

## Housing Element REZONE PROGRAM IMPLEMENTATION PROJECT-CONTINUATION

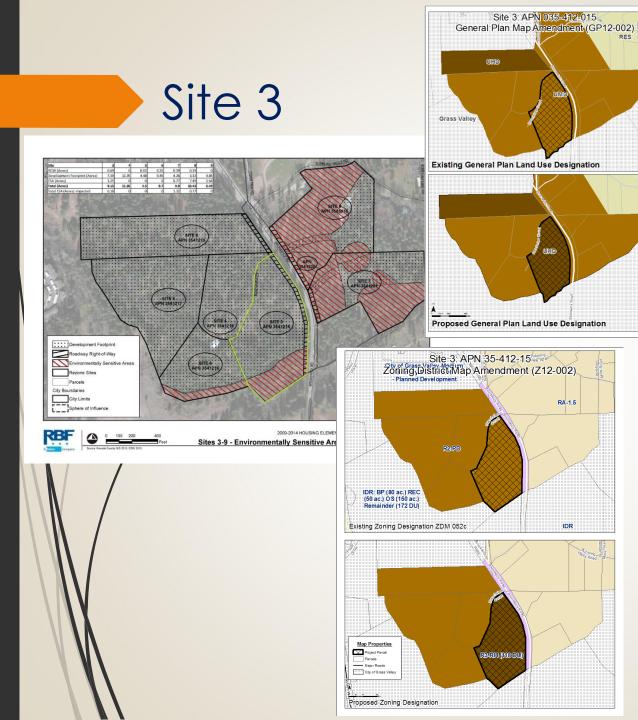
FROM OCTOBER 27, 2015

Board of Supervisors

October 9, 2018

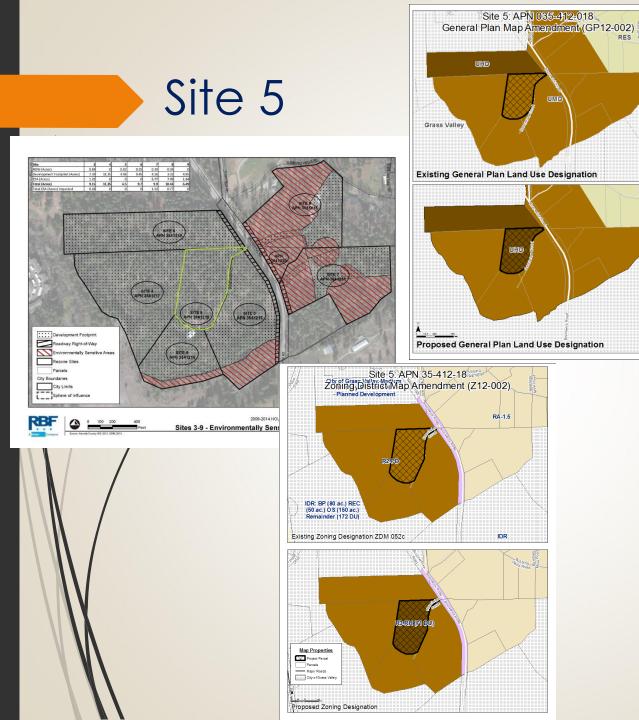
## Background

- 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)



- 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)

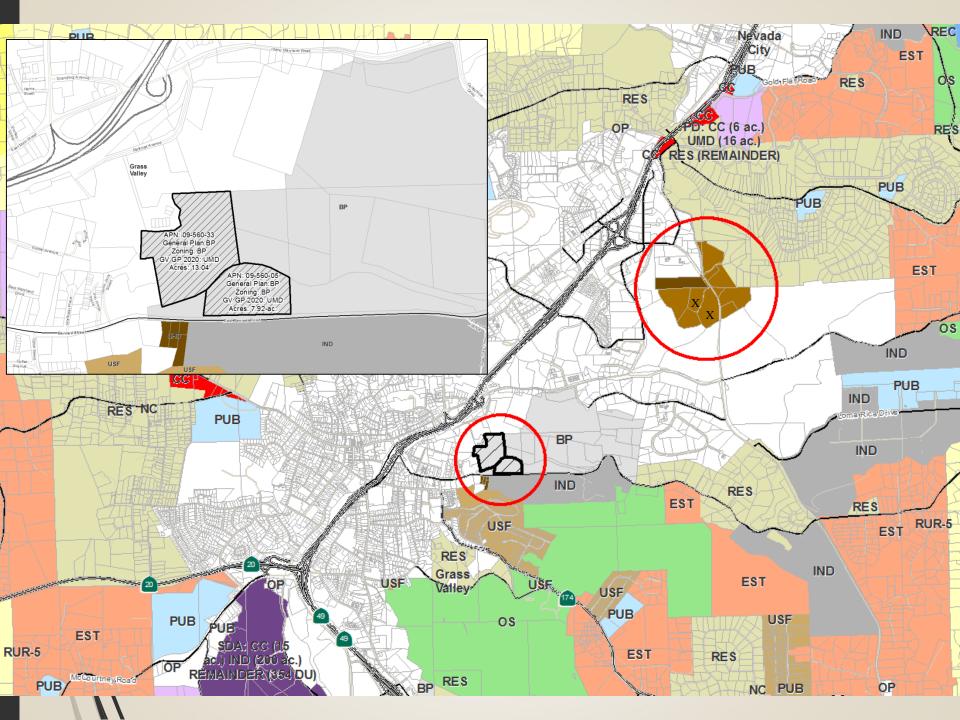


- APN: 035-412-018
- GP: UMD

- 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.
- <u>General Plan Amendment</u>: Approval the attached Resolution for General Plan Amendment (GP12-002) to redesignate 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).



