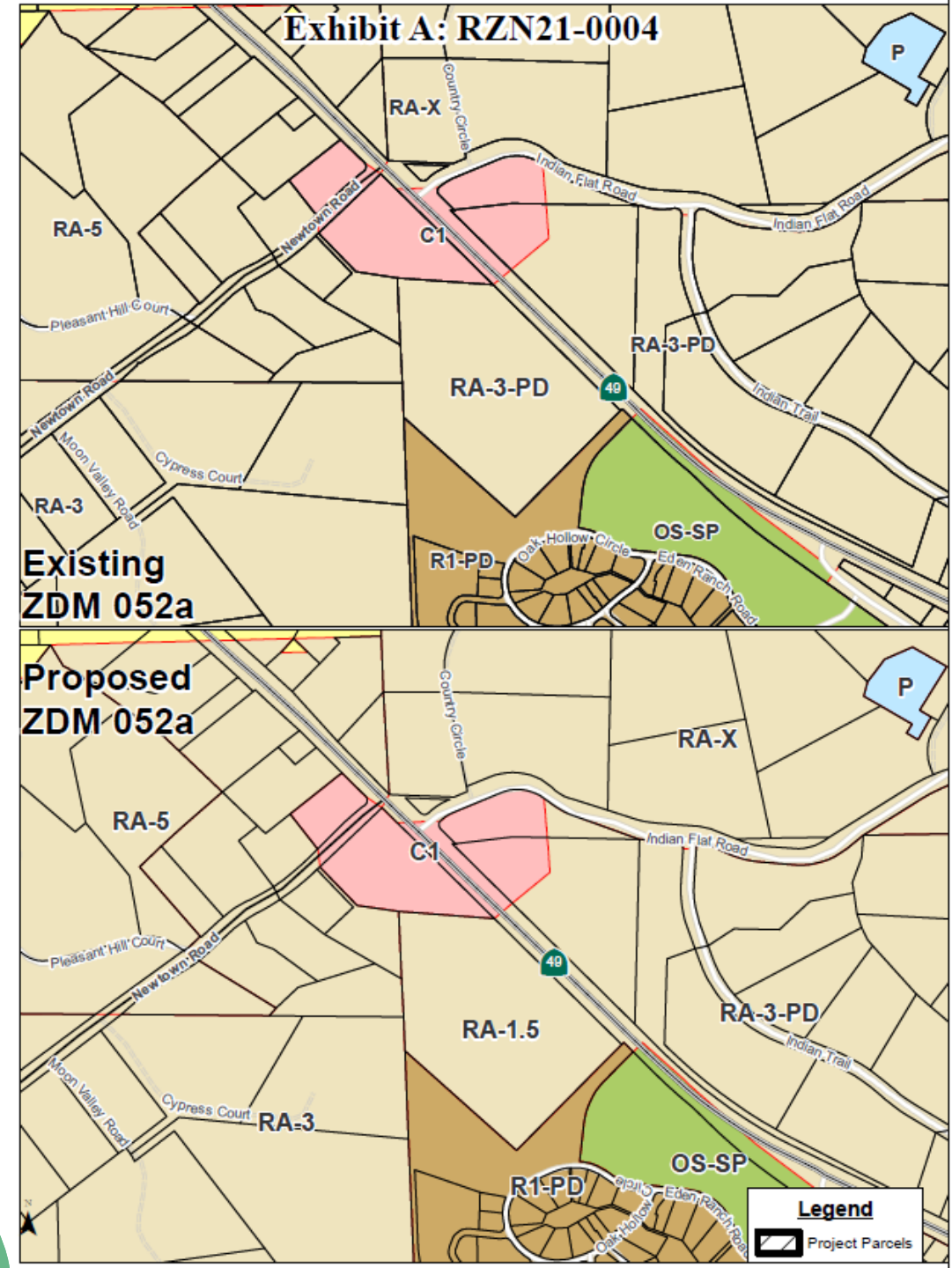


Ranch House Rezone Use Permit IS/MND

(PLN21-0311; RZN21-0004;
CUP21-0006; EIS22-0009)

