

Mena TPZ Rezone (RZN21-0002)



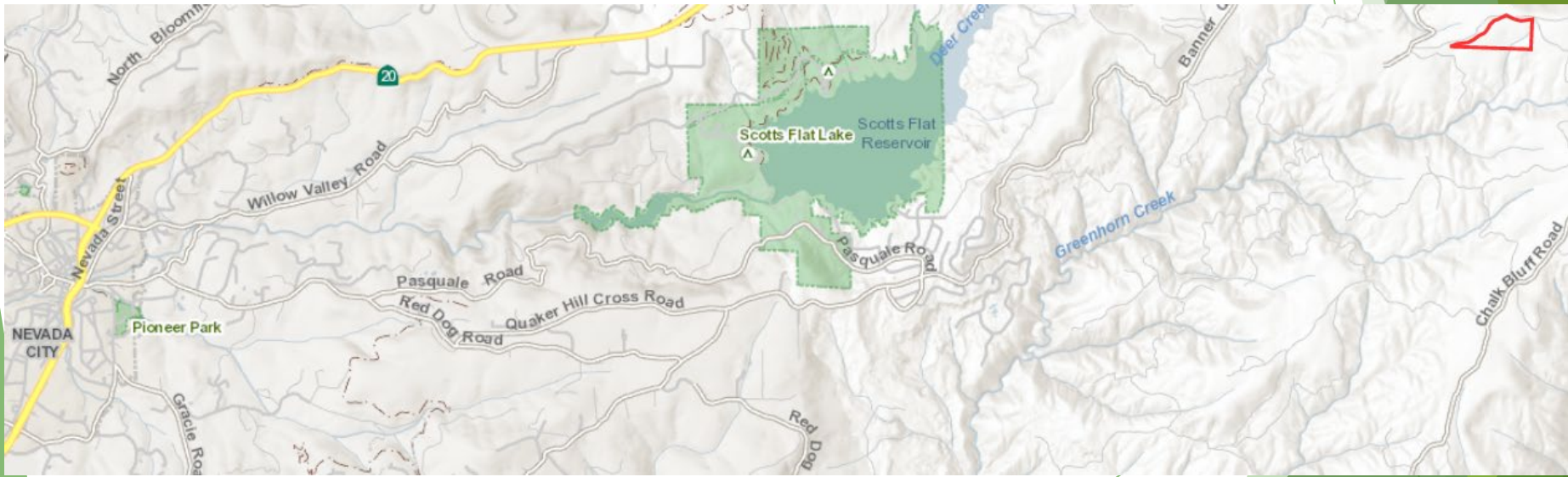
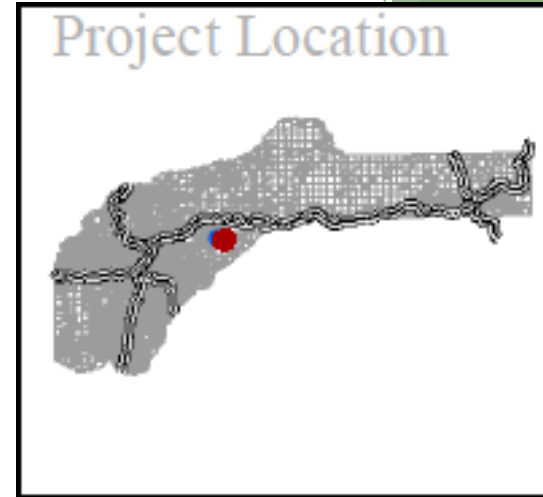
22765 Banner Quaker Hill Road
Nevada City, California
APN: 065-270-005

