

Housing Element

REZONE PROGRAM IMPLEMENTATION
PROJECT-

CONTINUATION

FROM OCTOBER 27, 2015

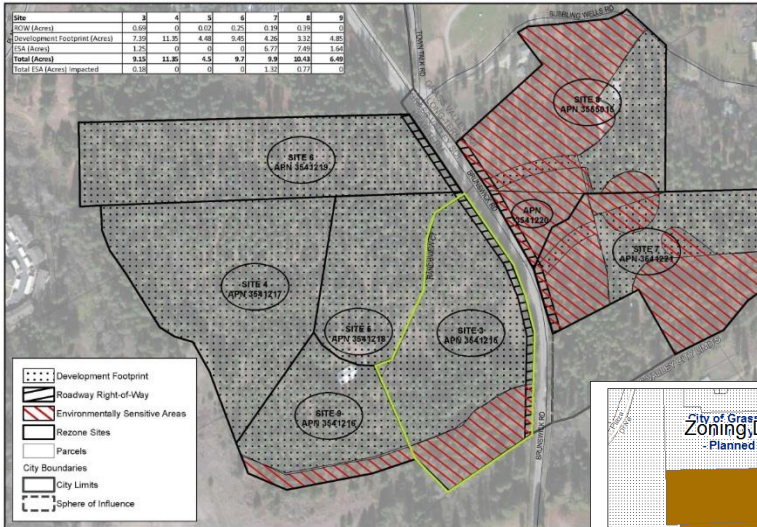
Board of Supervisors

October 9, 2018

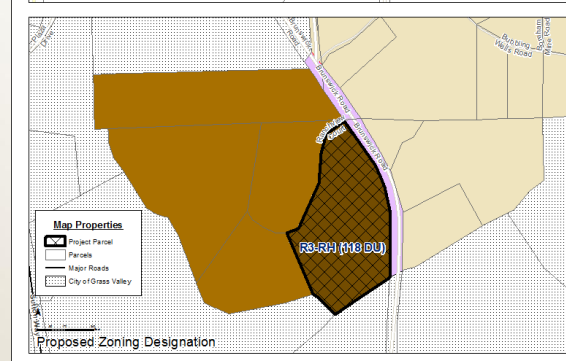
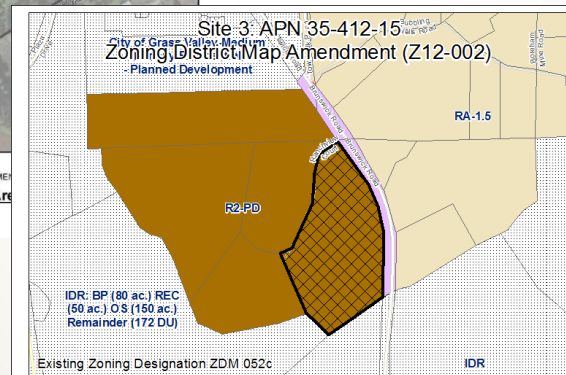
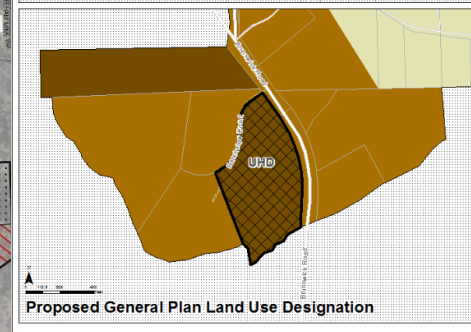
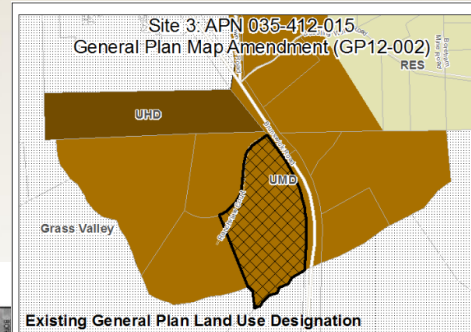
Background