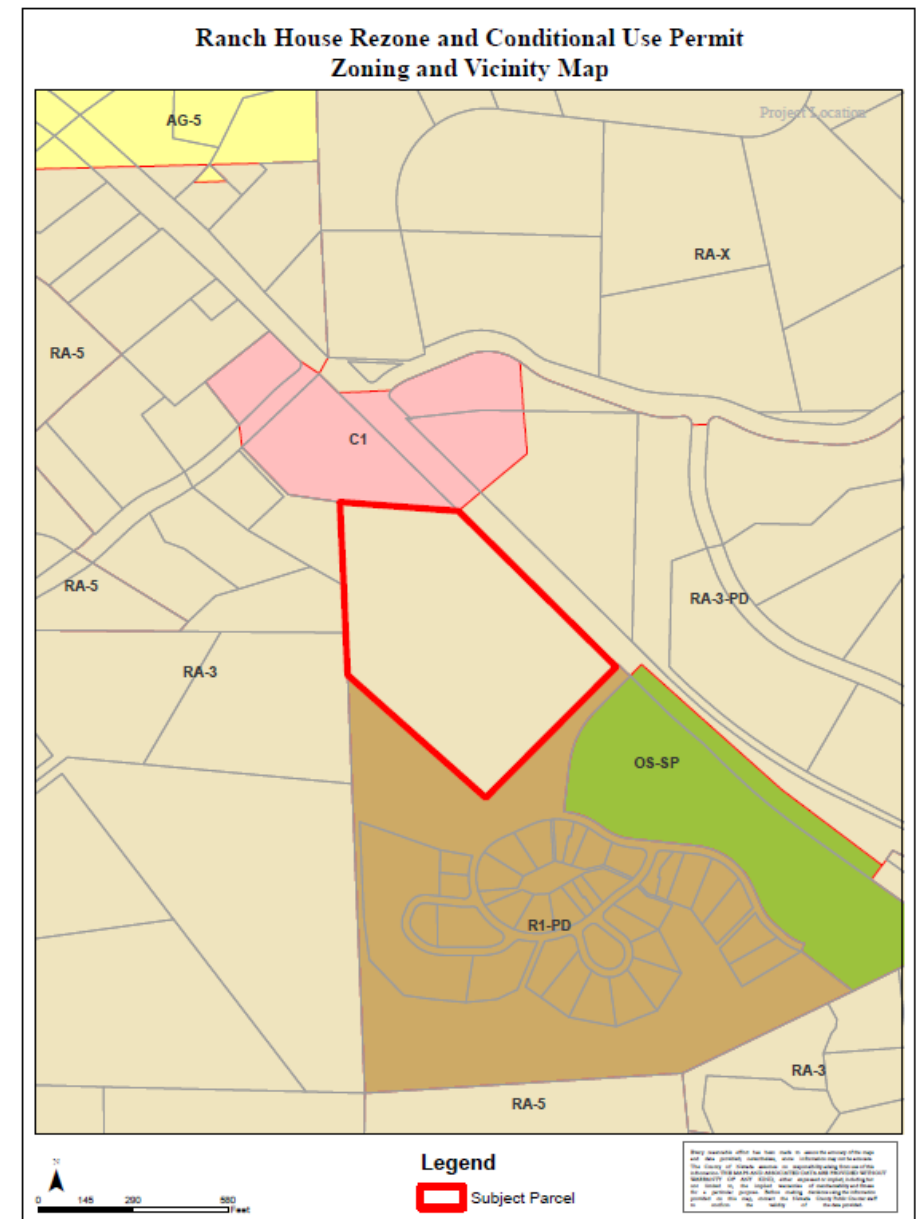
Nevada County
Board of Supervisors
January 24, 2023