Board of Supervisors
November 9, 2021



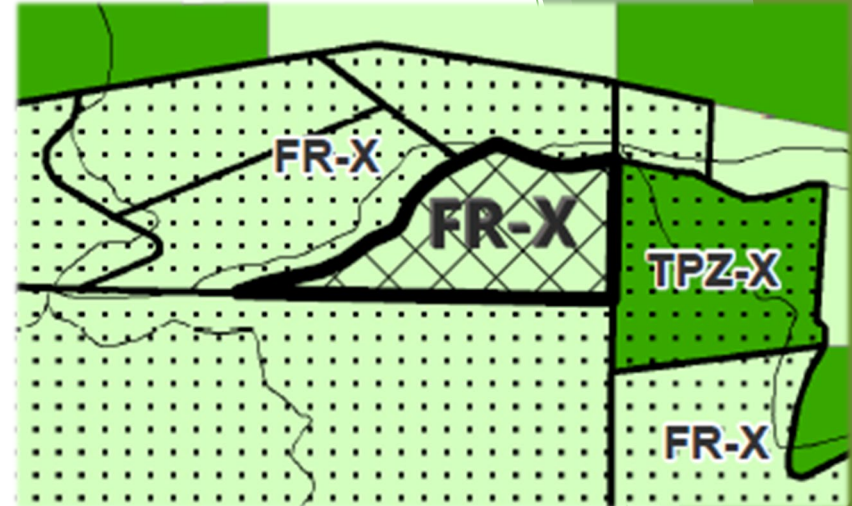
Property Details

- 55.04 acres
- Zoning District Map 87
- FOR-160



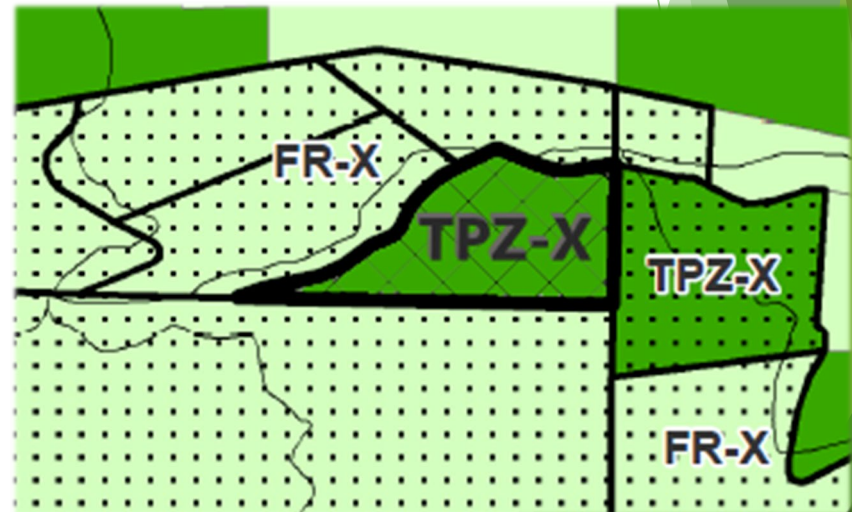
Existing Zoning: FR-X

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



Proposed Zoning: TPZ-X

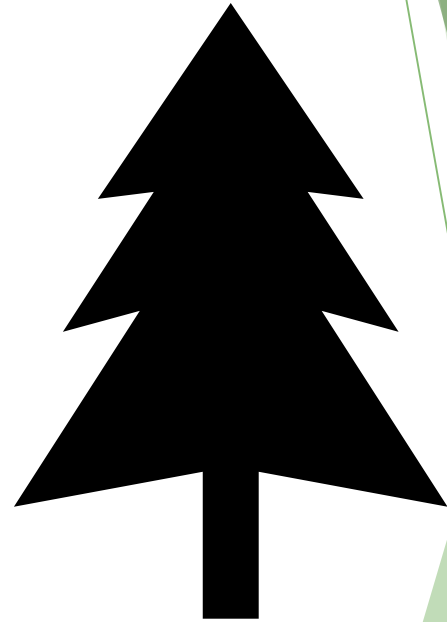
- Land devoted to the growing and harvesting of timber, and for compatible uses that do not significantly detract from that use of the land.



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 I Classification: \$131 / acre

Current FR Zoning

Estimated 20/21	Assessed Value:	Annual Property Tax:
	\$209,144	\$2,224.00

Proposed TPZ Zoning

Estimated	Assessed Value:	Annual Property Tax:
	\$22,668.00	\$267.90

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

- In accordance with a recommendation from the Planning Commission on August 12, 2021:
- Find the rezone statutorily exempt from CEQA pursuant to CEQA Section 15264.
- Recommend Adoption of the Ordinance to amend Zoning District Map No. 87 to rezone APN 065-270-005 from FR-X to TPZ-X, based on Findings 1-4.

