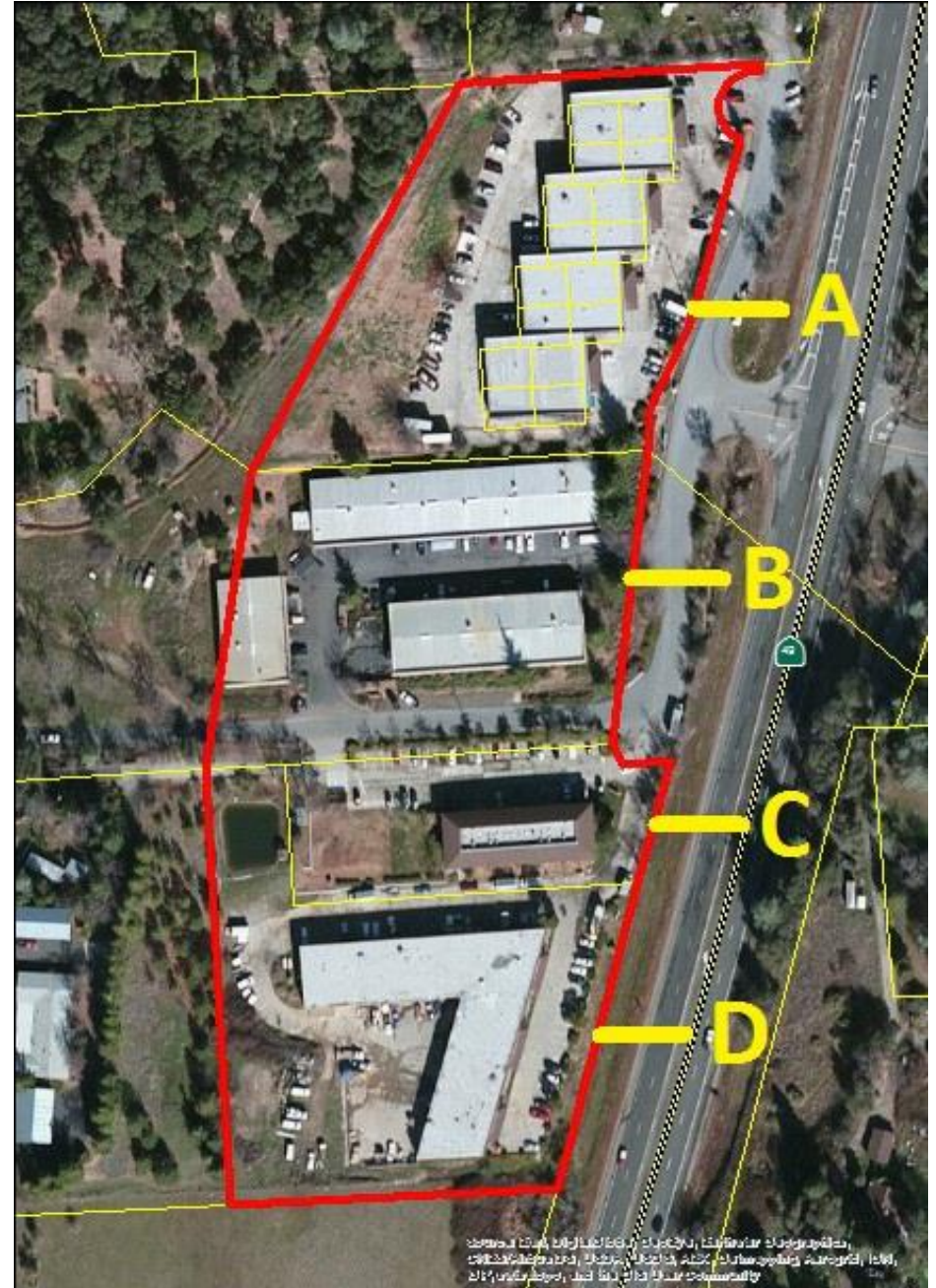
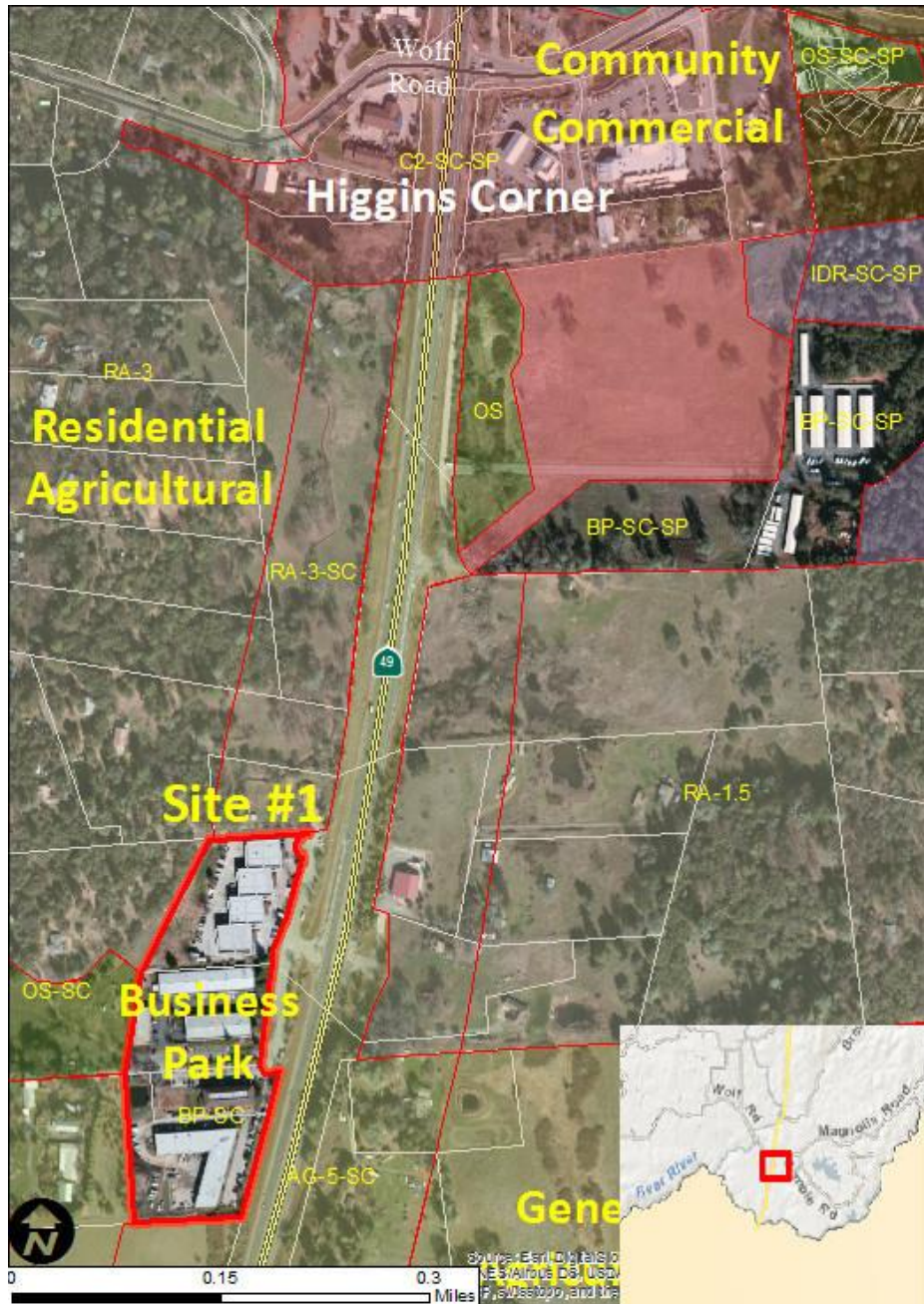