- ▶ Housing Element Rezone Program
- ▶ Unmet Need 699-units of R3 Zoning
- ▶ October 27, 2015: Zoning Established for 532 of 699-units
 - ▶ Certified Project EIR (Board Resolution No. 15-503)
 - ▶ Amended General Plan (Board Resolution No. 15-504)
 - ▶ Amended Zoning on 6 properties (Ordinance No. 2401)
 - ▶ Directed Staff to work with City of Grass Valley to study feasibility of East Bennett Road Properties
- ▶ East Bennett Road Sites
 - ▶ Biological, cultural, traffic studies prepared
 - ▶ Determined Supplemental EIR would be required
- ▶ Summer 2018
 - ▶ County contacted by HCD (AB72)
 - ▶ Threatened to commence Housing Element decertification process if Rezoning program was not completed (AB72)

Site 3

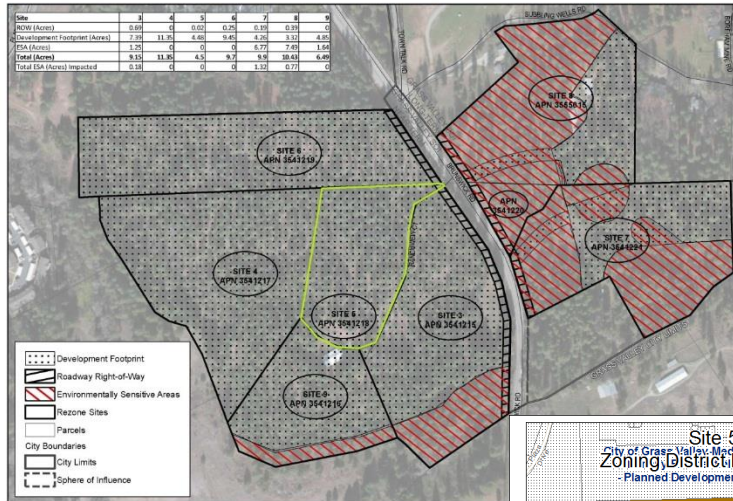


RBF
 2009-2014 HOUSING ELEMENT
 Sites 3-9 - Environmentally Sensitive Areas



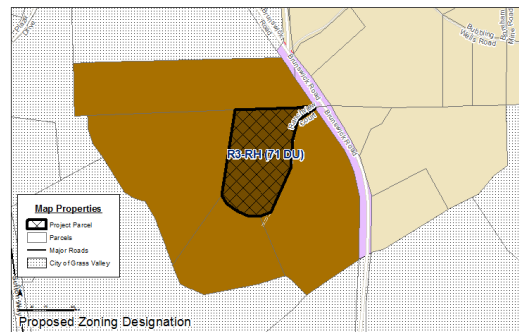
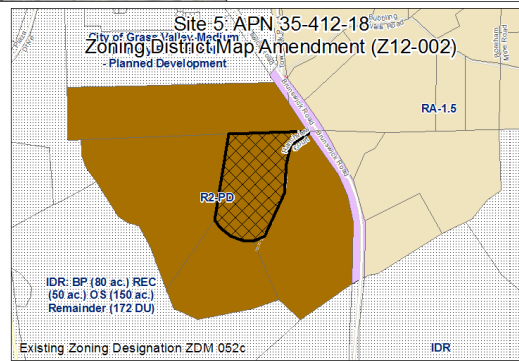
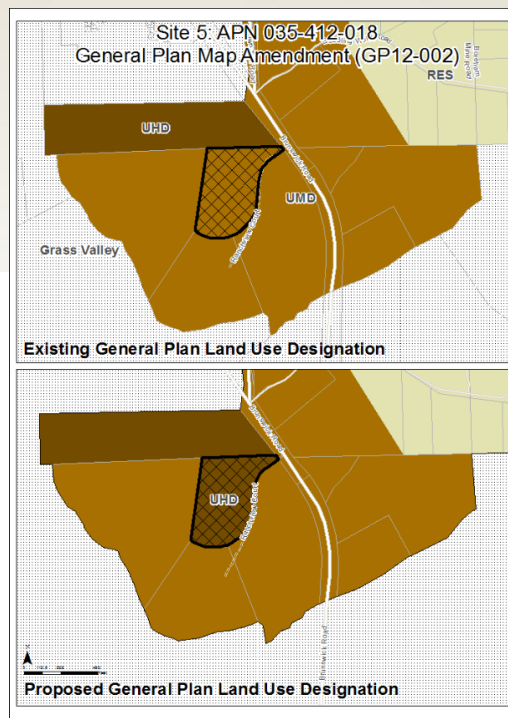
- APN: 035-412-015
- GP: UMD
- Zoning: R2-PD
- GV GP 2020: UMD
- Size: 9.15 ac.
- Existing Density: 54/73
- Development Footprint: 7.39 ac.
- Rezone Density: 118
- PC Recommendation:
 - UHD/ R3-RH (118 DU)**

