## Findings

### Zoning Consistency Findings

1. The proposed boundary line adjustment is consistent with the applicable elements and policies of the Siskiyou County General Plan and Scott Valley Area Plan, as documented herein above.
2. The proposed boundary line adjustment application is consistent with Siskiyou County Code Title 10, Chapter 6, Article 51 and in accordance with the provisions of Section 51119.5 of the Government Code of the State.
3. The proposed boundary line adjustment is consistent with existing and permitted land uses surrounding the project site.
4. The proposed boundary line adjustment is compatible with the surrounding zoning of Timber Production Zone (TPZ) and Rural Residential Agricultural (R-R).
5. The Resultant Parcels are consistent with the Timber Production Zone (TPZ) district.

### General Plan Consistency Findings

### 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 Zone (TPZ), with the northeast of the project site zoned Rural Residential Agricultural (R-R). Existing use of the project site is solely timber production. There is no change in zoning proposed. The uses presently established on the project site are compatible with the surrounding area and would remain the same.*

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 uses presently established on the project site are not disruptive or damaging to mapped resources and would remain the same.*

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.

*Proposed Parcel A is accessible via Scott River Road, a public road capable of handling traffic generated by the parcel. Scott River Road bisects the parcel and two spur roads access both the northern and southern portions of proposed Parcel A. Proposed Parcel B is legally accessible from a series of spur roads via Big Meadows Road. No new development is proposed as part of this project. Therefore, there would be no immediate and cumulative traffic impacts to the resultant parcels.*

Policy 41.18 (b). – Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County decides 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.

**Map 1: Geologic Hazard**

Policy 1. - No development will be allowed in identified and potential landslide areas unless certified by a licensed California Geologist, as reasonably safe for the development proposed.

*No new development is proposed as part of this project. However, proposed Parcel A is not within a mapped landslide area; therefore, it would not require a certified licensed California Geologist. Proposed Parcel B is within a mapped landslide area; however, the existing use will remain the same.*

Policy 5. - If a mapped landslide area is proven reasonably safe for development, the minimum lot size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

*Both proposed parcels meet the minimum lot size requirement. Therefore, the permitted density would not create erosion or sedimentation problems. No new development is proposed as part of this project.*

Policy 6. - If a mapped landslide area is proven reasonably safe for development, single family residential, light commercial, light industrial, 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.

*Proposed Parcel A is not mapped within a landslide area and would be reasonably safe for future development. Proposed Parcel B is mapped within a landslide area; however, its existing use will remain solely for timber management. Therefore, the permitted uses will not create erosion or sedimentation problems. No new development is proposed as part of this project.*

**Map 2: Soils: Erosion Hazard**

Policy 7. - Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

*No new development is proposed as part of this project. Therefore, there would be no reduction in soil erosion, contour grading, channelization, and revegetation of disturbed slopes and soils.*

**Map 3: Building Foundation Limitations**

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

*No new development is proposed as part of this project. However, all structures requiring a building permit would need to meet minimum building code standards.*

**Map 4: Soils: Severe Septic Tank Limitations**

Policy 9. - The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope.

The permitted density will not create erosion or sedimentation problems.

*Both proposed parcels meet the minimum parcel size requirements. No new development is proposed as part of this project.*

Policy 10. - Single family residential, heavy, or light industrial, heavy, or 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.

*No new development is proposed as part of this project. Therefore, the proposed project will not create erosion or sedimentation problems.*

**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.

*No new development is proposed as part of this project. However, Parcel B is in a mapped area of excessive slope, and its use will solely remain for timber management.*

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.

The permitted density will not create erosion or sedimentation problems.

*Both proposed parcels meet the minimum required parcel size for excessive slope. No new development is proposed as part of this project.*

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 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.

