# Supplemental Staff Report

Meeting Date: May 2, 2023

To: Siskiyou County Board of Supervisors

From: Hailey Lang, Planning Director

Subject: Proposed Zone Change (Z-14-01) to rezone approximately 170 acres of Timber Production Zone (TPZ) to Rural Residential (RR) and a Use Permit (UP-11-15) to increase the allowable occupancy to 622 increase (Project Alternative Number 4) the physical size of the camp from 333 to 580 acres, and allow for additional structures and recreational features, including a pond, and ancillary facilities.

## **Background**

The Board of Supervisors met and discussed the Kidder Creek Orchard Camp project on April 18, 2023. The project includes a zone change of approximately 170 acres of Timbe Production Zone (TPZ) to Rural Residential (RR), a use permit to increase the allowable occupancy of the camp to 622 people, increase the physical size of the camp from 333 to 580 acres, and to allow for additional structures and recreational features. Additionally, the Board discussed the Final Environmental Impact Report (FEIR) and the Mitigation Monitoring and Reporting Program (MMRP).

The Board ultimately approved the first reading of the ordinance as well as modified the conditions of approval related to UP 11-15, and modified mitigation measure 8.3 of the MMRP.

## **Discussion and Analysis**

The Board made the following changes to the MMRP, including:

*Hazards and Hazardous Materials*

*When fire conditions exceed the Fire Danger Burn Index* ***(FDBI) of 95 percentile****, the Camp will provide additional and adequate transportation onsite.* ***When the FBDI exceeds the 97 percentile, Camp operations shall cease.*** *KCOC will enter into an MOU with Siskiyou County* ***OES at the direction of the Board of Supervisors*** *memorializing this requirement.*

The Board made the following changes to the Conditions of Approval, including:

#4: Prior to the issuance of the Use Permit, the project must comply with all applicable 2014 4290 standards identified by CAL FIRE in their letter dated December 2, 2018, **meet all 4291 requirements of the Public Resource Code, and implementation of the Forest Management Plan to the satisfaction of Cal Fire.**

**#18: Daily occupancy shall not exceed 622 people on site. With the exception of the annual (one time per year event) Autumn Festival which shall not exceed 1250 persons on site. Daily records of site attendance shall be maintained and subject to inspection by the Community Development Department at will. A 5-year review shall be conducted and presented to the Board of Supervisors.**

**#19: Occupancy shall be phased in at the following 5-year increments commencing upon the issuance date of the use permit:**

* **412 daily occupancy at year 5.**
* **499 daily occupancy at year 10.**
* **594 daily occupancy at year 15.**
* **622 daily occupancy at year 20.**

**#20 All groundwater wells shall be utilized for domestic purposes only.**

## Comments

Additional public comment was submitted after the posting of the staff report package for the April 18, 2023, Board of Supervisors meeting. All comments can be found in Attachment W.

## Recommended Motion

I move to take the following actions:

1. Introduce, waive, and approve the second reading of the ordinance, changing the zoning of APN 025-370-380 from Timber Production Zone (TPZ) to Rural Residential (RR).
2. Approve a resolution approving: (1) the Kidder Creek Orchard Camp use permit application, (2) the project’s Environmental Impact Report and adopt Project Alternative Number 4, and (3) adopting a mitigation and monitoring reporting plan.

## Attachments

1. Final EIR (the full FEIR can be found here: https://www.co.siskiyou.ca.us/community-development/page/kidder-creek-orchard-camp)
2. (Exhibit A) Draft Resolution
3. (Exhibit A to Draft Resolution) Fact of Findings
4. (Exhibit B) Mitigation Monitoring Reporting Program
5. (Exhibits C and D) PC Resolution 2022-018 and November 2022 Staff Report Package
6. County Counsel Memo
7. (Exhibit E) Modified Conditions of Approval for UP 11-15
8. Response by Glenn Pearson to Marsha Burch letter of November 15, 2022
9. Response by Chris Cummings to Charnna Gilmore letter of February 13, 2023
10. PC Resolution 2023-004 and February 15, 2023, Staff Report Package
11. Draft Zoning Ordinance
12. (Exhibit A) Zoning Ordinance Map
13. PowerPoint to Planning Commission August 17, 2022
14. PowerPoint to Planning Commission November 16, 2022
15. Wildland Emergency Plan Presentation November 16, 2022
16. Draft KCOC Emergency Operation Plan (EOP)
17. PowerPoint to Planning Commission January 23, 2022
18. February 15, 2023, Meeting Link and Minutes: https://www.co.siskiyou.ca.us/planningcommission/page/planning-commission-meeting-59
19. January 17, 2023, Meeting Link and Minutes: https://www.co.siskiyou.ca.us/planningcommission/page/planning-commission-meeting-58
20. November 16, 2022, Meeting Link and Minutes: https://www.co.siskiyou.ca.us/planningcommission/page/planning-commission-meeting-56
21. August 17, 2022, Meeting Link and Minutes: <https://www.co.siskiyou.ca.us/planningcommission/page/planning-commission-meeting-53>
22. Comments (that have been submitted after Final EIR was posted in August 2022)
23. Comments submitted after staff report was posted for the April 18, 2023, Board of Supervisors Meeting
24. PowerPoint Presentation to the Board of Supervisors April 18, 2023