

General Plan Amendment and Rezone PLN21-0051; GPA21-0001; RZN21-0001; EIS21-0002



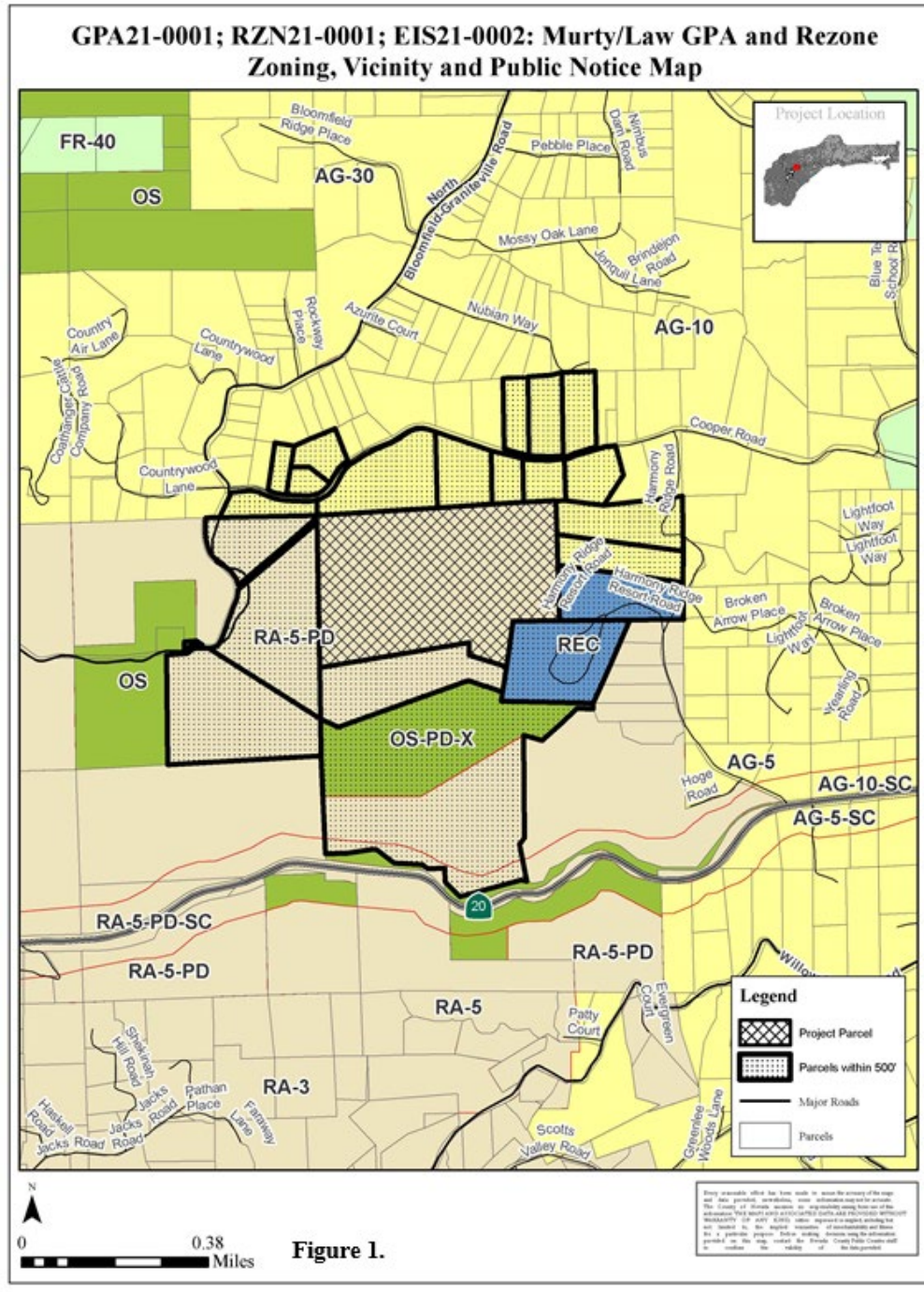
ASSESSOR PARCEL NUMBER: 034-160-001

BOARD OF SUPERVISORS – JANUARY 25, 2022



Project Site

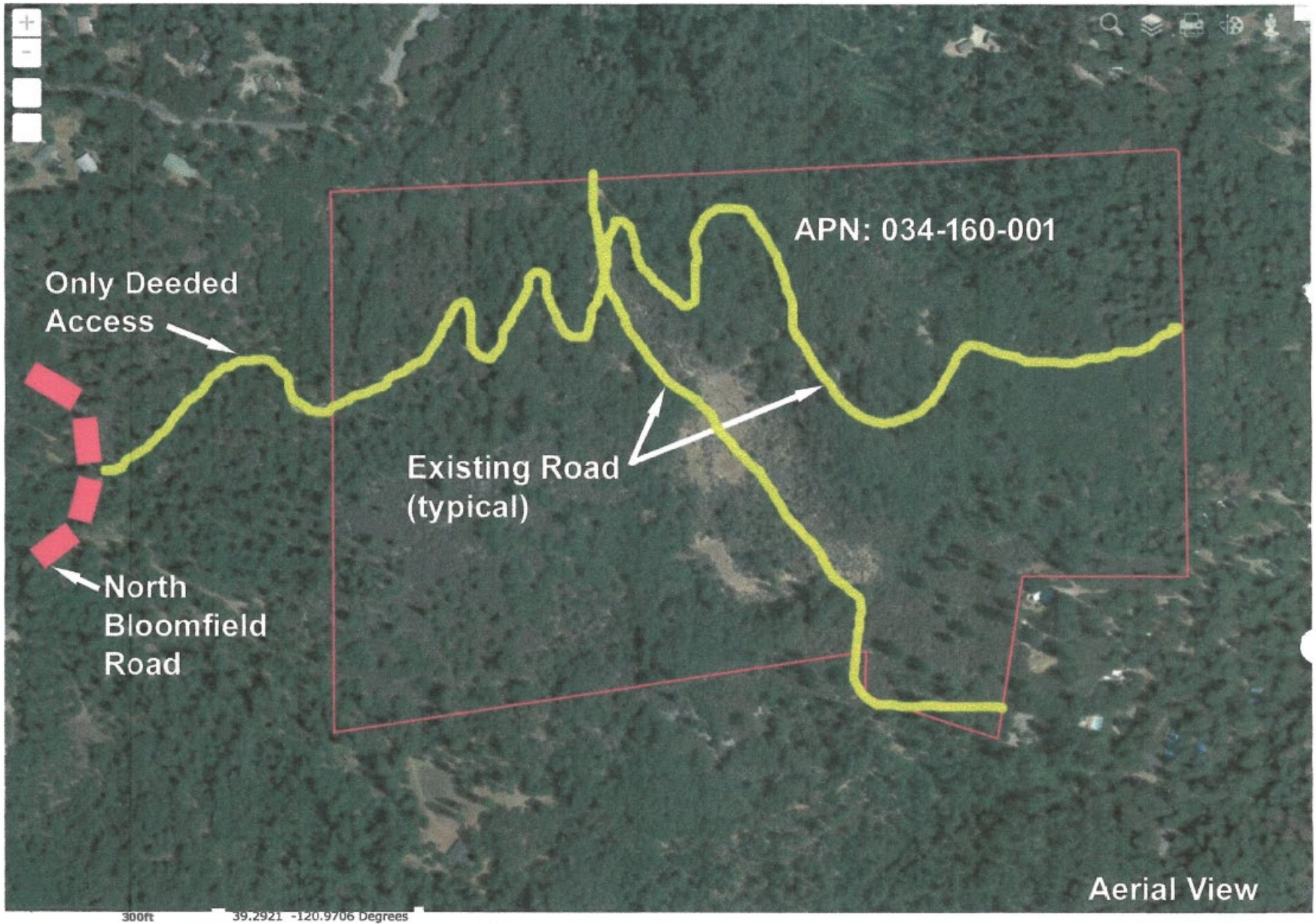
- Located at 10460 Harmony Ridge Road
 - Unincorporated western Nevada County
- Site undeveloped
- Project Site: Approximately 91.01 Acres
- Access: Off-Site easement from North Bloomfield Road
- Water: Well
- Sewage: Septic
- Zoning: Residential Agricultural (RA-5) – Planned Development Combining District (PD)
- General Plan Designation: Rural (RUR-5)