Project Planner: Kyle Smith



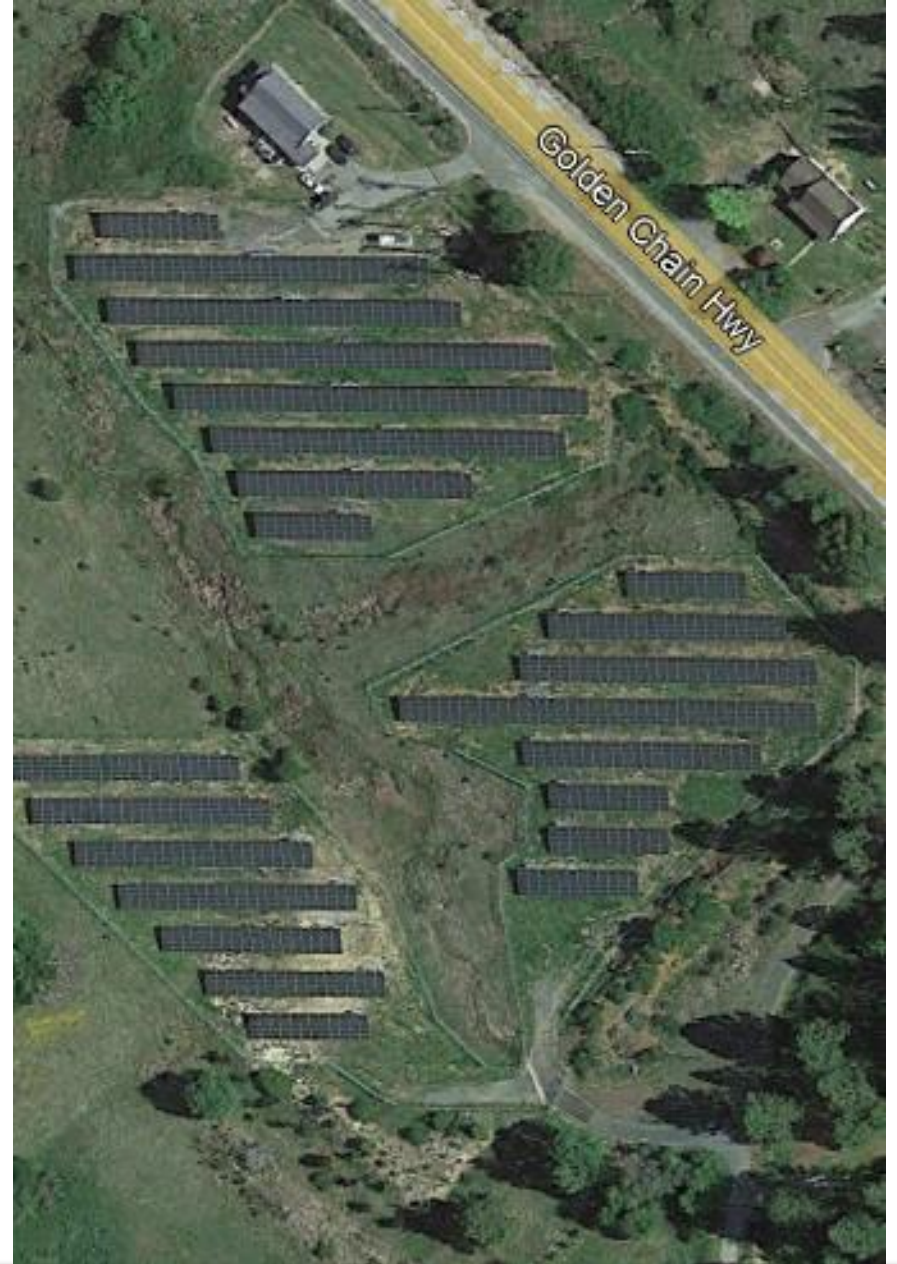
Site Description & Background

- 16782 State Highway 49, Nevada City
- West of Nevada City Boundary and SOI
 - ~1.8 miles West of ERAC
- 10.45-acres in size
- Zoning District: RA-3-PD
- General Plan Designation: EST
- County-Owned Parcel
 - Single-Family Residence
 - Remodeled in 2011 (BP 11001161)
 - Graded Landscaping Berms (BP 11001676)
 - Solar Farm (U15-015 & BP 163332)



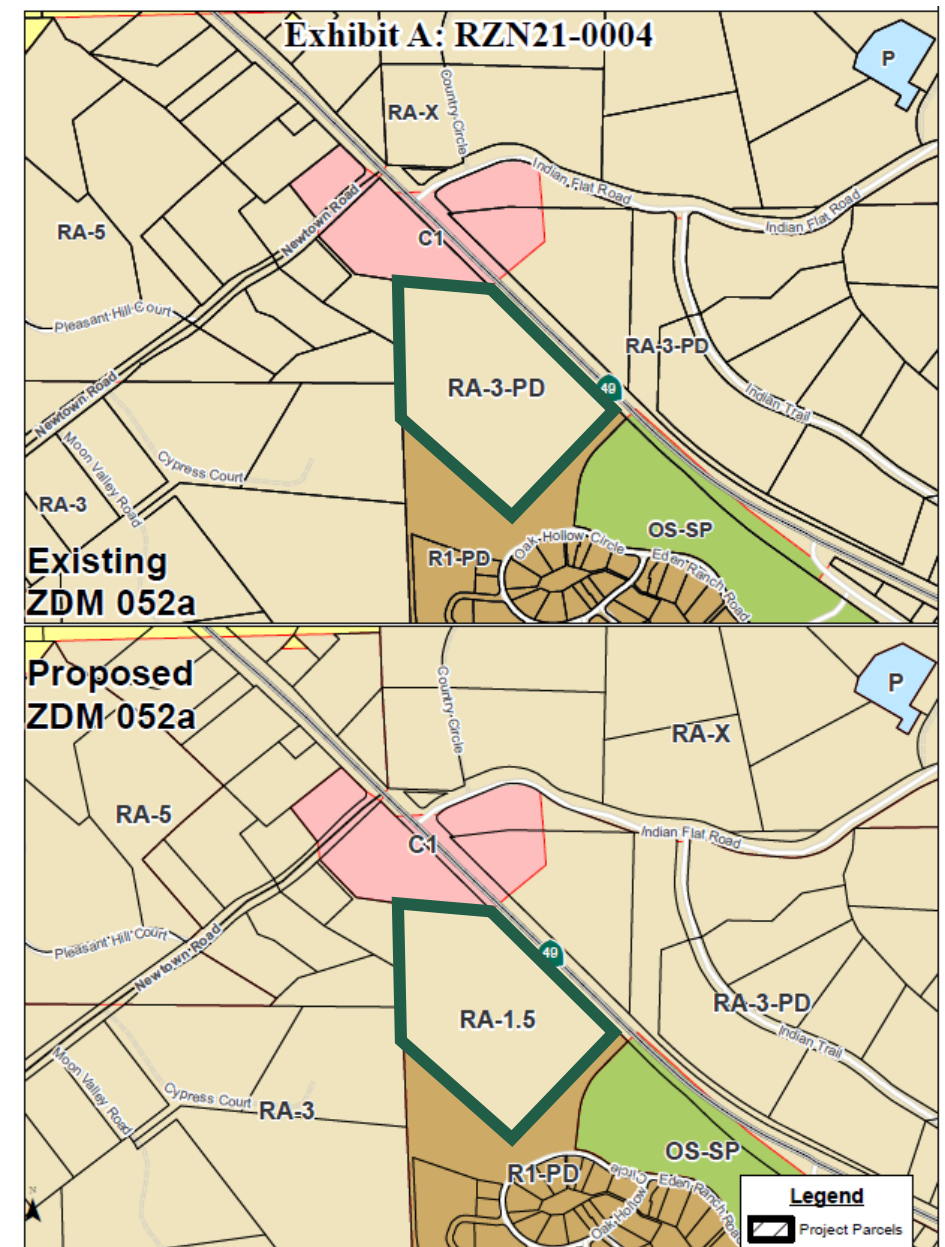
Project Description

- **Zoning Map Amendment**
 - RA-3-PD to RA-1.5 to accommodate higher density development
- **Conditional Use Permit**
 - To allow for the development and operation of a 6-unit multifamily residential development.
- **Initial Study/Mitigated Negative Declaration**
 - Project pursuant to CEQA and Guidelines