Site 5



Sites 3-9 - Environmentally Sensitive Areas

Source: Riverside County GIS 2013, ES&B 2013.



- APN: 035-412-018
- GP: UMD
- Zoning: R2-PD
- GV GP 2020: UMD
- Size: 4.50 ac.
- Existing Density: 27/36
- Development Footprint: 4.48 ac.
- Rezone Density: 71
- PC Recommendation:
 - UHD/ R3-RH (71 DU)**

Recommendation

- ▶ Environmental Action: Find that the Final Environmental Impact Report (EIR12-002/ SCH2009072070) certified by the Board of Supervisors on October 27, 2015 (Board Resolution No. 15-503) is adequate for this action and no further environmental review is required pursuant to CEQA Guidelines Section 15162.
- ▶ General Plan Amendment: Approval the attached Resolution for General Plan Amendment (GP12-002) to re-designate Sites 3, 5 from UMD to UHD (*Attachment 1*).
- ▶ Zoning Amendment: Introduce, waive further reading and adopt the attached Ordinance for Zoning Map Amendment Z12-002 to amend Zoning District Map No. 52c to change existing zoning of Sites 3 and 5 to High Density Residential (R3) including adding the Regional Housing Need (RH) Combining District (*Attachment 2*).

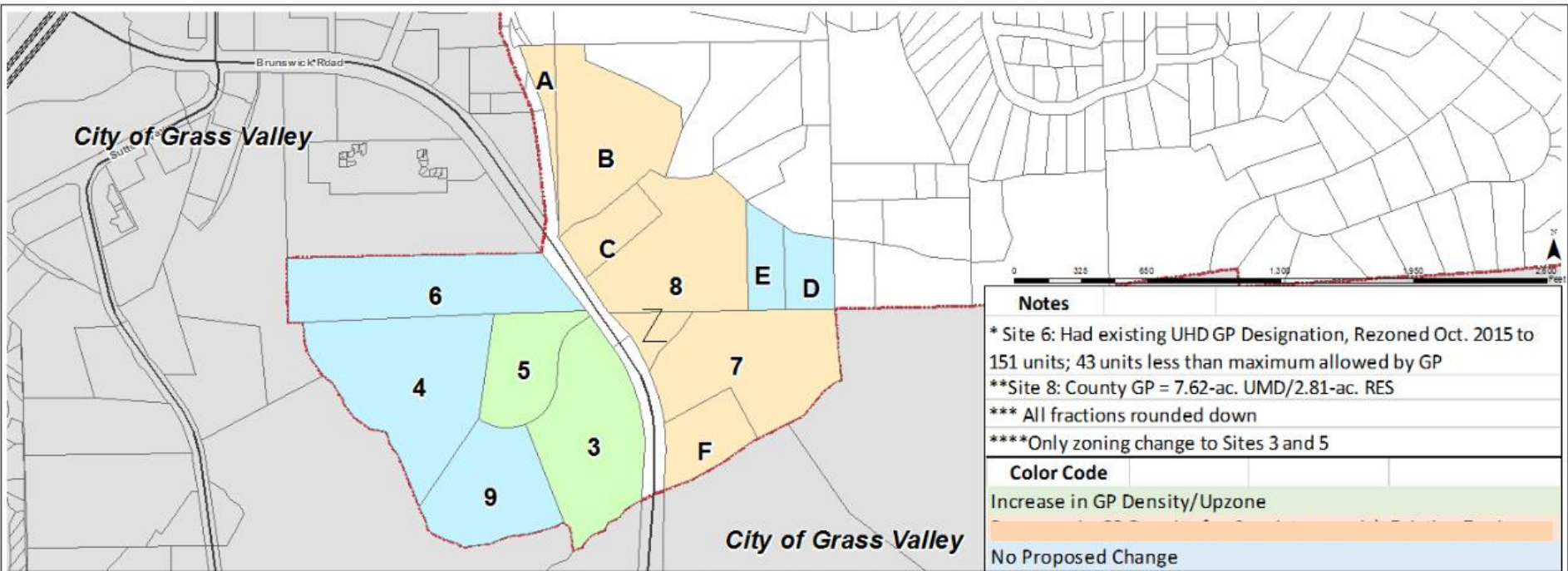


TABLE 1. Brunswick UMD Pod- General Plan Density Breakdown

Site Number	APN	Owner Name	Zoning	CountyGP Designation	Existing			Proposed				