Project Description

- General Plan Land Use Map Amendment:
 - Change from RUR-5 to RUR 20
- Zoning District Map Amendment:
 - Change from Residential Agricultural (RA-5) – Planned Development Combining District (PD) to General Agricultural (AG-20)
- Proposed project does not include proposed development request

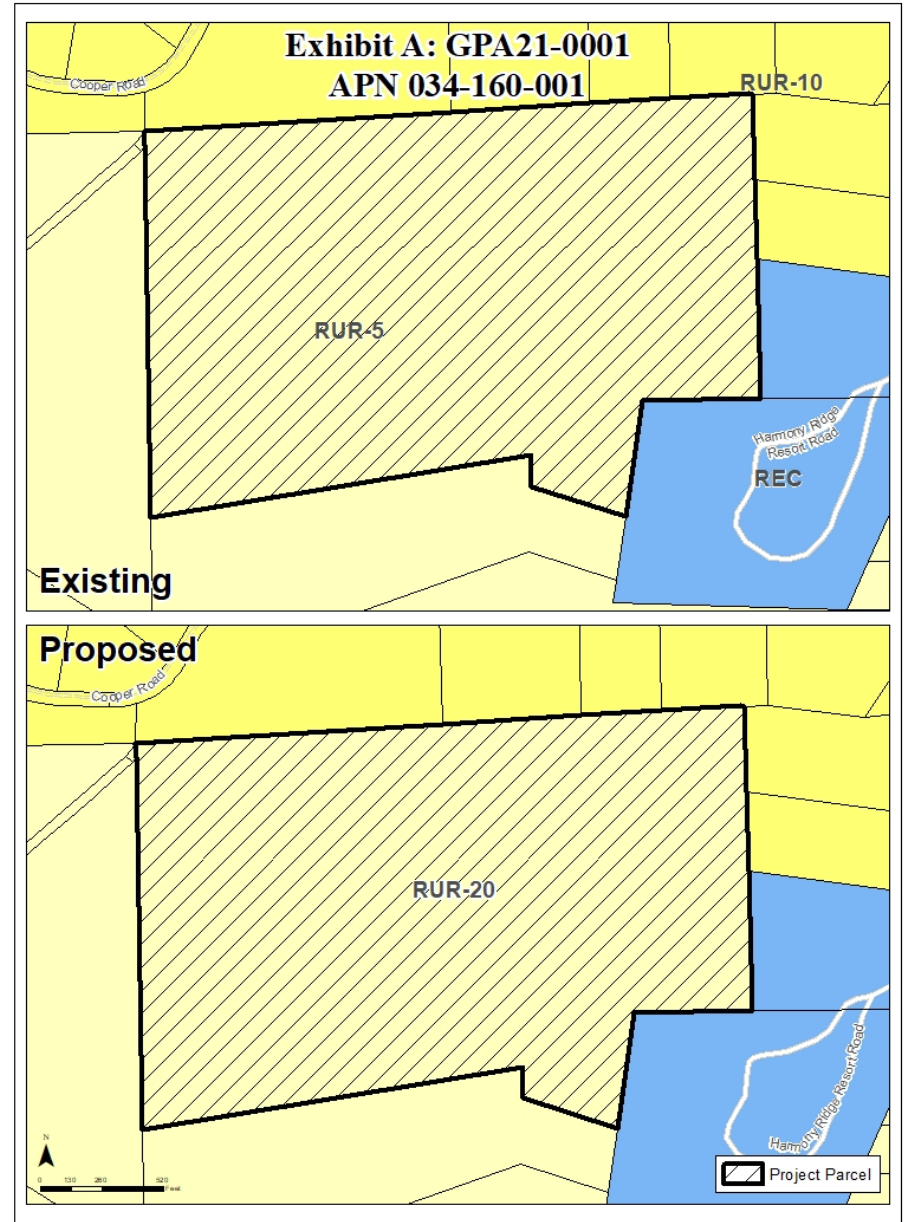
Overall Site Plan



Dylan Murty General Plan Amendment and Zone Change

