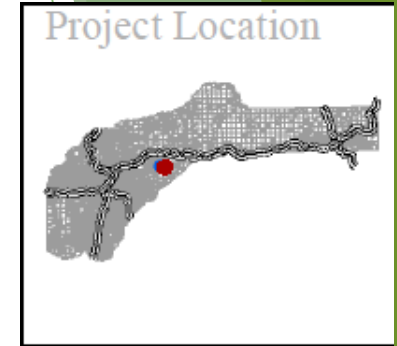


# Mena TPZ Rezone (RZN18-0001)



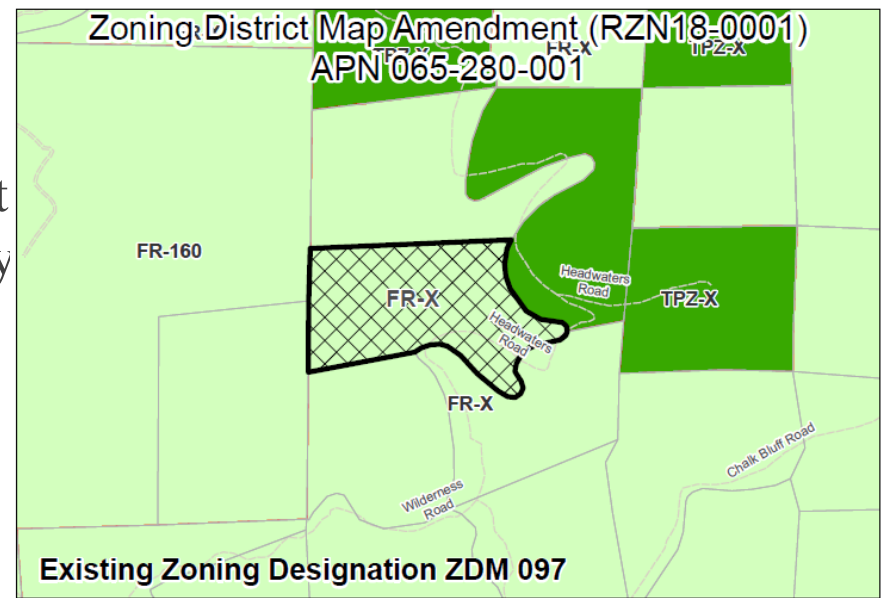
14122 Headwaters Road  
Nevada City, California  
APN: 065-280-001

Board of Supervisors  
March 26, 2019



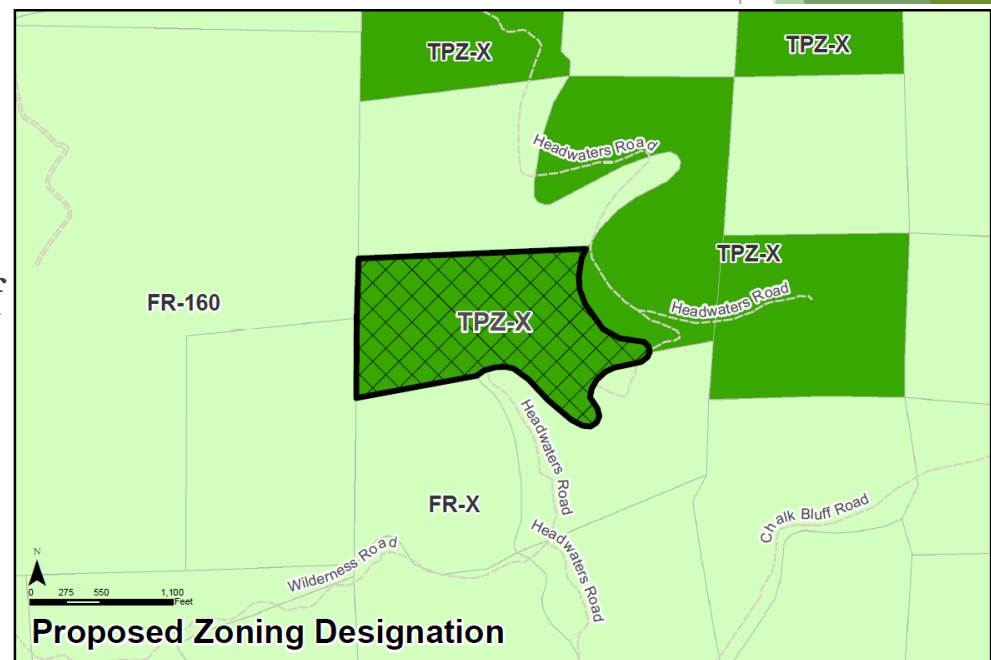
# Existing Zoning: FR-X

- Protection, production and management of timber, timber support uses. A variety of commercial & institutional uses are potentially allowable.



# Proposed Zoning: TPZ-X

- Land devoted to the growing and harvesting of timber, and for compatible uses that do not significantly detract from that use of the land.



# TPZ Criteria

## Forest Management Plan

- Site meets timber stocking standards
- Regular commercial harvesting
- Legal & physical access
- Disease & insect controls
- Thinning & slash disposal program
- Fire protection program
- Erosion control program

# Valuation

- Pine-Mixed Conifer Region,  
Site II Classification: \$88 / acre

## Current FR Zoning

Estimated 2019/20	Assessed Value:	Annual Property Tax:
	\$149,753	\$1,571.18

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## Proposed TPZ Zoning

Estimated	Assessed Value:	Annual Property Tax:
	\$4,785	\$50.20

# Compatibility

## ➤ **General Plan Designation – Forest**

- ✓ The proposed TPZ zoning district is compatible with the Forest General Plan designation

## ➤ **Zoning Designation – TPZ-X**

- ✓ Forest Management Plan demonstrates that the site is appropriate for commercial timber production and harvest

# Recommendations

- Find the rezone statutorily exempt from CEQA pursuant to CEQA Section 15264.
- Adopt the Ordinance to amend Zoning District Map No. 97 to rezone APN 065-280-001 from FR-X to TPZ-X, based on Findings 1-4.