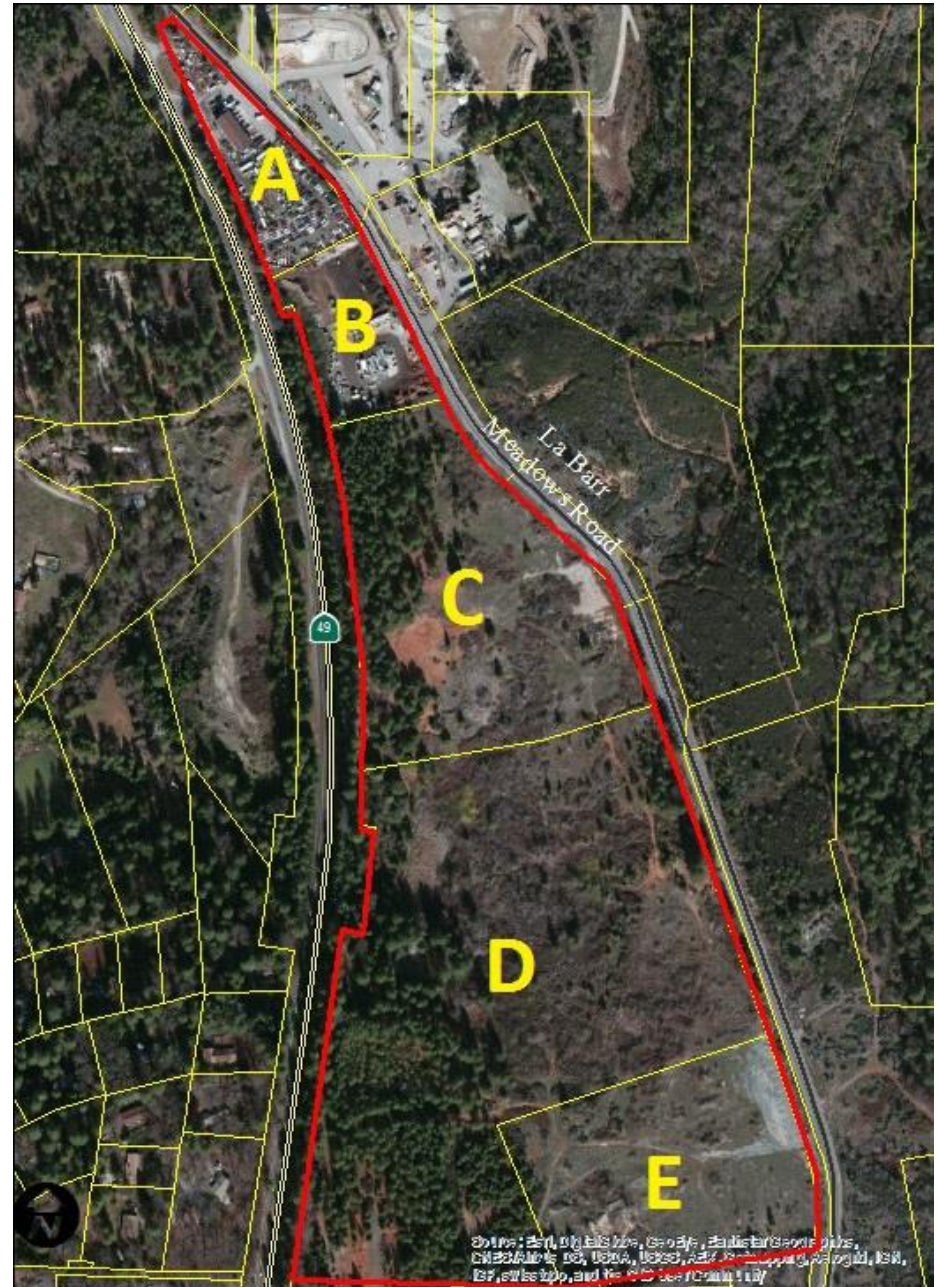
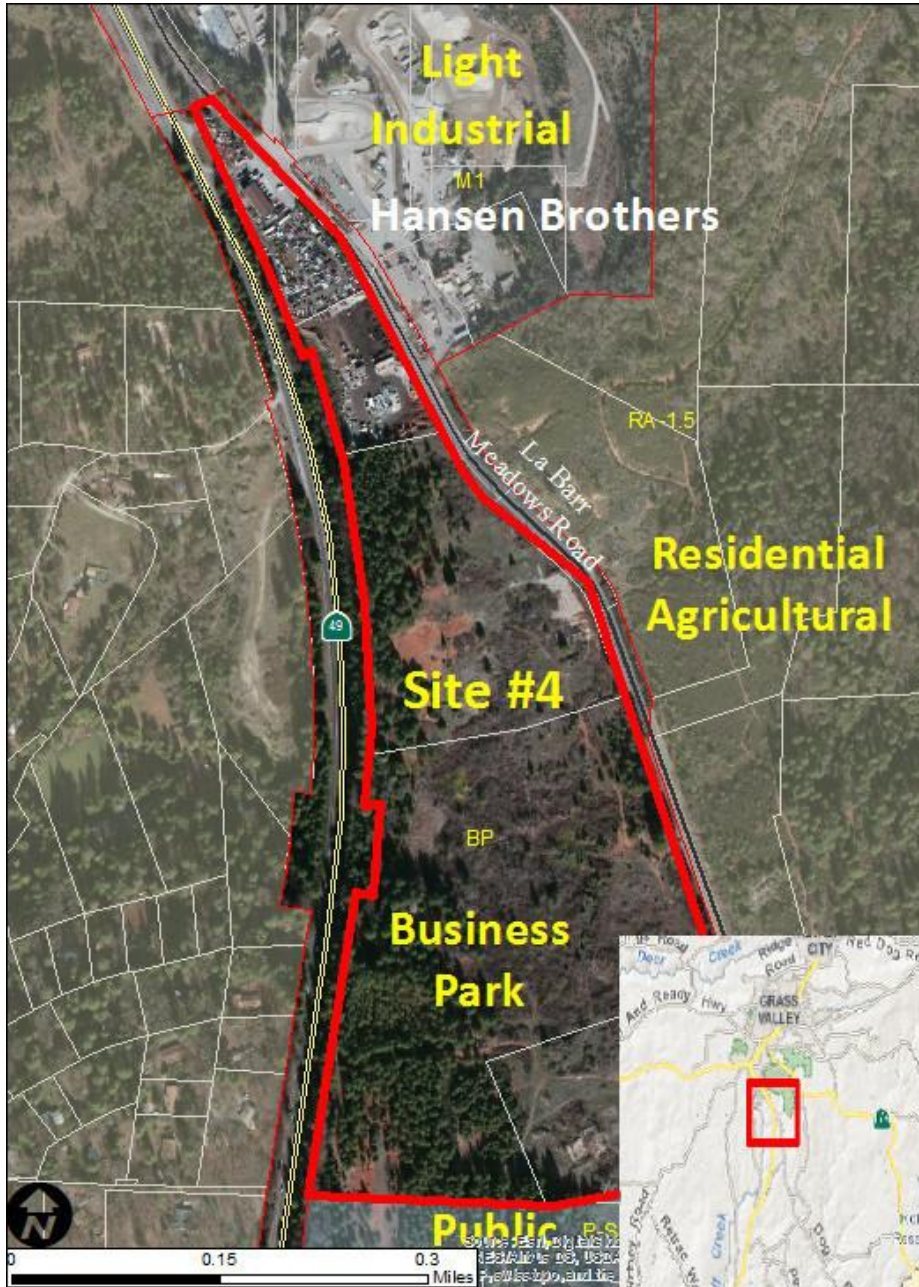
ATTACHMENT 8 – BUSINESS PARK SITE #1 – STREETER ROAD