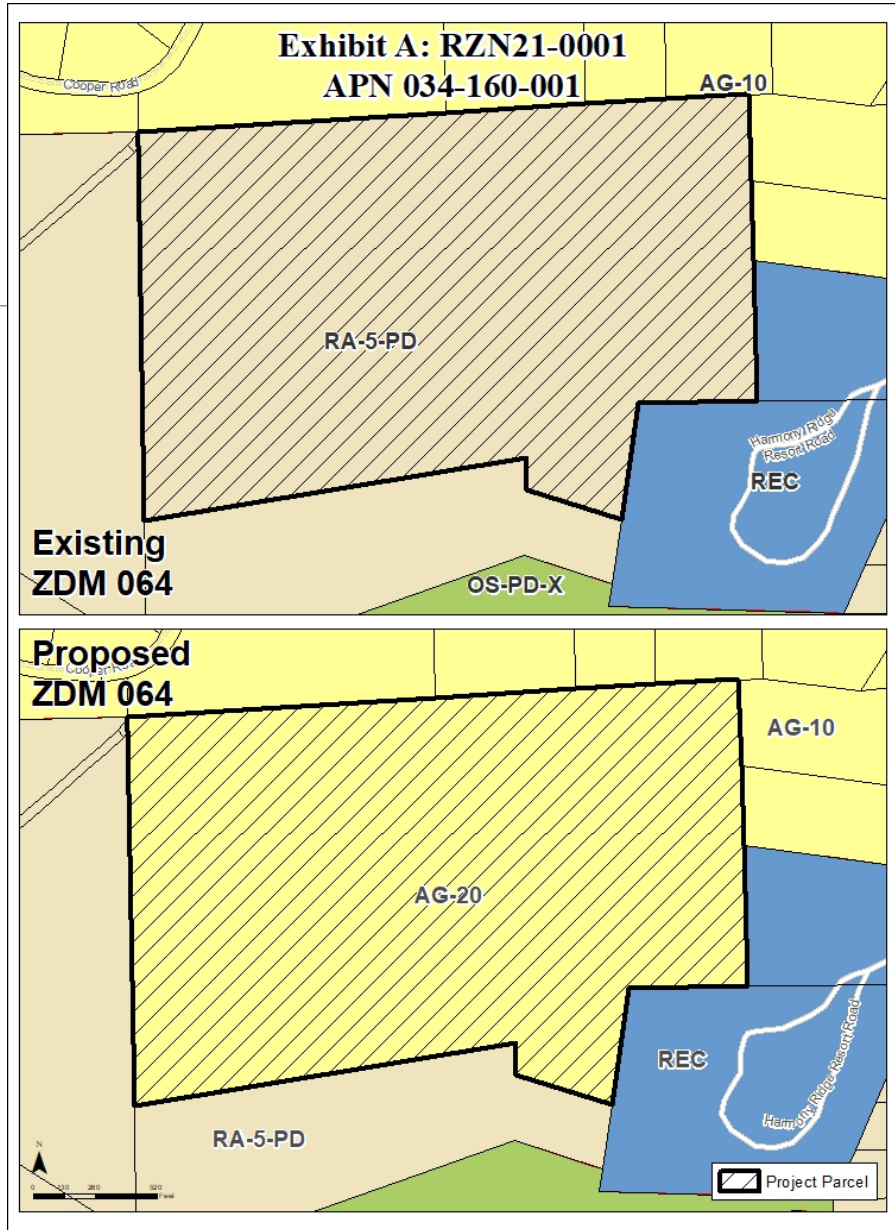
General Plan Amendment

- Existing: Rural – 5 (RUR-5)
- Proposed: Rural – 20 (RUR-20)
- Staff Recommendation:
Recommend that the Board of Supervisors approve the proposed GPA



Zoning Map Amendment

- Zoning District Map 64
- Existing: Residential Agricultural (RA-5) – Planned Development (PD)
- Proposed: General Agricultural (AG-20)
- Staff Recommendation: Recommend that the Board of Supervisors approve the proposed ZMA