Recommendations II

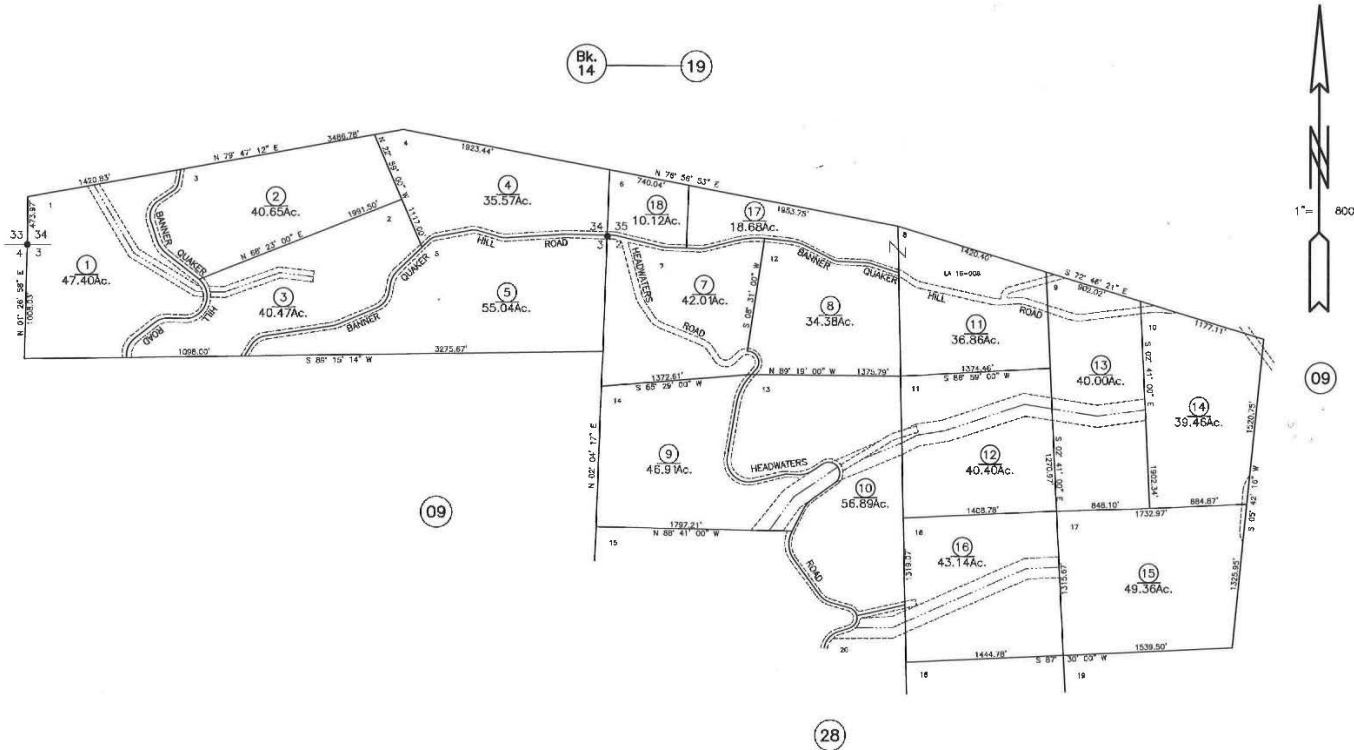
- ▶ Environmental Action: Recommendation that the Board of Supervisors find that the adoption of timberland preserve zones is statutorily exempt from the requirement to prepare an EIR or Negative Declaration pursuant to Section 15264 of the CEQA Guidelines.
- ▶ Project Action: Zoning District Map Amendment (RZN21-0002): Recommendation that the Board of Supervisors adopt the attached Ordinance amending Zoning District Map (ZDM) Number 87 to rezone APN: 065-270-005 from Forest with the Subdivision Limitation Combining District (FR-X) to Timberland Production Zone with the Subdivision Limitation Combining District (TPZ-X), based on the findings contained with the Ordinance

Assessors Parcel Map

SEC. 2, 3 & 34 T.16,17N., R. 10 E., M.D.B. & M.

Tax Area Code
68-007

65-27



C.H SIEMENS, etal PM Bk. 11, Pg. 210

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.

Assessor's Map Bk. 65 -Pg. 27
County of Nevada, Calif.
1977

LAST UPDATE 09-28-16

TM 09/16