Site #1	9.6 acres of BP comprised of 20 parcels (or portions of larger parcels) General Plan Designation – Business Park (BP) Zoning District – Business Park with Scenic Corridor Combining District (BP-SC)			
Location	Supervisor District II Streeter Road, 0.5 miles south of Hwy. 49 and Combie/Wolf Rd. intersection Lake of the Pines Community Region			
Parcel Label	A – 2.91 Acres	B – 2.69 Acres	C – 1.15 Acres	D – 2.85 Acres
Assessor's Parcel Number(s)	57-250-01 through 57-270-16	57-071-62	57-210-05	57-210-06
Existing Development	Carpet 1, Euro Motors, Muffler Shop, Welding	Boat Shop, Auto Repair, Metal Lathes, 4x4 Part Fabrication	Office Professional, Counseling Services	Jiu Jitsu, Hay Barn, Auto Body, U-Haul, Sudden Link
Analysis Statement	Site is built out with industrial, commercial, and office-professional uses. Vehicle and material storage occupy many parking areas. Compressor sounds are emitted from open garage bay doors and delivery trucks are constant. The site is buffered from adjacent land uses to minimize incompatibility and existing businesses closely align with industrial land use designation with direct access to Highway 49.			
Recommendation	All Parcels Land Use – Industrial (IND) All Parcels Zoning District – Light Industrial with Scenic Corridor Combining District (M1-SC)			



