## Findings

### Airport Land Use Compatibility Findings

2.4.1 Primary Land Use Compatibility Criteria – The primary criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A.

1. The subject parcel is within Zone B of the Dunsmuir Municipal-Mott Airport compatibility zone.
2. The proposed zone change would rezone the subject property from the Rural Residential Agricultural (R-R) district to a P-D which has light industrial and commercial uses that exclude prohibited uses, making it compatible with the Compatibility Plan.
3. The maximum density allowed on-site for non-residential uses is 25 individuals per acre.
4. The subject property is 2.1 acres, which would allow for a site-specific maximum density of 52 individuals.
5. The total number of on-site individuals proposed for the subject property is 10, which is less than the maximum density for the subject property.

### California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15060(c)(3), an activity is not subject to CEQA if the activity is not a project as defined in CEQA Guidelines Section 15378. Because the consistency determination of Zone Change Application Z-21-07 is not a project as defined by CEQA, it is not subject to CEQA.