## Findings

### Zoning Consistency/Use Permit Findings

1. The proposed use permit, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan.
2. The proposed short-term vacation rental is consistent with the applicable zoning provisions outlined in Section 10-6.1502(h) of the Siskiyou County Code.
3. Due to size, scale, intensity, and location of the project, the proposed use will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.
4. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic and will be reasonably compatible with the existing and permitted uses in surrounding areas.
5. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff’s analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

### 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 land zoned and utilized for rural residential agricultural purposes or uses accessory to such neighborhoods. The proposed short-term vacation rental would be clearly compatible with existing uses adjacent to the project site 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 be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

*No new development is proposed as part of this project; therefore, no disruption of a mapped resource would occur.*

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

*Sewage disposal for the primary single-family dwelling is provided by an existing private septic system. No new development is proposed as part of this project.*

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

*Water service to the primary single-family dwelling is provided by a connection to an approved groundwater well. No new development is proposed as part of this project.*

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 or 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.

*No new development is proposed as part of this project. Sewage disposal and water service is supplied to the single-family residence by an approved on-site septic system and groundwater well.*

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*.*

*The project site has access to Maple Drive, a private roadway capable of accommodating the vehicular traffic generated by the proposed use.*

Policy 41.18 – Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may decide on any proposed development.

*Staff has reviewed all Land Use Element policies and has determined that the proposed short-term vacation rental conforms to the General Plan as outlined by these Findings and Staff Report dated March 15, 2023.*

**Map 2: 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 time (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 potential for erosion impacts due to implementation of the project.*

**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.

*The proposed project is a residential use of an existing residential structure. As a Condition of Approval, the project must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 & 4291, and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CALFIRE and Siskiyou County Planning. The project site is*

*accessed by a private road. The Hammond Ranch Fire Company is approximately 2.1 miles north of the property, the Weed Cal Fire Station is approximately 5.9 miles north of the property and the Weed City Fire Department is approximately 6.4 miles north of the property.*

**Map 11: Woodland Productivity**

Policy 31 – The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

Policy 32 – 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.

Policy 33 – All land uses, and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils. (Class I and II.)

*No new parcels are proposed as part of this project. Short-term vacation rentals are a permitted use per Policy 32 and the proposed use will not create erosion or sedimentation problems. No new land use or change in density is proposed as a part of this project.*

### California Environmental Quality Act Findings

1. Pursuant to CEQA Guidelines, Section 15301, Class 1, projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion

of use are categorically exempt from the provisions of CEQA. Because the change in use is minor, would not involve a significant expansion of the use beyond that of the existing single-family residential use, and there is no substantial evidence demonstrating that there are unusual circumstances which would result in significant impacts that threaten the environment, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.

1. 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.
2. The Planning Commission has determined that the custodian of all documents and material, which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.