## Exhibit A-2 to Resolution

## Recommended Findings

## General Plan Consistency Findings

### Map 3: Building Foundation Limitations

Policy 8 – Enforce building construction standards (uniform building code) and public works requirements.

*All structures requiring a building permit would need to meet minimum building code standards.*

### Map 5: Excessive Slope

Policy 11 – All areas with 30 percent or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.

*Only a portion of the project site is in an area of excessive slope and no new development in the area of excessive slope is being proposed as part of this project. Proposed Parcel 1 has been evaluated and approved for on-site sewage disposal by the Siskiyou County Environmental Health Division, and proposed Parcel 2 is served by an existing on-site sewage disposal system.*

Policy 12 – If areas designated as 30 percent or greater natural slope are proven to be less than 30 percent slope, the minimum parcel size shall be one acre on 0-15 percent slope, and 5 acres on 16-29 percent slope.

*Proposed Parcels A and B are 56 and 57 acres in size, respectively, and meet the minimum required parcel size for excessive slope.*

Policy 14 – Reducing the percentage of slope below 30 percent by grading is prohibited and not acceptable as a means of conforming to the density requirement of Policy 12 for sewage disposal purposes.

*No new development or grading is being proposed in the area of excessive slope as part of this project.*

Policy 16 – Single-family residential, light industrial, light commercial, open space, non-profit, and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted, if the area is proven to be less than 30 percent slope.

The permitted uses will not create erosion or sedimentation problems.

*The current and proposed uses at the project site are farming and single-family residential. Future development of the site may include single-family residential uses on proposed Parcel 1, which is currently undeveloped. Should development occur in the future that disturbs one-acre or more of land, a Regional Water Quality Control Board National Pollutant Discharge Elimination Systems (NPDES) permit, which includes the implementation of a storm water pollution prevention plan (SWPPP), would be required.*

### Map 9: Deer Wintering Areas

Policy 28 – Single-family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public and quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

*The current and proposed uses at the project site are farming and single-family residential uses. Future development of proposed Parcel 1 may result in an additional single-family dwelling at the project site.*

Policy 29 – The minimum parcel also permitted shall only be those as designated on the critical deer wintering area map.

The permitted density will not create erosion or sedimentation problems.

*The minimum parcel size permitted as designated on the critical deer wintering area map is 10 acres. Proposed parcels A and B are 56 and 57 acres in size, respectively. Should development occur in the future that disturbs one acre or more of land, a Regional Water Quality Control Board National Pollutant Discharge Elimination Systems (NPDES) permit, which includes the implementation of a storm water pollution prevention plan (SWPPP) would be required.*

### Map 10: Wildfire Hazard

Policy 30 – All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

*No development is currently being proposed with this tentative parcel map. Should the parcels be developed with structures in the future, Cal Fire PRC 4290 requirements, as applicable, would need to be satisfied.*

### Map 11: Woodland Productivity

Policy 31 – The minimum parcel size shall be one acre on zero to 15 percent slope, and five acres on 16-29 percent slope.

*Proposed Parcel 1 is 56 acres in size and proposed Parcel 2 is 57 acres in size. Both proposed parcels would exceed the minimum parcel size for woodland productivity.*

Policy 32: – Single-family residential, light industrial, light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

*The current and proposed uses at the project site are farming and single-family residential uses. Future development of proposed Parcel 1 may result in an additional single-family dwelling at the project site.*

## Composite Overall Policies

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

*The project site is surrounded by parcels zoned for timber production, as well as residential and agricultural uses. Existing use of the project site includes timber production, residential, and agricultural. There is no change in zoning proposed. As such, the project would be clearly compatible with adjacent land uses and would not in any way threaten the public health safety, peace, morals, comfort, convenience, or general welfare of the surrounding area.*

Policy 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

*The proposed use of the project site would not be disruptive or destroy the intent of protecting each mapped resource, as described herein.*

Policy 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

*Proposed Parcel 1 has been evaluated and approved for on-site wastewater disposal by the Environmental Health Division, and proposed Parcel 2 is developed with an on-site wastewater disposal system and a well. Access is provided to both proposed parcels via Middle Creek Road, a USFS road (Forest Route 47N63) that connects with Bar Road, a county-maintained road to the south. In addition, any new buildings would have to comply with Cal Fire 4290 regulations.*

Policy 41.6 There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

*Proposed Parcel 1 has been evaluated and approved for on-site sewage disposal by the Siskiyou County Environmental Health Division. Proposed Parcel 2 is developed with an on-site wastewater disposal system and a well. As such, the County’s Environmental Health Division has provided sewer and water clearance for the project.*

Policy 41.7 Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.

*The Siskiyou County Environmental Health Division submitted comments indicating that review of the project is satisfactory with regards to water supply.*

Policy 41.8 All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an existing city of existing Community Services District with adequate capacity to accommodate the proposed development. In these cases the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements and the requirements of the County’s flood plain management ordinance.

*Proposed Parcel 2 is developed with an existing sewage disposal system, and proposed Parcel 1 has been evaluated and approved for on-site sewage disposal. As such, the County’s Environmental Health Division has provided sewer and water clearance for the project. In addition, any future development within the floodplain would be required to comply with the County’s flood damage prevention ordinance.*

Policy 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

*Both proposed parcels would have permitted access via Middle Creek Road, a USFS road (Forest Route 47N63) that connects with Bar Road, a county-maintained road to the south. No additional roads or driveways are necessary to accommodate the proposed tentative parcel map.*

Policy 41.13 All rare and endangered plant species as identified and recognized by state and federal government shall be preserved and protected in accordance with accepted professional practices.

*CDFW identified five special-status species as having been recorded within a five-mile radius of the project site. Potential impacts to these species were evaluated and determined to be less than significant. In addition, CDFW’s comments were provided to the project proponent in order to ensure compliance with state and federal laws protecting special-status species should any new development or disturbance occur on the project site.*

Policy 41.18 Conformance with all policies in the Land Use Element shall be provided, documents, and demonstrated before the County may make a decision on any proposed development.

*Staff has reviewed all Land Use Element policies and has determined that the project is consistent with the Siskiyou County General Plan.*

Policy 41.19 It is the intent of all the policies in the Land Use Element to accomplish the following: (b) Ensure compatibility of all land uses.

*The proposed tentative parcel map would not result in land use incompatibility or conflict.*

## Zoning Consistency Findings

Pursuant to Siskiyou County Code Sections 10-4.105.3 and 10-6.5108, the proposed lots are consistent with all County lot design standards and minimum parcel sizes.

## California Environmental Quality Act Findings

There is not substantial evidence, in light of the whole record before the County, that the project would have an individually or cumulatively significant effect on the environment. Therefore, the project is exempt from CEQA pursuant to the “general rule” that CEQA applies only to projects with the potential to result in a significant impact on the environment (CEQA Guidelines Sec. 15061(b)(3)).