Zoning Map Amendment

- Zoning Map Amendment from RA-3-PD to RA-1.5 in order to accommodate the proposed density of the 6-unit multifamily residential development containing six (6) one-bedroom apartments.
- Rezone would be consistent with the Nevada County General Plan
 - Table 1.2 of the Land Use Element defines RA Districts as compatible with the EST General Plan designation.
- Rezone would be compatible with land uses and zoning designations of surrounding parcels.
 - Low density residential in keeping with the rural character of the area
 - Densities equivalent to 1.5-acre minimum parcel size where public water or public sewer system is available.
 - Proposed Project would utilize NID (public) water system



Planning Commission Hearing

November 10, 2022

- **Planning Commission Recommendation**

- Environmental Action: Approve the IS/MND
- Project Action: Approve the Zoning Map Amendment
- Project Action: Deny the Conditional Use Permit
 - And directed the applicant to further develop the project design to address concerns highlighted at the Planning Commission hearing.

- **Identified Concerns**

- Biological Resources
 - Impacts to Wetlands and Watercourses
- Project Design
 - Compatibility with Surrounding Rural Development
 - Building Layout and Design
- Project Operation
 - Septic System Capacity
 - Project Population

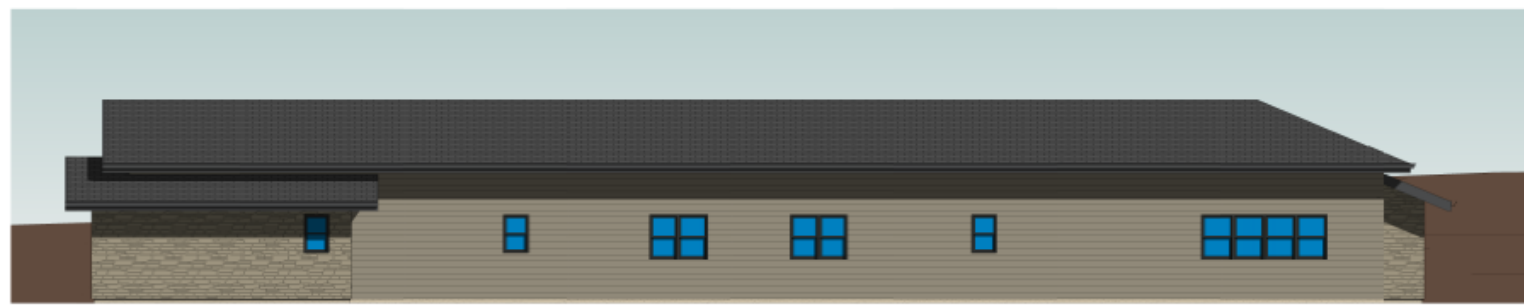
Project Design

- **Design Changes**

- Equestrian Gray Hardie Board Siding
- Additional Cypress Ridge Stone Accents
- Black Heavy Timber Entrance Structure

- **Landscaping and Screening**

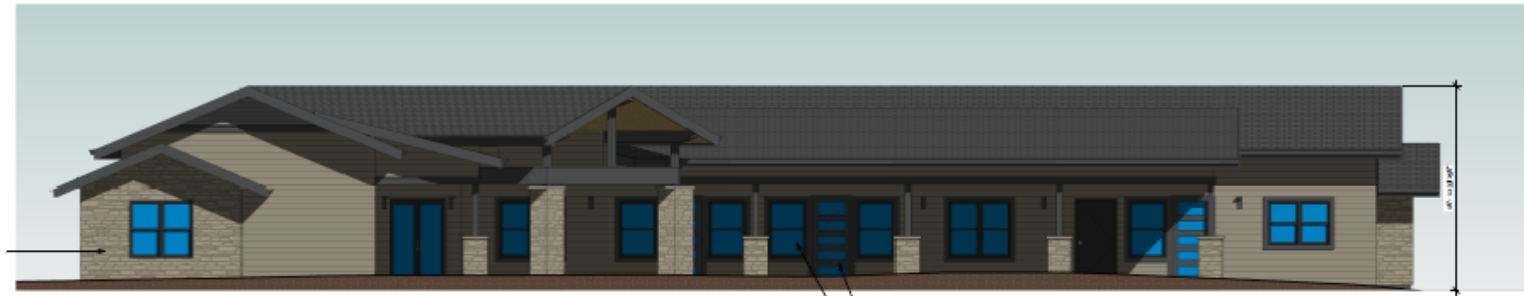
- Streetside Landscaping
- Privacy Fencing