*Current use at the project site is timber management. Future development of the site may include a single-family residential use on Parcel A, which is currently undeveloped and less than 30 percent slope. A single-family residence is allowable within the TPZ Zoning district, provided a Joint Timber Management Plan for the property has been prepared.*

**Map 7: Flood Hazard**

Policy 21. - Primary and secondary flood plains are defined as follows:

1. Primary flood plains are the designated flood ways.
2. Secondary flood plains are the areas located within the 100-year flood hazard boundaries but located outside the designated floodways.

*The project is in a Secondary flood plain - Zone A, which is a special flood hazard area subject to inundation by the 1-percent-annual-chance of flood event (or an incidence of once in 100 years).*

Policy 22. - No development may be allowed within the designated floodways, and any development proven to be outside the designate floodway and within the 100-year flood hazard boundary shall be in

accordance with the requirements of the County’s flood plain management ordinance.

*No new development is proposed as part of this project; any future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development*

Policy 24. – Single family residential, light commercial, light industrial, open space non-profit and non-organizational in nature recreation uses, commercial/recreational uses, and public or quasi-public uses only may be permitted if the requirements of Policy 22 have been met.

The permitted uses will not create erosion or sedimentation problems.

*No new development is proposed as part of this project. Therefore, the proposed project would not create erosion or sedimentation problems.*

Policy 25. – A minimum parcel size of one acre on 0-15% slope, and 5 acres on 16-29% slope only may be permitted if the requirements of Policy 22 have been met.

The permitted density will not create erosion or sedimentation problems.

*Both parcels exceed the minimum parcel size requirements. No new development is proposed as part of this project.*

Policy 26. – All flood plain requirements of the Federal Government shall take precedence to Policies 21-23.

*Any flood plain requirements of the Federal Government take precedence over the County’s flood plain management ordinance and are enforced by the Building Division as part of the building application review process.*

**Map 8: Surface Hydrology**

Policy 27. -No residential or industrial development shall be allowed on water bodies. Exceptions may be considered for water supply, hydroelectric power generation facilities, public works projects necessary to prevent or stabilize earth movement, erosion, and the enhancement of migratory fish and other wildlife, light commercial, open space, non-profit and non-organizational in nature recreational uses, and commercial/recreational uses.

*No new development is proposed as part of this project. Any future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development.*

**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 new development is proposed as part of this project. However, proposed Parcel A has access via Scott River Road, a public road that provides safe ingress and egress. Furthermore, future development of Parcel A would be reviewed to ensure there is adequate supply for fire suppression purposes and to ensure there is no impact to existing water supply to satisfy all Cal Fire PRC 4290 requirements.*

**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 A is 78 +/- acres and proposed Parcel B is 596 +/- 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 nonorganizational in nature recreational uses, commercial/recreational uses, and public or
quasi-public uses only may be permitted.

*Future development of proposed Parcel A may result in a single-family dwelling at the project site which is a permitted use within the TPZ district. No development is currently being proposed with this boundary line adjustment.*

### Scott Valley Area Plan Consistency Findings

**Composite Policies**

Policy 33 The minimum parcel size permitted are those as specified on the Comprehensive-Composite Plan map (Map XII).

 *Both resultant parcels exceed the minimum parcel size requirements of 40-acres.*

Policy 36 Safe, buildable access must exist to all proposed uses of the land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

*Proposed Parcel A is accessible via Scott River Road, a public road capable of handling traffic generated by the parcel. Proposed Parcel B is legally accessible from a series of spur roads via Big Meadows Road. No new development is proposed as part of this project. Therefore, there would be no immediate and cumulative traffic impacts to the resultant parcels.*

Policy 38 None of the policies stated in this plan will apply to Boundary Line Adjustments, so long as the new parcel configuration(s) and sizes conform to the intent of the density permitted in each resource, physical hazard, and non-resource area. All new parcel configurations and sizes must conform to all requirements of the applicable zoning districts.