					Acreage	County GP Density***	Grass Valley GP Density***	County GP	County GP Density***	Grass Valley GP Density***	County Density Based on Zoning****	County Zoning****
3	035412015	CRAMER RICHARD A & MINTA I TRSTES	R2-PD	UMD	9.15	54	73	UHD (118 DU)	118	73	118	R3-RH (118 DU)
4	035412017	CRAMER RICHARD A & MINTA I TRSTES	R2-PD	UMD	11.35	68	90	UMD	68	90	68	R2-PD
5	035412018	CRAMER RICHARD A & MINTA I TRSTES	R2-PD	UMD	4.50	27	36	UHD (71 DU)	71	36	71	R3-RH (71 DU)
6*	035412019	VELONIKA	R3-RH	UHD	9.70	194	77	UHD	194	77	151	R3-RH (151 DU)
7	035412021	ROMERO NELSON	RA-1.5	UMD	9.90	59	79	RES	39	79	6	RA-1.5
8**	035550015	FRIEND JAN M & KENNETH H ETAL	RA-1.5	UMD, RES	10.43	56	83	RES	41	83	6	RA-1.5
9	035412016	CRAMER RICHARD A & MINTA I TRSTES	R2-PD	UMD	6.49	38	51	UMD	38	51	38	R2-PD
A	035550007	NEVADA COUNTY HORSEMEN INC	RA-1.5	UMD	1.16	6	9	RES	4	9	1	RA-1.5
B	035550008	NEVADA COUNTY HORSEMEN INC	RA-1.5	UMD	8.41	50	67	RES	33	67	5	RA-1.5
C	035550016	LESTER JAMES L	RA-1.5	UMD	2.33	13	18	RES	9	18	1	RA-1.5
D	035550001	BUCHMAN DAVID A TRSTE ETAL	RA-1.5	RES	1.95	7	15	RES	7	15	1	RA-1.5
E	035550002	ALFERNESS PHILIP L	RA-1.5	RES	2.04	8	16	RES	8	16	1	RA-1.5
F	035412022	STOOKSBERRY GARY D TRSTE ETAL	RA-1.5	UMD	3.00	18	24	RES	12	24	2	RA-1.5
					Total	598	638	Total	642	638	469	
					Difference	-40	+40	Difference	+4	-4	-140	