1 NORTH ELEVATION - SCHEMATIC
1/4" = 1'-0"



2 EAST ELEVATION - SCHEMATIC
1/4" = 1'-0"



3 SOUTH ELEVATION - SCHEMATIC
1/4" = 1'-0"



4 WEST ELEVATION - SCHEMATIC
1/4" = 1'-0"

Project Operation

- **Permanent Supportive Housing is an Evidenced Based approach to providing housing security to people with Serious Mental Illness**
 - NCBH currently provides various types of supportive housing to 150+ individuals throughout the community
 - NCBH and its providers own or operate 14 facilities and other clients are in market units
 - Housing has varied levels of supportive services from very intensive to very independent

Ranch House Services

- **Independent living with supportive services for 6 people**
 - Each resident has an assigned case manager
 - Most residents are on twice daily medication delivery by staff
 - If the new project is built, AMI Housing will also provide property management and support
- **Residents screened for appropriateness**
 - No one with a violent history or sexual offense history will be placed there
 - When necessary, people can be brought to a higher level of care within our system



Why is supportive housing needed?

“Since I have been in Supportive Housing, I have been able to set goals for myself, and the other stuff (like drugs) don’t work for me anymore, and I am just a happier person. When I need support, I can get it. And when I need to work on a goal, I can get the help I need.”

- Robyn, 6 Year resident in NCBH housing

Zoning and General Plan Consistency

- **General Plan Designation: Estate (EST)**
 - Rezone from RA-3-PD to RA-1.5 would be consistent with the Nevada County General Plan Land Use Element
- **Zoning: Residential Agriculture (RA-1.5)**
 - Rezone would be consistent with current zoning of surrounding area.
 - Proposed land use (multi-family residential development) is compatible within the RA Zoning Designation
- **Community Design Standards (LUDC Section L-II 4.2)**
- **Resource Standards (LUDC Section L-II 4.3)**

Environmental Review

- **Project subject to California Environmental Quality Act (CEQA)**
 - Nevada County is Lead Agency
 - 31-day Public Review Period (September 23, 2022 to October 24, 2022)
- **Comments received from multiple individuals during and following the 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)**
- **Air Quality (MM 3A – 3D)**
- **Biological Resources (MM 4A – 4E)**
- **Cultural Resources (MM 5A)**
- **Geology and Soils (MM 7A)**
- **Hazards/Hazardous Materials (MM9A)**
- **Hydrology and Water Quality (MM 4C)**
- **Noise (MM 13A)**
- **Tribal Cultural Resources (MM 18A)**
- **Utilities or Service Systems (MM 19A)**
- **Wildfire (MM9A)**

Recommendation for Project Redesign

Should the Board of Supervisors determine the project redesign achieves the intent of the Planning Commission direction, Planning Department staff recommend that the Board of Supervisors take the following actions:

- I. **Environmental Action:** After reviewing and considering the proposed Mitigated Negative Declaration (EIS22-0009), approve the attached Resolution, adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EIS22-0009), pursuant to Section 15074 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. 52a to rezone Assessor Parcel Number: 004-140-067 (from RA-3-PD to RA-1.5 (RZN21-0004)) based on the findings contained within the draft Ordinance (*Attachment 2*)
- III. **Project Action:** Approve the attached Resolution B approving the Conditional Use Permit (CUP21-0006) based on the findings contained with the draft Resolution (*Attachment 3B*)

OVERALL SITE PLAN USE PERMIT FOR: RANCH HOUSE 6 PLEX

PROPERTY ADDRESS

8750 STATE HIGHWAY 49
NEVADA CITY, CA, 95959

OWNER

COUNTY OF NEVADA
930 MAJOU AVE.
NEVADA CITY, CA, 95959

MAP PREPARED BY

SDO PLANNING & ENGINEERING, INC.
140 LUTTON DRIVE, SUITE 240
GRASS VALLEY, CA 95945
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S.

ASSESSOR'S PARCEL NUMBER

004-140-067-000

LOT AREA

10.45 ACRES, 455,201 SF

EXISTING ZONING

RA-3 PD (RESIDENTIAL AGRICULTURE / PLANNED DEVELOPMENT)

PROPOSED ZONING

RA-1S

PARKING STATISTICS

PARKING: REQUIRED - 9 SPACES
PROPOSED: REGULAR 7
ADA - 2

SERVICES

ELECTRICITY: P.G. & E.
TELEPHONE: A.T. & T.
WATER: MWD
SEWER: ON SITE SEPTIC

AREA OF IMPERVIOUS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,600 SF	3,630 SF
SURFACE AREA	2,960 SF	10,135 SF
LANDSCAPE AREA		
INTERIOR PARKING	0 SF	372 SF
RESIDENTIAL BUFFER	0 SF	1,000 SF
STREET BUFFER	0 SF	756 SF
NATURAL AREAS / OPEN SPACE	450,641 SF	438,908 SF
TOTAL AREA	455,201 SF	455,201 SF