Residential Agricultural (RA) & General Agricultural Land Uses (AG)

General Agricultural (AG)

- Dwellings, Single – Family (A)
- Community Care Facilities for 6 or fewer (A)
- Dwelling Groups, consistent with density (UP)
- Bed & Breakfast Inns (UP)
- Medical Clinics & Medical Support Services, non-profit (UP)
- Agricultural Uses and Structures (Equipment Storage Structures, Wholesale Plant Nurseries, Private Stables – (A)
- Wineries – (A)
- Woodyard – (UP)
- Churches – (UP)

Residential Agricultural (RA)

- Dwellings, Single – Family (A)
- Community Care Facilities for 6 or fewer (A)
- Dwelling Groups, consistent with density (UP)
- Bed & Breakfast Inns (UP)
- Medical Clinics & Medical Support Services, non-profit (UP)
- Agricultural Uses and Structures (Equipment Storage Structures, Wholesale Plant Nurseries, Private Stables – (A)
- Wineries – (A)
- Woodyard – (UP)
- Churches – (UP)

Conflicting Uses

- Community Care Facilities for 6 or more – RA (NP), AG (UP)
- Agricultural Support Uses (Farm Equipment Sales and Service, Feed Stores, Feed Lots – RA (NP), AG (UP)
- Retail Plant Nursery – RA (NP), AG (UP)
- Airstrips, Heliports, private – RA (NP), AG (UP)
- Surfacing Mining – RA (NP), AG (UP)
- Camp, Low Intensity RA (NP), AG (UP)
- Commercial Cannabis Cultivation – RA (NP), AG (CADP / CCP)

Zoning and General Plan Consistency

- Project as proposed would change General Plan Land Use and Zoning to be generally consistent with surrounding AG Zoning
- General Plan Policy 2.6: Economic Study – Negligible impact to County's jobs housing balance
- Project site can be developed to meet current development standards in RUR-20 / AG-20 designations

Environmental Review (EIS20-0002)

- Project Specific Draft Initial Study, Circulated Negative Declaration
- Public review between October 8, 2021 and October 27, 2021
- Future development of parcel subject to applicable local, state and federal codes
- Project would not result in a physical disturbance to the environment
- Found that no significant impacts would occur as a result of the Project
- Recommend the Board of Supervisors approve the proposed Negative Declaration