ATTACHMENT 8 – BUSINESS PARK SITE #4 – HIGHWAY 49 and LA BARR MEADOWS RD.



Site #4	50.1 acres comprised of 5 parcels General Plan Designation – Business Park (BP) Zoning District – Business Park (BP)		
Location	Supervisor District II Hwy. 49 and La Barr Meadows Rd., 1 mi. south E. McKnight Way Grass Valley Community Region		
Parcel Label	A – 2.45 Acres	B – 2.56 Acres, C – 11.3 Acres	D – 25.49 Acres, E – 8.3 Acres
Assessor's Parcel Number	22-140-41	22-140-43, 22-160-04	22-160-06, 22-160-33
Existing Development	Kilroy's Auto Recycling	Rare Earth Landscape	Vacant
Analysis Statement	Existing development on the north end is medium-heavy industrial. Site buffered from adjacent development by roadways. Located within the near-term sphere of influence and pending annexation to the City of Grass Valley with preliminary zoning for industrial uses.		
Recommendation	All Parcels Land Use – Industrial (IND) All Parcels Zoning District – Light Industrial (M1)		



ATTACHMENT 8 – BUSINESS PARK SITE #6 – PENN VALLEY VILLAGE CENTER



Site #6	10.92 acres comprised of 2 parcels General Plan Designation - Business Park Zoning District – Business Park with Site Performance Combining District (BP-SP)	
Location	Supervisor District IV Spenceville Dr., Penn Valley Penn Valley Village Center	
Parcel Label	A – 4.77 Acres	B – 6.15 Acres
Assessor's Parcel Number	51-151-09	51-160-02
Existing Development	Vacant	Single Family Residential
Analysis Statement	Located in the Penn Valley Village Rural Center Area Plan Parcel A is vacant land designated as the future home of Penn Valley Community Cultural Center. Parcel B is adjacent to schools and there is no perceived interest or benefit to rezone from Business Park.	
Recommendation	Land Use – Commercial Zoning District – Community Commercial (C2-SP)	No Change (BP-SP)



ATTACHMENT 8 –BUSINESS PARK SITE #8 – KENNY RANCH



Site #8	26.2 acres comprised of 1 parcel (portion thereof) General Plan Designation – Planned Development Zoning District – Business Park with Planned Development and Site Performance Combining Districts (BP-PD-SP)
Location	Supervisor District III Rough and Ready Highway, 0.5 mi. west of Ridge Road
Assessor's Parcel Number	52-160-45
Existing Development	Vacant Land
Analysis Statement	Part of larger Planned Development that is no longer envisioned by current owners. Residential impacts less than BP industrial. Should a residential project be proposed site has subdivision challenges with County dead-end road limits and wastewater requirements. Current Site Performance criteria requires an EIR and Comprehensive Master Plan for entire remaining Kenny Ranch which may prevent broadly supported projects from moving forward.
Recommendation	Land Use – Planned Development (PD) Zoning District – Residential Agricultural (RA-SP)