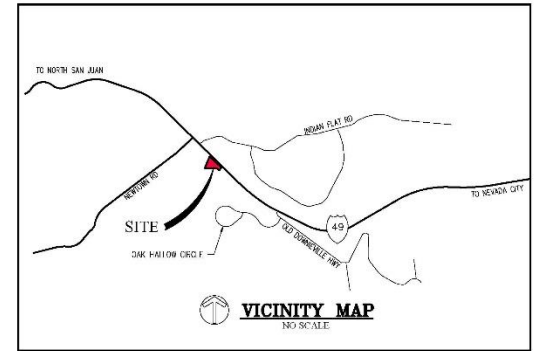
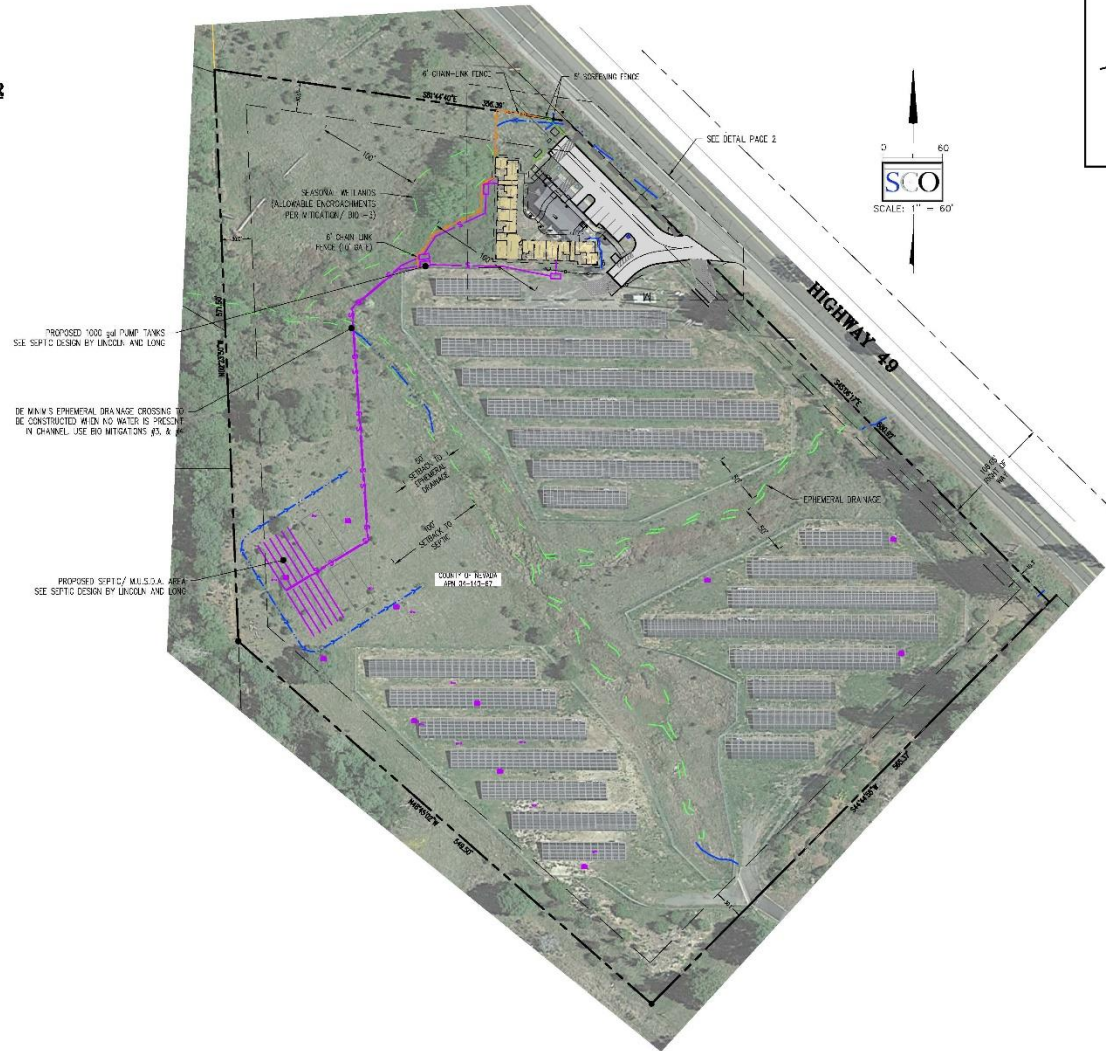
PARCEL AREA 455,201 SF (10.45 AC)

TOTAL PERCENT IMPERVIOUS 3.0%
TOTAL DISTURBED / DEVELOPMENT AREA 5.2% (23,821 SF)