*The Boundary Line Adjustment (BLA-21-22) to reconfigure two parcels shall conform to the intent of the density permitted and requirements of the applicable TPZ zoning district. The existing use of timber management shall remain the same for proposed Parcel B, while proposed Parcel A may have future development of a single-family dwelling, which is permissible within the TPZ zoning district with an approved Joint Timber Management Plan.*

### Map V: Flood Plain

Policy 8 No development shall be allowed within the designated floodways, and any development within the 100-year flood hazard boundary outside the designated floodways shall be in accordance with the requirements of the county’s flood plain management ordinance. Proof that land is not within a designated floodway can only be made when so indicated by the county engineer. The county engineer must make this determination prior to any action by the county on any proposed development.

*No new development is proposed as part of this project. However, future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development.*

Policy 9 Only agricultural, residential, open space, and small-scale commercial, industrial, recreation uses, and public or quasi-public uses may be permitted.

 *No new development is proposed as part of this project.*

Policy 10 Residential, small-scale commercial, industrial, recreation uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding and existing uses of the land.

 *No new development is proposed as part of this project. However, proposed Parcel B will remain solely for timber management, which clearly is compatible with the surrounding TPZ zoning districts. Proposed Parcel A may have future development of a single-family dwelling, which would be permissible within the TPZ zoning district and compatible with surrounding parcels to the north and east of the proposed site.*

Policy 11 In all secondary flood plains, the minimum parcel size shall be 10 acres.

 *Both resultant parcels exceed the minimum 10-acre requirement.*

**Map VI Landslide Area**

Policy 12 No development will be allowed in identified and potential landslide areas unless certified by a registered California geologist or geological engineer as safe. Proof that an area is safe from landslide, other than from a licensed California geologist or geological engineer, can be made by the County Planning Department if an on-site field inspection indicates that the mapped area of concern obviously presents no danger of landslide.

 *No new development is proposed as part of this project.*

Policy 13 Only agricultural, residential, open space, and small-scale commercial, industrial, recreational uses, and public and quasi-public uses may be permitted.

 *No new development is proposed as part of this project.*

Policy 14 Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding or planned uses of the land.

*No new development is proposed as part of this project. However, any future development of a single-family dwelling on Parcel A would be allowable per the TPZ zoning district, provided a Timber Management Plan for the property has been prepared.*

###### **Map VII Excessive Slope**

Policy 16 Reducing the percentage of slope below 30% by grading or other man related activities is strictly prohibited and not considered acceptable as a means of conforming to this density requirement. This policy is specifically intended to prohibit the grading of excessive slope areas to create buildable sites for any proposed use of the land.

 *No new development or grading is proposed as part of this project. Parcel A is not within an excessive slope area. Therefore, any future development of a single-family dwelling would be within the acceptable density requirements of the Scott Valley Area Plan.*

Policy 17 Only agriculture, residential, open space, and small-scale commercial, industrial, recreational uses, and public or quasi-public uses may be permitted.

 *No new development is proposed as part of this project.*

Policy 18 Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding and existing uses of the land.

 *No new development is proposed as part of this project.*

Policy 19 In all areas proven to be 30% or greater natural slope, the minimum parcel size shall be 40 acres. It is the intent of this policy that all areas entirely within excessive slope mapped areas shall have a 40-acre minimum parcel size, regardless of site-specific slopes. This policy shall not apply to areas mapped as excessive slope, but adjacent to lands not otherwise restricted (non-resource areas), where the slope of the land is less than 30%, i.e., fringe areas between the valley floor and the mountainous areas. The fringe area density shall be the continuation of the prevalent non-resource density adjacent to the parcel.

*Proposed Parcel B is mapped as an excessive slope area which meets the minimum required 40-acre parcel size.*

California Environmental Quality Act (CEQA) Findings

1. Because there is not substantial evidence, considering the whole record before the County, that the boundary line adjustment would have a significant effect on the environment, Staff is recommending the common sense exemption be adopted in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect on the environment.
3. The Planning Commission has determined that the custodian of all documents and other material which constitute the record of proceedings shall rest with the County of Siskiyou Planning Division.