

NCSA Comprehensive Master Plan text
November 22, 2016

2. *A Comprehensive Master Plan Text that includes a discussion of the Resources and Constraints Map and Master Plan as needed to tie in relevant General Plan issues and policies. The following specific items shall be included in the text:*

a. *An analysis of existing and proposed infrastructure including facilities for water, sewage disposal, utilities, fire protection, drainage, and similar facilities.*

The existing water and sewage disposal facilities have been analyzed by Sauers Engineering Inc., please see "Bitney Springs Center –Water and Wastewater System Evaluation" May 13, 2016 report for reference. Existing utilities, and fire protection equipment have been regularly maintained and serviced. The existing drainage has been discussed with NID, and the client will be bringing the existing site drainage system up to NID compliance.

b. *An analysis of off-site and on-site circulation features, including existing and proposed roads, primary access, emergency access, and pedestrian and bicycle pathways.*

Existing on site circulation features includes privately maintained paved roadways, and a collection of well marked one and two way designated routes. Primary access and emergency access routes remain from previous development and will continue to serve the new owner, because the intensity of vehicle use has been reduced from the original owner no new emergency exits are required.

c. *Provisions for phasing of development, if applicable, and how each phase will provide for needed off-site circulation and other infrastructure improvements concurrent with development, in accordance with adopted mitigation measures or conditions of approval.*

The NCSA intends to make immediate accessibility, interior finish material, and plumbing fixture improvements as described in the use permit application. At this time any future development, while being considered by the client, is not considered an immediate need. When this need changes, the administrative staff will coordinate with consultants to develop an updated master plan that complies with Nevada County Planning Department requirements.

d. *A management plan for permanent open space, including a mechanism for ongoing maintenance.*

The NCSA has a permanent onsite caretaker for 24 hour management of their property and also contracts with a landscape service for weekly ground keeping and trimming. NCSA plans to continue these site maintenance measures.

e. *A visual assessment that includes an identification of important views, view corridors, and community design features. The assessment shall include both a written description and photographs that document surrounding natural or man-made features that define the setting and context for the project.*

The NCSA has no plans to modify the existing views, view corridors, and/or community design features at this time.

f. *Site and architectural design strategies to ensure both on-site and off-site compatibility of all existing and proposed land uses, including site development standards and architectural guidelines unique to the*

proposed property. Exhibits, pictures, and/or drawings that represent proposed design features shall be provided.

NCSA has no plans to modify the existing building exterior designs at this time, except modest modifications including new exterior doors, stairs, and ramps as noted in the attached NSCA Use Narrative document dated November 22, 2016. Any new construction will comply with Nevada County site development standards and architectural guidelines.