## Findings

### Zoning Consistency Findings

1. The proposed Zone Change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed Zone Change application is consistent with Siskiyou County Code, Title 10, Chapter 6, Article 11-D.
3. The proposed Zone Change to update the Planned Development is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Timberland Production (TP) and Rural Residential (R-R).
5. The Board of Supervisors has considered all written and oral comments received and based on its analysis of the public testimony and staff’s analysis, the Supervisors 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: The following policies shall determine the location of any proposed use of land:

1. All light commercial, light industrial, multiple family residential, and commercial/recreational, public and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

*The proposed project has existing access, and no improvements are proposed as no new development is proposed as part of this project.*

1. All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

*The current uses include open space, commercial, and recreational, which are compatible to the surrounding area.*

1. 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 current uses will not destroy or disrupt any mapping resource.*

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.

*The land is a buildable site, and the current uses and structures will not create erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.*

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.

*The proposed project meets the requirements of the Siskiyou County Health Department, and the California Regional Water Quality Control Board related to sewage disposal and ground water contamination.*

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

*The proposed project is permitted and regulated by the California Office of Drinking Water and is classified as a transient non-community public water system (Permit No. 4700807). This policy is met through Condition of Approval # 16.*

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 lands uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county’s flood plain management ordinance.

*The proposed project has an existing wastewater treatment facility (WDID 1A14143RSIS), under the authority of the North Coast Regional Water Quality Control Board (NCRWQCB). This policy is met through Condition of Approval # 15.*

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 proposed project has existing access, and no improvements are proposed as no new development is proposed as part of this project.*

Policy #41.10: All area plans adopted by the county will take precedence to any policies of the county wide Land use Element. Any area plan prepared for any area of the County must be geographically defined in a logical manner and contain all requirements of applicable state laws. Any plan approved by the Board of Supervisors will become a part of the County Land Use Element for that applicable portion of the county.

*The proposed project conforms to the requirements of both the General Plan and the Scott Valley Area Plan.*

Policy #41.12: All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.

*No new development (or altering the existing footprint of existing buildings) is proposed as part of this project. Therefore, the likelihood of historic or prehistoric features being found is low.*

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

*No rare or endangered plant species have been identified on the JH Ranch site.*

Policy #41.15: The intent of all development policies specified by percentage of slope is that the percentage of slope determines the density. It is the intent of this policy to not prohibit a specified density in cases whereby a very small portion of a particular site may contain an excessive slope area, or varying terrains.

*No new development (or altering the existing footprint of existing buildings) is proposed as part of this project. Therefore, the slope will not be affected.*

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

 *The proposed project conforms to the policies identified in the Land Use Element.*

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. (Subsections a, c, and d are not applicable to the project.).

 *The proposed project is compatible with surrounding land uses.*

**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 timing (where feasible) to less the effect of seasonal factors (rainfall and wind).

*No new development (or altering the existing footprint of existing buildings) is proposed as part of this project.*

**Map 3: Building Foundation Limitations**

Policy #8: Enforce building construction standards (Uniform Building Code) and public works requirements.

*No new development (or altering the existing footprint of existing buildings) is proposed as part of this project.*

**Map 5: Excessive Slope**

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

 *The proposed project conforms to this policy.*

Policy #13: Proof that an area is not an excessive slope area can only be made by an on-site inspection.

*The proposed project conforms to this policy.*

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

*The proposed project conforms to this policy.*

Policy #15: Areas designated 30% of greater natural slope but proven to be less than 30% slope shall only be developed when a grading plan for roads, acceptable to the Department of Public Works, has been submitted.

 *The proposed project conforms to this policy.*

**Map 9: Deer Wintering Areas**

Policy #28: 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 proposed project will not affect deer wintering areas.*

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

 *Parcel sizes are not changing as part of this proposed project.*

**Map 10: Wildfire Hazard Area**

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 current ingress and egress are acceptable since no new development is proposed as part of this project.*

**Map 11: Woodland Productivity**

Policy #31: The minimum parcel size shall be one acre on 0-15 percent slope, and five acres on 16 -29 percent slope.

The permitted density will not create erosion or sedimentation problems.

 *The proposed project will not create erosion or sedimentation problems.*

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

*The proposed project includes non-profit and recreational uses which are allowable under this policy.*

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

 *No timber productivity will be destroyed or affected by the proposed project.*

### Scott Valley Plan Consistency Findings

**Critical Deer Wintering Areas**

Policy #5: The minimum parcel size permitted are those as specified on the deer wintering area map (Map IV).

*The proposed project is not altering the existing parcel size.*

Policy #6: Only agricultural, residential, open space, and small-scale commercial, industrial, recreational uses, and public or quasi-public uses may be permitted.

 *The proposed project includes residential, open space, and recreational uses.*

Policy #7: Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses only may be permitted when they are clearly compatible with the surrounding and planned uses of the land and will not create adverse effects to the areas utilization as a critical deer wintering area.

*The proposed project includes residential, open space, and recreational uses.*

**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 development will be allowed within designated floodways and any development within the 100-year flood hazard boundary will be built in accordance with the county’s flood plain management ordinance.*

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

*The proposed project includes residential, open space, and recreational uses.*

Policy #10: 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.

*The proposed project includes residential, open space, and recreational uses.*

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

*The subject parcel is approximately 165 acres.*

**Excessive Slope**

Policy #16: Reducing the percentage of slope below 20% 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.

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

 *The current uses include residential, open space, and recreational.*

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.

*The current uses include residential, open space, and recreational, which are compatible to the surrounding area.*

Policy #19: In all areas proven to be 20% 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 mini- mum 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 20%, 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.

*No new development (or altering the existing footprint of existing buildings) is proposed as part of this project.*

**Non-Resource Area Policies**

Policy #31: Only agricultural, residential, open space, and small-scale commercial, industrial, recreational uses, and public or quasi-public uses may be permitted.

*The current uses include open space and recreational.*

Policy #32: 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 planned uses of the land.

*The current uses include residential, open space, and recreational, which are compatible to the surrounding area.*

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

*The proposed project is not altering the existing parcel size.*

Policy #34: If more than one development policy affects the same parcel of land, the most restrictive development policy shall apply, first, followed by the other policies in order of diminishing restrictions.

*The development policies contained in the Scott Valley Area Plan (SVAP), which include Critical Deer Wintering Area, Flood Plain, Excessive Slope, and Non-Resource Area policies, are all met.*

Policy #35: All development will be designed so that every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard, resource protection or any other environmentally related problems. This policy shall also apply to all proposed uses of the land.

*No new development (or altering the existing footprint of existing buildings) is proposed as part of this project.*

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.

*As no new no new development (or altering the existing footprint of existing buildings) is proposed as part of this project, access is adequate and required to continue to meet 4290 regulations, which is formalized in Condition of Approval #4.*

Policy #37: The policies of this plan shall not apply to developments functioning and legally existing prior to the adoption of this plan.

 *The proposed project conforms to this policy.*

### California Environmental Quality Act (CEQA) Findings

1. This project is categorically exempt from CEQA in accordance with Section 15301 of the CEQA Guidelines.