EARTHWORK

3/2 C.Y. CUT
3/2 C.Y. FILL

SITE IS EXPECTED TO BALANCE



NO.	REVISIONS	DATE	DESIGNED: JIB
			DRAWN: JIB
			PROJ. NO.: 202117
			DATE: JANUARY, 2023

CALIFORNIA

**RANCH HOUSE 6 PLEX
USE PERMIT
SITE PLAN**

NEVADA CITY



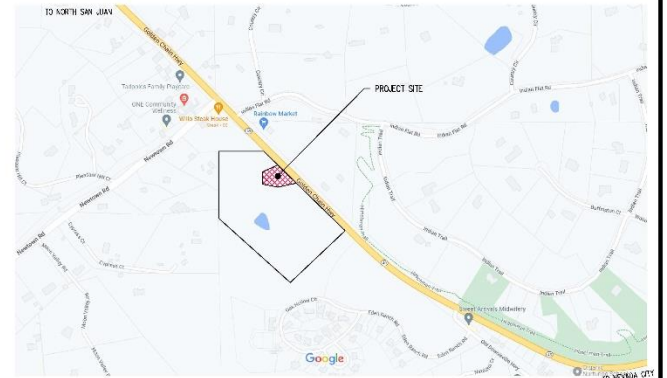
GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 540-6045
FAX (530) 878-5880



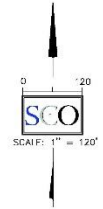
S:\Jobs\202117 - Walls Ranch House Conversion\Project\dwg\Design\2D\LineWork\SITE\171\202117 Site Plan2.dwg, 1/19/2023 2:52:38 PM, _DWG TO PDF.pcl

NEIGHBORHOOD EXHIBIT

FOR:
RANCH HOUSE 6 PLEX



 **VICINITY MAP**



NO.	REVISIONS	DATE	DESIGNED: JTB
			DRAWN: JTB
			PROJ. NO.: 202117
			UNRS. SEE DAY STAMP
			DATE: JANUARY, 2023

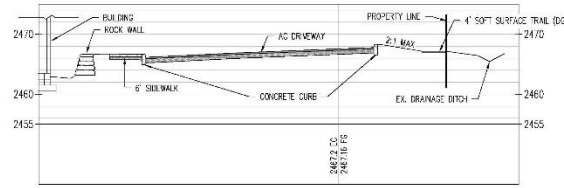
RANCH HOUSE 6 PLEX NEIGHBORHOOD EXHIBIT



GRASS VALLEY
(925) 272-5841
PROCEDE
(925) 545-1045
FAX (925) 879-0880



GENERAL NOTES:
 COORDINATE WITH LANDSCAPE CONTRACTOR FOR LOCATION OF IRRIGATION SCHEDULES.
 CONTRACTOR TO COORDINATE WITH LANDSCAPE TO CAP AND REMOVE LANDSCAPING PIPING AS NECESSARY.



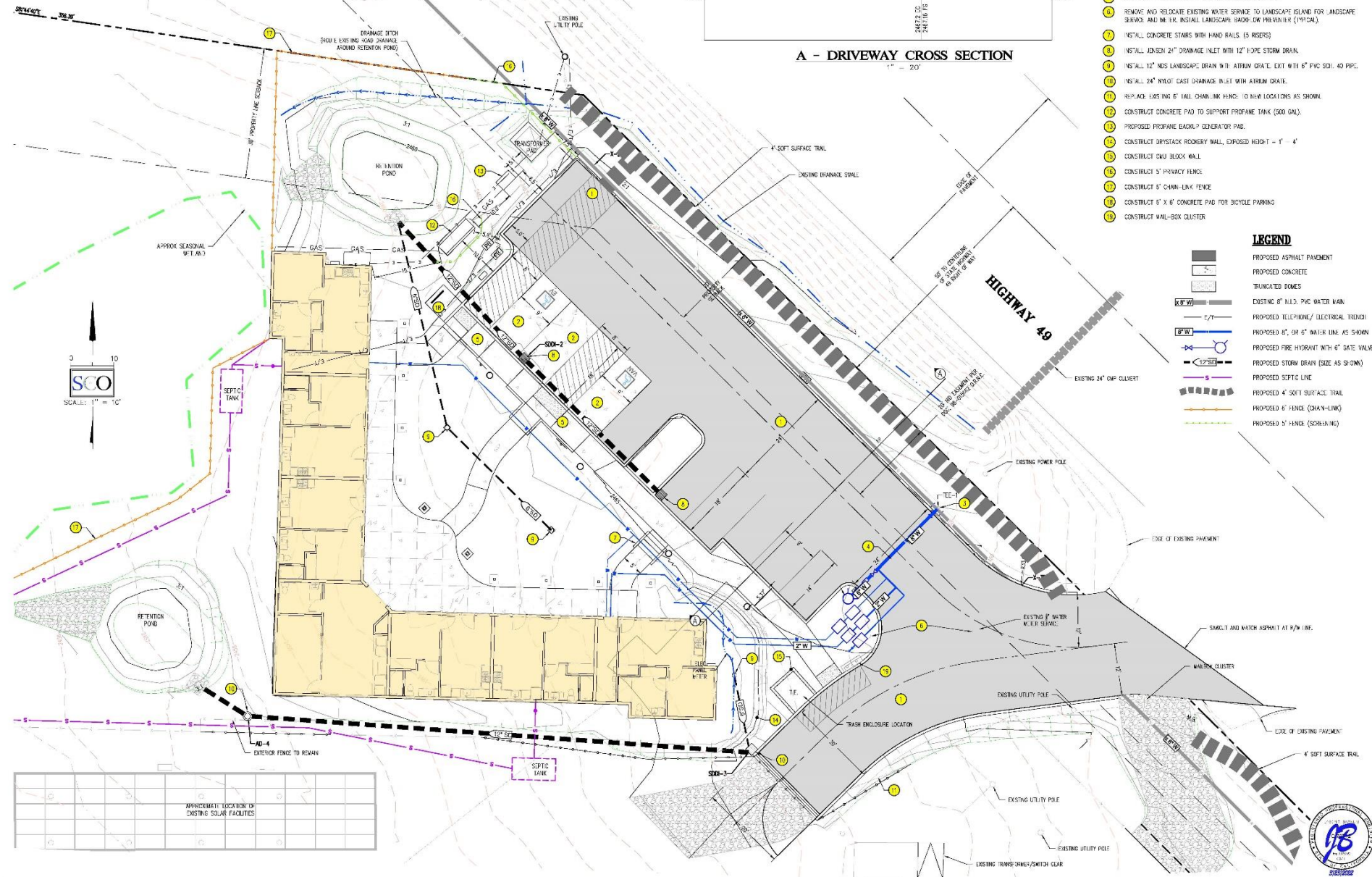
A - DRIVEWAY CROSS SECTION
 1" = 20"