Cit	ty of Gr	ass Valley		B	8	D		Notes * Site 6: Had e	existing UH		tion, Rezoned	Oct. 2015 to
510-57 1000		4	5 9	3	7 F		Vallay	151 units; 43 u **Site 8: Cour *** All fraction	units less th nty GP = 7.6 ins rounder ing change	han maximum 52-ac. UMD/2.8 d down to Sites 3 and	allowed by GI 81-ac. RES	
					City	of Gras	s valley					
							S Valley	No Proposed	Change	1		
				TABLE 1. Brun	swick UMD Pod-		Density Breakdo		Change	Proposed		
Site Number	APN	Owner Name	Zoning	TABLE 1. Brun CountyGP Designation					County GP Density***	Proposed Grass Valley GP Density***	County Density Based on Zoning****	County Zoning****
	APN 035412015	Owner Name CRAMER RICHARD A & MINTA I TRSTES	Zoning R2-PD	CountyGP	swick UMD Pod Existing	General Plar	Density Breakdo Grass Valley	bwn	County GP	Grass Valley	Based on	
3				CountyGP Designation	swick UMD Pod- Existing Acreage	General Plar County GP Density***	Grass Valley GP Density***	County GP	County GP Density***	Grass Valley GP Density***	Based on Zoning****	Zoning****
3 4 5	035412015 035412017 035412018	CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES	R2-PD R2-PD R2-PD	CountyGP Designation UMD UMD UMD	swick UMD Pod- Existing Acreage 9.15 11.35 4.50	County GP Density*** 54 68 27	Grass Valley GP Density*** 73 90 36	County GP UHD (118 DU) UMD UHD (71 DU)	County GP Density*** 118 68 71	Grass Valley GP Density*** 73 90 36	Based on Zoning**** 118 68 71	Zoning**** R3-RH (118 DU) R2-PD R3-RH (71 DU)
3 4 5 6*	035412015 035412017 035412018 035412019	CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES VELONIKA	R2-PD R2-PD R2-PD R3-RH	CountyGP Designation UMD UMD UMD UHD	swick UMD Pod- Existing Acreage 9.15 11.35 4.50 9.70	County GP Density*** 54 68 27 194	Grass Valley GP Density*** 73 90 36 77	County GP UHD (118 DU) UMD UHD (71 DU) UHD	County GP Density*** 118 68 71 194	Grass Valley GP Density*** 73 90 36 77	Based on Zoning**** 118 68 71 151	Zoning**** R3-RH (118 DU) R2-PD R3-RH (71 DU) R3-RH (151 DU)
3 4 5 6* 7	035412015 035412017 035412018 035412019 035412021	CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES VELONIKA ROMERO NELSON	R2-PD R2-PD R2-PD R3-RH RA-1.5	CountyGP Designation UMD UMD UMD UHD UHD	swick UMD Pod- Existing Acreage 9.15 11.35 4.50 9.70 9.90	County GP Density*** 54 68 27 194 59	Grass Valley GP Density*** 73 90 36 77 79	County GP UHD (118 DU) UMD UHD (71 DU) UHD RES	County GP Density*** 118 68 71 194 39	Grass Valley GP Density*** 73 90 36 77 79	Based on Zoning**** 118 68 71 151 6	Zoning **** R3-RH (118 DU) R2-PD R3-RH (71 DU) R3-RH (151 DU) RA-1.5
3 4 5 6* 7 8**	035412015 035412017 035412018 035412019 035412021 035550015	CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES CRAMER RICHARD A & MINTA I TRSTES VELONIKA ROMERO NELSON FRIEND JAN M & KENNETH H ETAL	R2-PD R2-PD R2-PD R3-RH RA-1.5 RA-1.5	CountyGP Designation UMD UMD UMD UHD UMD UMD,RES	swick UMD Pod- Existing Acreage 9.15 11.35 4.50 9.70 9.90 10.43	County GP Density*** 54 68 27 194 59 56	Grass Valley GP Density*** 73 90 36 77 79 83	County GP UHD (118 DU) UMD UHD (71 DU) UHD RES RES	County GP Density*** 118 68 71 194 39 41	Grass Valley GP Density*** 73 90 36 77 79 83	Based on Zoning**** 118 68 71 151 6 6 6	Zoning **** R3-RH (118 DU) R2-PD R3-RH (71 DU) R3-RH (151 DU) RA-1.5 RA-1.5
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