



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

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

MEETING DATE: January 26, 2016

TO: Board of Supervisors

FROM: Brian Foss, Planning Director

SUBJECT: Resolutions and Ordinances approving countywide Business Park Land Use Amendments, Rezoning, General Plan and Zoning Text Amendments.

ATTACHMENTS

1. Draft Board Resolution for EIS15-012/Initial Study and Proposed Negative Declaration
 2. Draft Board Resolution for GP15-002 General Plan Land Use Map Amendments
 3. Draft Ordinance for Z15-003 and Rezone Maps
 4. Draft Board Resolution for GP15-003 General Plan Text Amendments
 5. Draft Ordinance for ORD15-002 and Zoning Ordinance Text Amendments
 6. Owners, Addresses, and Assessor Parcel Numbers
 7. Zoning, Vicinity & Public Notice Maps
 8. Business Park Site Analysis
 9. Public Comments
 10. November 19, 2015 Planning Commission Draft Meeting Minutes
 11. Board Order BO-14-02
 12. Redlined Draft Resolution (GP15-003) and Draft Ordinance (ORD15-002)
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RECOMMENDATION

- I. Environmental Action: Approve the attached Resolution adopting the Negative Declaration (EIS15-012) for the proposed General Plan Land Use Map amendments (GP15-002), Zoning District Map amendments (Z15-003), General Plan text amendments (GP15-003), and Zoning Ordinance text amendments (ORD15-002).

II. Project Actions:

1. General Plan Map Amendments: Approve the attached Resolution for the proposed General Plan map amendments (GP15-002) to change the land use designation of one or more parcels in eight of the current locations designated BP, and reconfigure the land use designation of a ninth location pursuant to the resultant parcel configuration approved in Lot Line Adjustment File No. LA15-003, as shown in Attachment 2.
2. Zoning Map Amendments: Adopt the attached Ordinance for the proposed rezoning and Zoning District Map reconfiguration (Z15-003) of parcels consistent with the General Plan map amendments described above, as shown in Attachment 3.
3. General Plan Text Amendments: Approve the attached Resolution for the proposed General Plan text amendments (GP15-003) to the BP land use description and maximum impervious coverage limits to promote opportunities for new investment and sustainable job creation of BP zoned properties, as shown in Attachment 4.
4. Zoning Ordinance Text Amendments: Adopt the attached Ordinance for the proposed Zoning Ordinance text amendments (ORD15-002) to remove the requirement for Comprehensive Master Plans of the entire BP site for BP zoned parcels located within approved Area Plans; cleanup existing Code language regarding outdoor manufacturing and material storage, and permitting of mini-storage facilities; add schools as a permissible use within the BP Zone District; and amend current site development standards for building setbacks and maximum impervious coverage as shown in Attachment 5.

FUNDING

This project is funded through the General Fund as part of the approved work program for the Planning Department.

EXECUTIVE SUMMARY

There are no new development or construction projects proposed. The "Project" is a combination of General Plan amendments and rezoning of some parcels currently zoned BP to align compatible zoning with their surroundings and provide additional site development flexibility while maintaining strong environmental and neighborhood compatibility protections. In 2014 the Board of Supervisors approved Phase II of the General Plan Land Use Element which includes directive to analyze the effectiveness and appropriateness of the Business Park (BP) land use designation and Zone District throughout the County. Following 17 years of unsuccessful investment in properties zoned BP and diminishing availability of the Light Industrial (M1) zoning this review is necessary to focus development and revitalization efforts that promote new opportunities for business investment and sustainable job creation.

The proposed General Plan and Zoning District Map amendment recommendations change the land use designation and zoning of one or more parcels in eight of the sixteen current locations designated BP, and reconfigure the zoning of a ninth location pursuant to the resultant parcel configuration of a recently approved Lot Line Adjustment involving a parcel with BP zoning. The proposed General Plan and Zoning Ordinance text amendment recommendations would