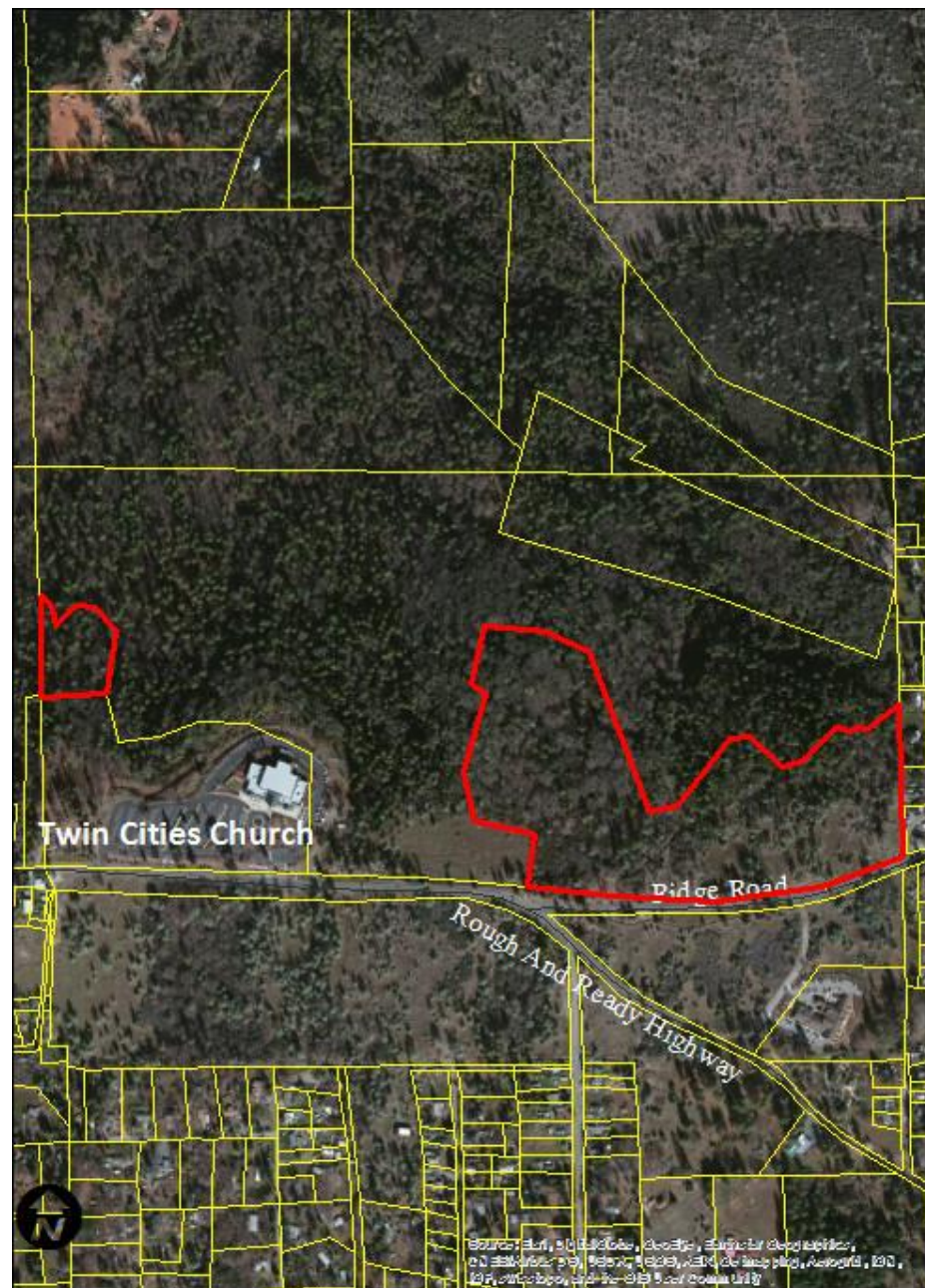
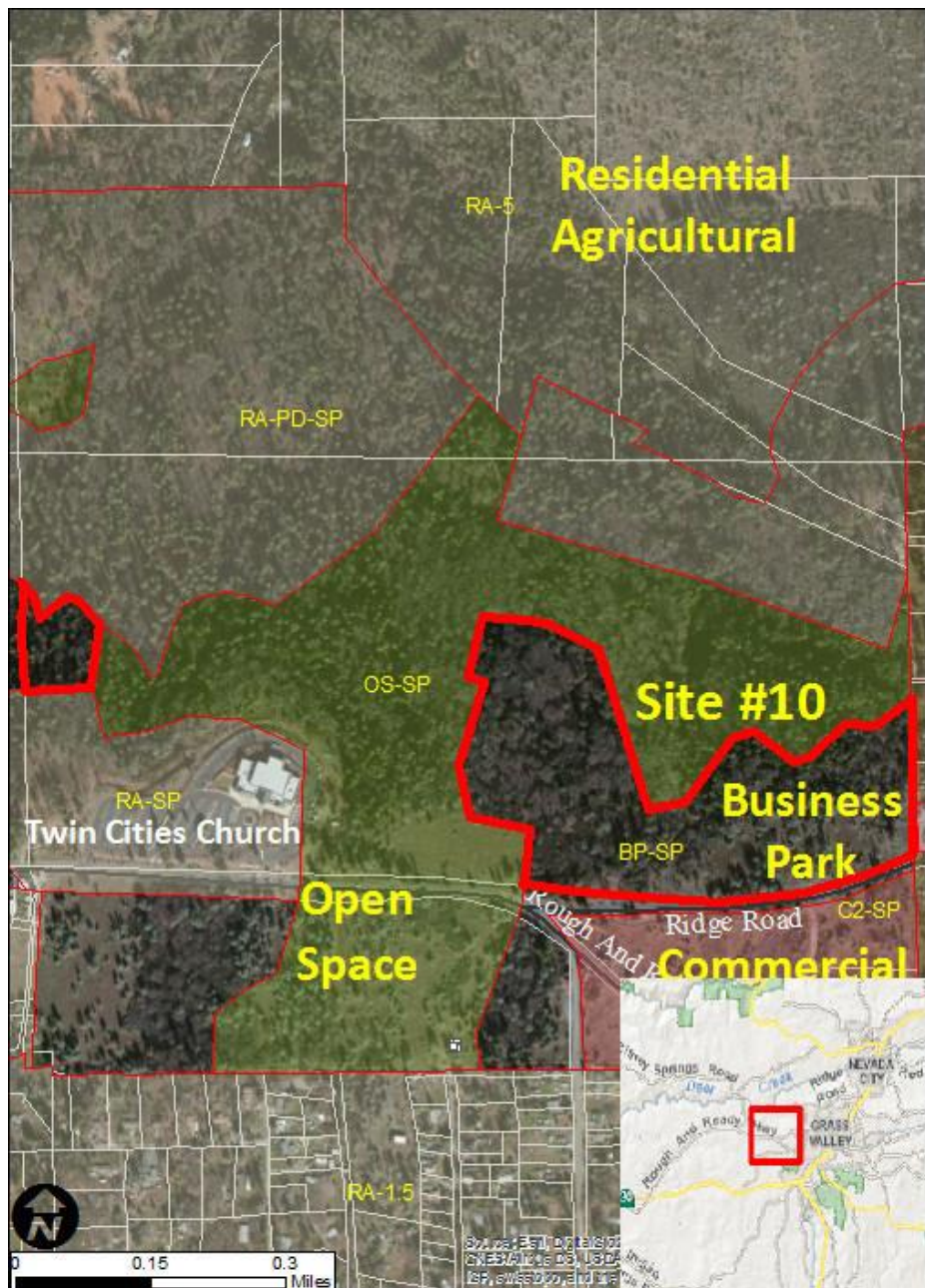
ATTACHMENT 8 – BUSINESS PARK SITE #9 – KENNY RANCH



