



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-9851 <http://mynevadacounty.com>

Steven L. DeCamp
Community Development Agency Director

Brian Foss
Planning Director

**NEVADA COUNTY BOARD OF SUPERVISORS
Board Agenda Memo**

MEETING DATE: November 10, 2015

TO: Board of Supervisors

FROM: Nevada County Planning Department

SUBJECT: Continuation of the October 27, 2015 Housing Element Rezone Implementation Project (GP12-002; Z12-002; EIR12-002) Public Hearing Regarding Sites 3 and 5.

RECOMMENDATION:

- I. 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.
- II. Project Action:
 1. General Plan Amendment: Approved the attached Resolution for General Plan Amendment GP12-002 to re-designate Sites 3 and 5 to Urban High Density (*Attachment 1*).
 2. Zoning Amendment: 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 sites to High Density Residential (R3) including adding the Regional Housing Need (RH) Combining District (*Attachment 2*).

FUNDING: This project impacts the General Fund for staff time. No budget amendments are required.

ATTACHMENTS:

1. Draft Board Resolution: General Plan Amendments
2. Draft Board Ordinance: Zoning District Map Amendments

BACKGROUND:

On October 27, 2015, the Board of Supervisors after certifying the project specific Environmental Impact Report (EIR12-002/SCH2009072070) (Board Resolution No. 15-502), approving a Resolution amending the General Plan Land Use Designation of Sites 12, 14, 15 and 16 to Urban High Density (Board Resolution No. 15-504), and adopting an Ordinance amending specific Zoning District Maps to change the zoning of Sites 6, 11, 12, 14, 15 and 16 to high density residential or the equivalent of high density residential including adding the Regional Housing Need Combining District (Ordinance No. 2401), continued the consideration of Sites 3 and 5 within the Grass Valley Sphere of Influence to allow the County and City an opportunity to develop an agreement that would essential shift the anticipated units from Sites 3 and 5 to properties on East Bennett Road in the City Sphere of Influence (APNs 09-560-33 and 09-560-05). Should an mutually acceptable agreement between the City and County not be reached, staff recommends the Board of Supervisors take the actions provided below effectively re-designating Sites 3 and 5 to high density residential which will provide for an additional 189-units of high density residential zoning to the sites that were previously re-designated/rezoned on October 27, 2015. In taking this action the Board will complete the County's State Mandated rezoning requirements addressing the County's unmet Regional Housing Need Allocation per General Plan Housing Element Policy HD-8.1.1.

RECOMMENDATION: Staff recommends that the Board of Supervisors take the following actions:

- I. 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.

- II. Project Action:
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Item Initiated by: Tyler Barrington, Principal Planner

Approved by: Brian Foss, Director of Planning