097 of the California Environmental Quality Act Guidelines and making the findings contained within the attached Resolution (Attachment 1).
- II. Project Action: Introduce, waive further reading and adopt the attached Ordinance amending Zoning District Map No. 43 to rezone Assessor Parcel Number: 025-220-054 from Commercial Highway (CH) to Neighborhood Commercial (C1) (RZN21-0003) based on the findings contained within the draft Ordinance (Attachment 2).
- III. Project Action: Approve the attached Resolution approving the Petition for Exceptions to Road Standards (PFX21-0006) and Conditional Use Permit (CUP21-0005) based on the findings contained with the draft Resolution (Attachment 3).