Site #9	23.2 acres comprised of 1 parcel General Plan Designation – Planned Development Zoning District – Business Park with Site Performance Combining District (BP-SP)
Location	Supervisor District III Rough and Ready Highway, 0.25 mi. west of Ridge Road
Assessor's Parcel Number	07-111-04
Existing Development	Vacant Land
Analysis Statement	The same owner as Site #8 and has expressed interest rezoning the western BP district to General Agricultural.
Recommendation	Western BP Dist.: Land Use – Rural (RUR) Zoning District – General Agricultural (AG-5-SP) Eastern BP Dist.: No Change Land Use – Business Park (BP) Zoning District – Business Park (BP)



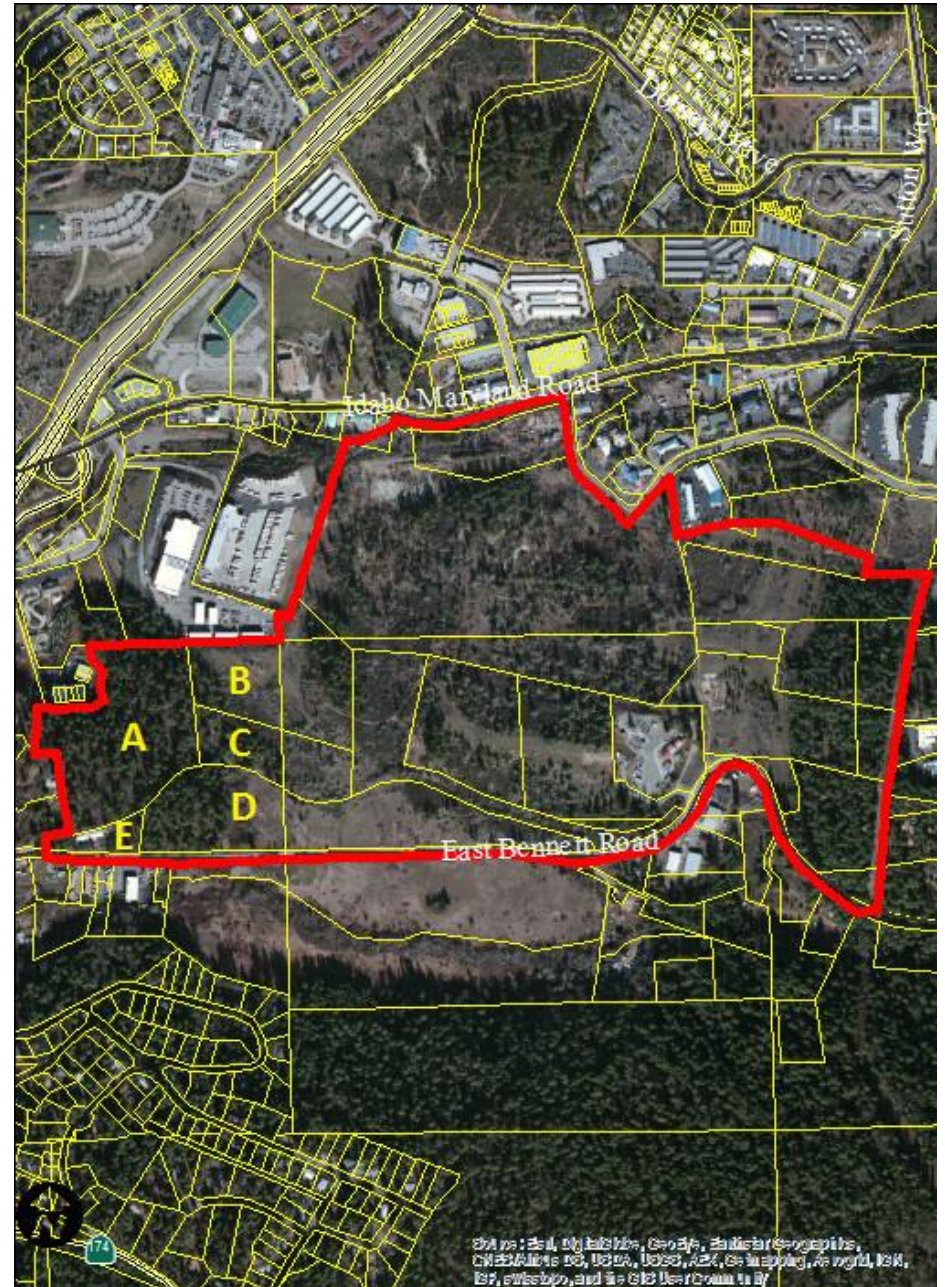
ATTACHMENT 8 – BUSINESS PARK SITE #10 – KENNY RANCH



Site #10	38 acres comprised of 1 parcel General Plan Designation – Planned Development Zoning District – Business Park with Planned Development and Site Performance Combining Districts (BP-PD-SP)
Location	Supervisor District III Rough and Ready Highway and Ridge Road intersection
Assessor's Parcel Number	07-111-03
Existing Development	Vacant Land
Analysis Statement	See analysis for Site #8, above
Recommendation	Land Use – Planned Development (PD) Zoning District – Residential Agricultural (RA-SP)