Comments Received on Negative Declaration & Proposed Project – Staff Memorandum

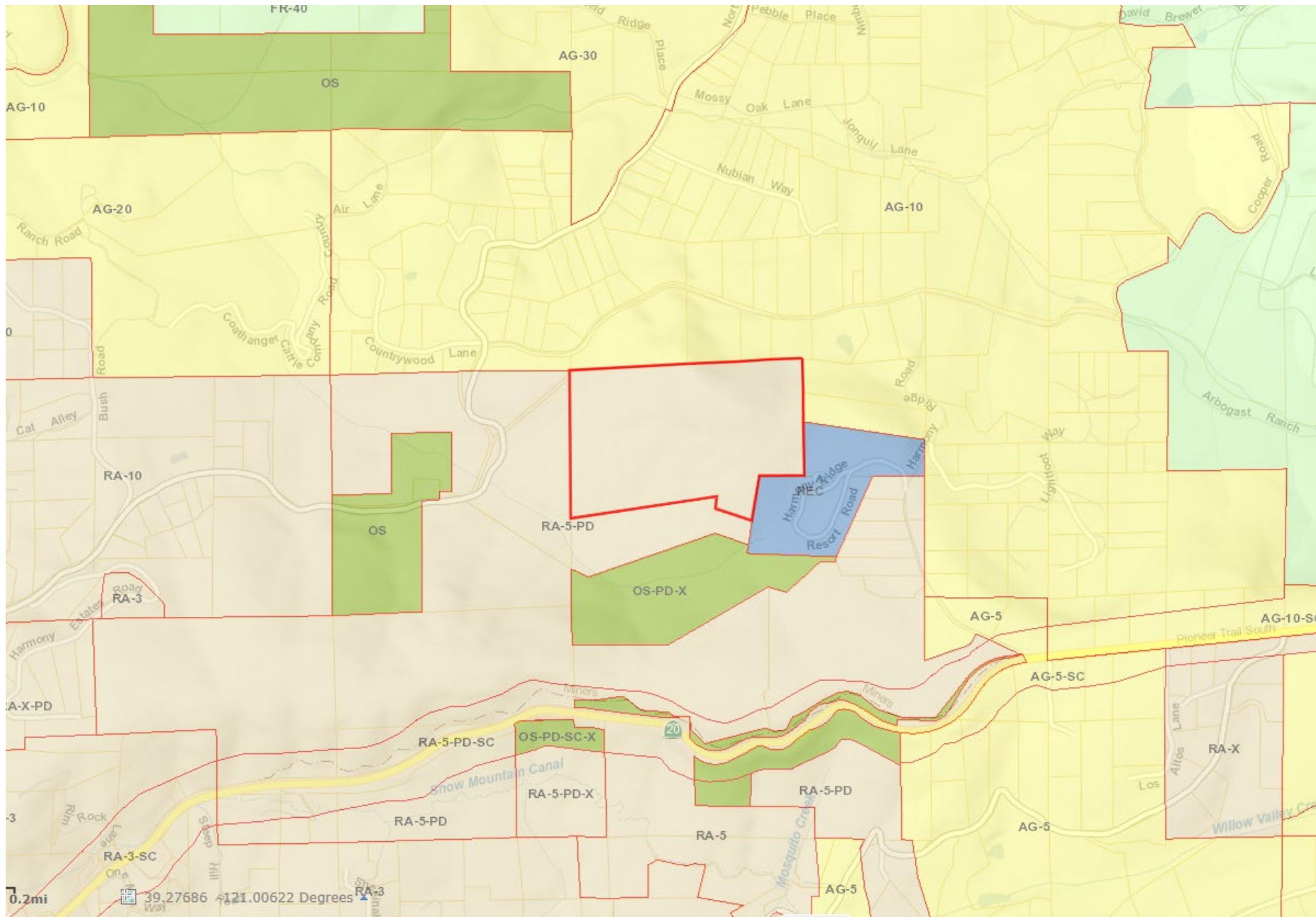
Several Comment Letters were received during the comment period for the Initial Study on the proposed project.