CONSTRUCTION NOTES:

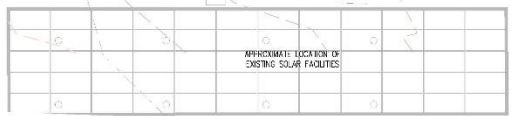
- 1) CONSTRUCT PARKING AND ACCESS AREA, 3" AC OVER 8" CLASS 1 AGGREGATE BASE.
- 2) CONSTRUCT ADA PARKING STALLS WITH SIGNAGE, 4" CONCRETE WITH REBAR REINFORCEMENT.
- 3) CONNECT TO EX. IN. 8" PVC WATER MAIN, INSTALL 8"x6"x5" TEE WITH 6" GATE VALVE TO THE SOUTHWEST.
- 4) INSTALL 6"x4" REDUCER WITH 6" GATE VALVE TO THE SOUTHWEST AND FIRE HYDRANT.
- 5) CONSTRUCT CONCRETE CURB RAMP WITH TRUNCATED EDGES.
- 6) REMOVE AND RELOCATE EXISTING WATER SERVICE TO LANDSCAPE ISLAND FOR LANDSCAPE SERVICE AND IN. 8" INSTALL LANDSCAPE BACKFLOW PREVENTER (1" PICAL).
- 7) INSTALL CONCRETE STAIRS WITH HAND RAILS (5 RISERS).
- 8) INSTALL JENSEN 24" DRAINAGE INLET WITH 12" 1.0% STORM DRAIN.
- 9) INSTALL 12" NDS LANDSCAPE DRAIN IN 10' AT R/W GRADE, EXIT WITH 6" PVC SOIL 40 PIPE.
- 10) INSTALL 24" NYLO CAST DRAINAGE INLET WITH ATRUM DRAPE.
- 11) REPLACE EXISTING 6" TALL CHAIN-LINK FENCE TO NEW LOCATIONS AS SHOWN.
- 12) CONSTRUCT CONCRETE PAD TO SUPPORT PROPANE TANK (300 GAL).
- 13) PROPOSED PROPANE BACKUP GENERATOR PAD.
- 14) CONSTRUCT DRYSTACK ROCKERY WALL, EXPOSED HEIGHT = 1' - 4"
- 15) CONSTRUCT 6" BLOCK WALL.
- 16) CONSTRUCT 5" PRIVACY FENCE.
- 17) CONSTRUCT 5' CHAIN-LINK FENCE.
- 18) CONSTRUCT 5' X 6' CONCRETE PAD FOR BICYCLE PARKING.
- 19) CONSTRUCT WALL-BOX CLUSTER.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- TRUNCATED DOMES
- EXISTING 8" N.D.S. PVC WATER MAIN
- PROPOSED TELEPHONE/ ELECTRICAL TRENCH
- PROPOSED 6", OR 8" WATER LINE AS SHOWN
- PROPOSED FIRE HYDRANT WITH 6" GATE VALVE
- PROPOSED STORM DRAIN (SIZE AS SHOWN)
- PROPOSED SEPTIC LINE
- PROPOSED 4" SOFT SURFACE TRAIL
- PROPOSED 6" FENCE (CHAIN-LINK)
- PROPOSED 5' FENCE (SCREEN-LINK)



APPROXIMATE LOCATION OF EXISTING SOLAR FACILITIES



DESIGNED: JTB	DRAWN: JTB	DATE	
PROJECT NO. 202117	DATE	NO. REVISIONS	DATE
DRAWING TITLE	NO. REVISIONS	DATE	DATE
DATE: DECEMBER, 2022	DATE	DATE	DATE

RANCH HOUSE 6 PLEX
 USE PERMIT
 SITE PLAN / PRELIMINARY GRADING, DRAINAGE, & UTILITY

NEVADA COUNTY
 CALIFORNIA

SCO
PERMANENT ENGINEERING & SURVEYING

GRASS VALLEY
 (909) 772-5841
 TRUCKEE
 (530) 540-4045
 FAX (909) 772-5880

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