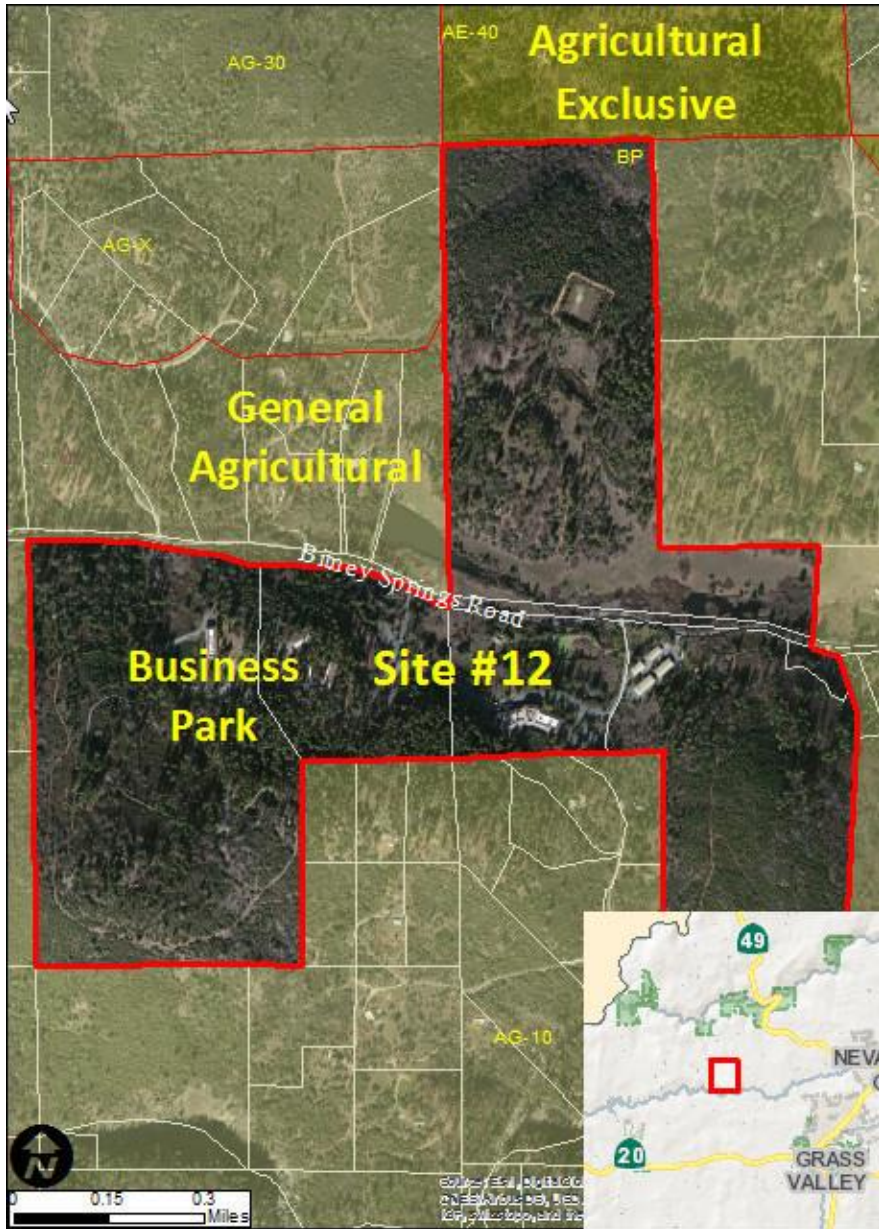
ATTACHMENT 8 – BUSINESS PARK SITE #11 – EAST GRASS VALLEY COMMUNITY REGION



Site #11	184.6 acres comprised of 31 parcels General Plan Designation – Business Park Zoning District – Business Park
Location	Supervisor District II Between Idaho Maryland Rd. and E. Bennett St. Grass Valley Community Region
Assessor’s Parcel Numbers	09-560-46 (9.36 ac.), 09-560-25 (8.67 ac.), 09-560-47 (5.22 ac.), 09-560-37 (8.91 ac.), 09-560-35 (0.49 ac.), 09-560-10 (8.86 ac.), 09-560-05 (7.92 ac.), 09-560-33 (13.04 ac.), 09-560-34 (5.32 ac.), 09-560-32 (2.43 ac.), 09-560-38 (2.03 ac.), 09-560-31 (0.72 ac.), 09-550-38 (40.10 ac.), 09-560-39 (4.03 ac.), 09-550-32 (0.48 ac.), 09-560-36 (10.25 ac.), 09-550-37 (4.46 ac.), 09-550-39 (0.98 ac.), 09-550-40 (0.13 ac.), 09-560-04 (1.60 ac.), 09-560-16 (1.20 ac.), 09-560-14 (6.01 ac.), 09-560-18 (1.83 ac.), 09-560-45 (9.64 ac.), 09-560-29 (1.65 ac.), 09-560-30 (3.93 ac.), 09-560-19 (3.02 ac.), 09-560-13 (1.31 ac.), 09-680-52 (9.62 ac.), 09-680-51 (3.56 ac.), 09-680-48 (0.14 ac.)
Existing Development	Commercial truck repair, Waste Management Container Storage, and Vacant Land
Analysis Statement	Site adjacent to Grass Valley, surrounded by commercial, light industrial and residential uses. Clustered medium-density residential within City adjacent to western portion of the site.
Recommendation	<u>Parcels ABCDE</u> Land Use – Business Park Zoning District – Business Park <u>Remaining Parcels</u> Land Use – Industrial (IND) Zoning District – Light Industrial (M1)



ATTACHMENT 8 – BUSINESS PARK SITE #12 – BITNEY SPRINGS ROAD



Site #12	325.5 acres comprised of 6 parcels General Plan Designation – Business Park Zoning District – Business Park
Location	Supervisor District IV Bitney Springs Road
Assessor's Parcel Numbers	52-050-31 (96.21 ac.), 52-050-30 (31.41 ac.), 52-070-49 (22.89 ac.), 52-070-50 (59.04 ac.), 52-070-48 (1.56 ac.), 04-021-01 (106.01 ac.)
Existing Development	Bitney Springs Center being used for elementary school
Analysis Statement	Former site of Grass Valley Group and was the example for County's the business park vision. Small parcel on eastern edge owned by fire district, proposed zoning amendment to public. Propose adding schools to Business Park permissible uses.
Recommendation	Parcel F (APN 52-070-48) Penn Valley Fire Protection District Land Use – Public (P) Zoning District – Public (P) Remaining Parcels Land Use – Business Park (BP) Zoning District – Business Park (BP)