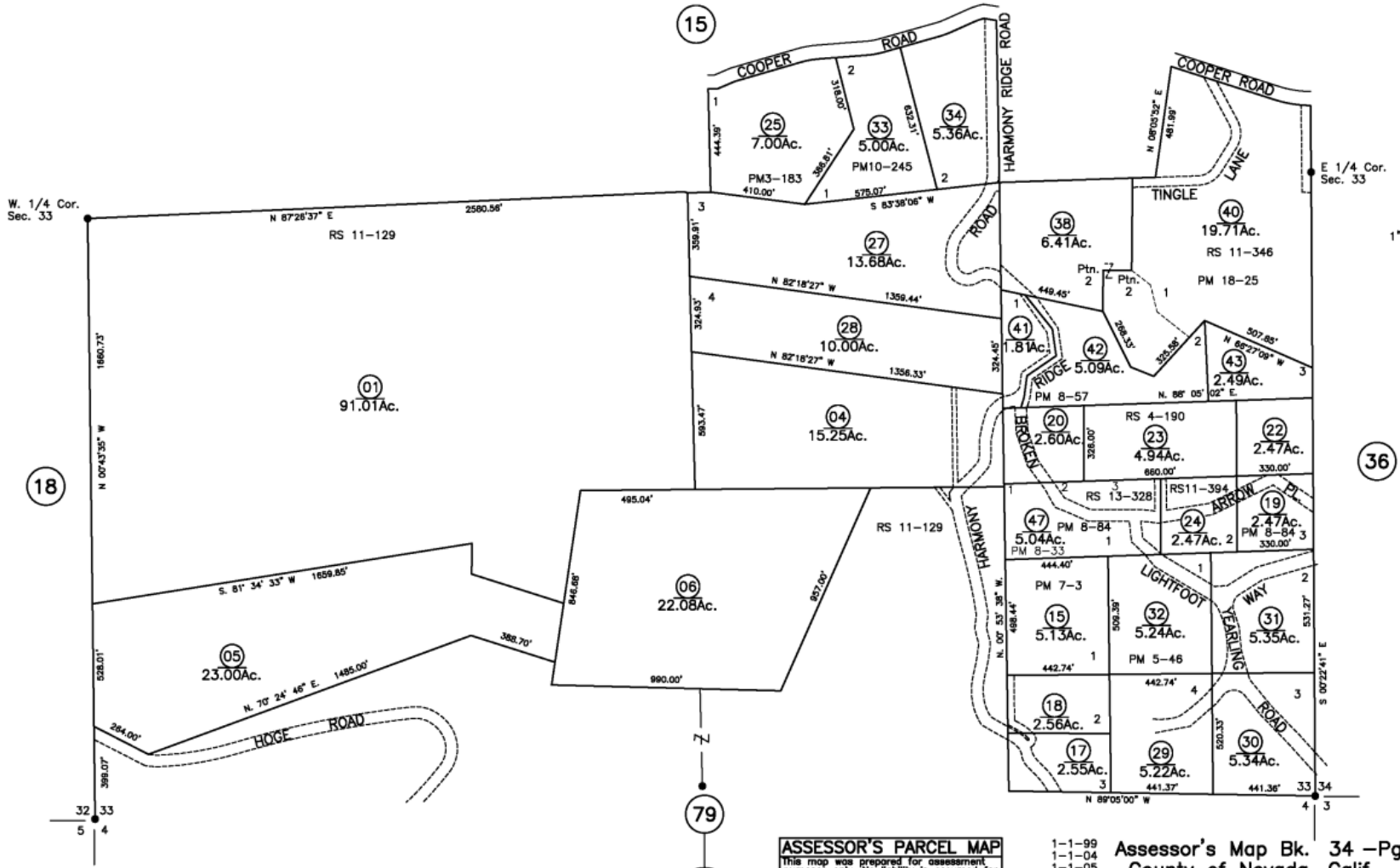
- Summary of Comments Received:
 - *Ground water uses with Cannabis Cultivation:*
 - Comments were received which expressed concern regarding ground water uses with potential future cannabis cultivation.
 - *Project requires an EIR*
 - Comments were received which expressed concern regarding Negative Declaration and that project requires an EIR to evaluate potentially significant impacts regarding potential future cannabis cultivation and groundwater impacts.
- Several public comment letters were received prior to Planning Commission Meeting in support and opposition to the proposed project.
- Code Enforcement Compliance Case (CC21-0270)

Recommendation

Staff recommends the Nevada County Board of Supervisors take the project actions described below and as further recommended by the Nevada County Planning Commission:

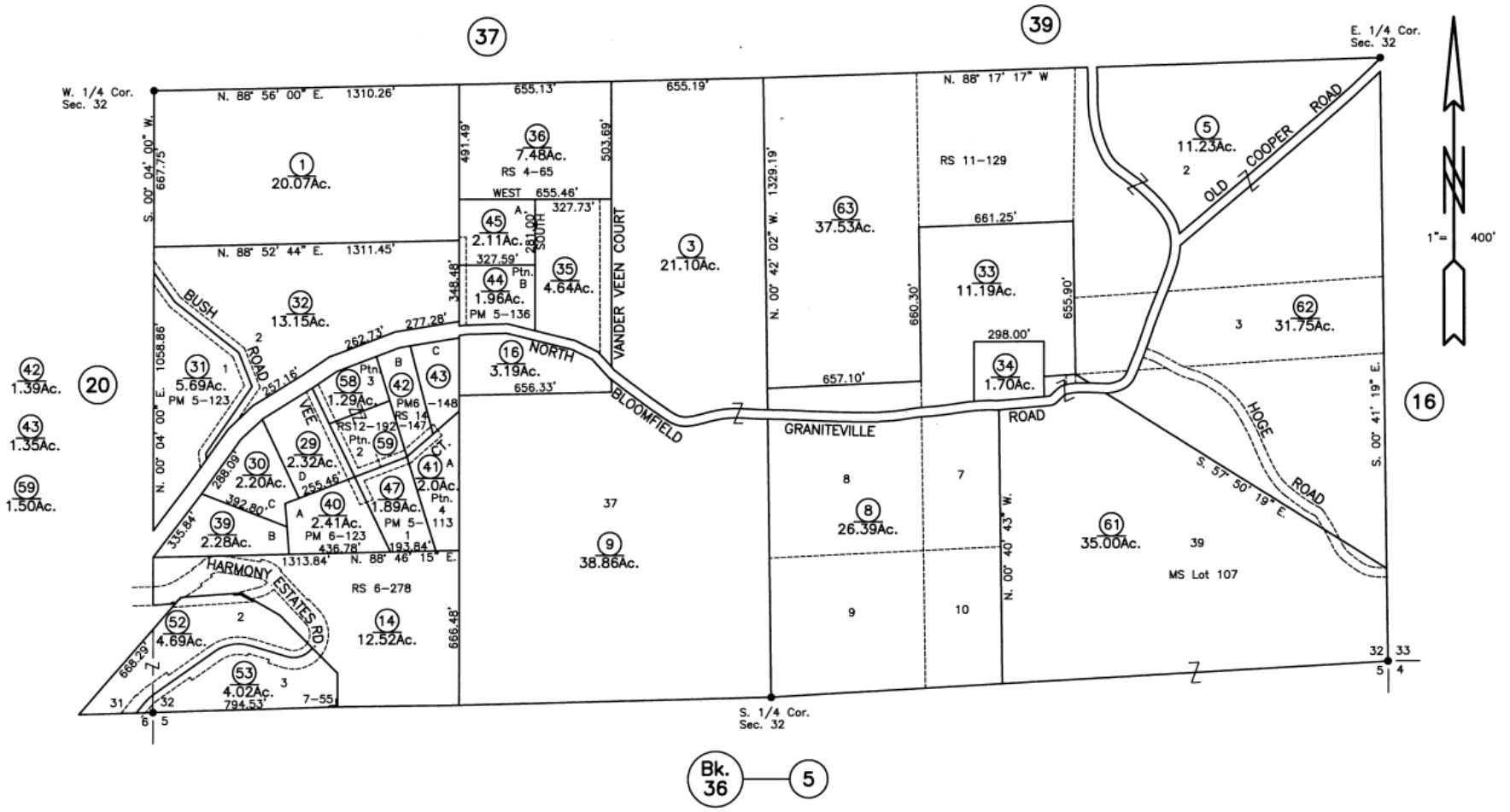
- I. After reviewing and considering the proposed Negative Declaration (EIS21-0002), adopt the attached Resolution, approving the Negative Declaration (EIS21-0002), pursuant to Section 15074 of the California Environmental Quality Act and making the findings contained within the attached Resolution (*Attachment 1*).
- II. Approve the attached Resolution for the proposed General Plan Land Use Map Amendment (GPA21-0001) of Assessor Parcel Number 034-160-001 from Rural - 5 (RUR-5) to Rural - 20 (RUR-20) based on the findings contained within the attached Resolution (*Attachment 2*).
- III. Introduce, waive further reading and adopt the attached Ordinance approving the Zoning District Map Amendment (RZN21-0001) to amend Zoning District Map No. 64 to rezone Assessor Parcel Number 034-160-001 from Residential Agricultural – 5 (RA-5) with Planned Development (PD) Combining District to General Agricultural – 20 (AG-20) based on the findings contained within the attached Ordinance (*Attachment 3*).





ASSESSOR'S PARCEL MAP
This map was prepared for assessment purposes only. No liability is assumed for the accuracy of data shown. Assessor's parcels may not comply with local lot-split or building site ordinances.

1-1-99
1-1-04
1-1-05
1-1-08
1-1-11
Assessor's Map Bk. 34 -Pg. 16
County of Nevada, Calif.
1998



ASSESSOR'S PARCEL MAP
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- 1-1-01
- 1-1-03
- 1-1-04
- 1-1-05

Assessor's Map Bk. 34 -Pg. 18
County of Nevada, Calif.
2000