

## MEMORANDUM

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Date: 4.22.2025

To: Planning Commission

From: Alexandra Corvello

Re: Updates to Staff Report Exhibit B for Application 241318 (4/23/25 Item 8)

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This memo serves to inform the Planning Commission that the first two findings listed in Exhibit B of 241318 staff report (page 6) must be removed, and three new findings should be added to the report.

Two version of the staff report are provided: one with strikeouts and one clean version.

### **Summary of Changes:**

#### The following findings must be removed:

1. The proposed uses will be physically compatible with the growing and harvesting of timber pursuant to the Timber Productivity Act of 1982 and the purposes of SCCC 13.10.371; and
2. The proposed use is supported by a compatibility analysis, as defined in SCCC 13.10.700-C, submitted as a part of the application for such proposed use, and which compatibility analysis has been approved as submitted, or as amended by the County, as a condition upon any permit granted.

#### These findings will be replaced with the following findings and reasoning:

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land use designations of the adopted General Plan.

This finding can be made because the proposed Timber Production (TP) zoning designation is consistent with the R-M (Mountain Residential) General Plan designation. The application does not include a proposal for development. The subject parcel is bordered by TP zoned parcels to the north and west that are both Timber Production zoned parcels, which are owned by the same property owners. The other surrounding parcels are zoned Special Use and are either vacant or have been developed with single-family dwellings. Based on measurements taken from the County GIS mapping system, the nearest single-family dwelling is approximately 560 feet from the eastern property line. Future timber harvests, which would be evaluated and approved by CalFire via a Timber Harvest Plan, would not present a conflict with existing uses in the area.

2. The proposed zone district is appropriate to the level of utilities and community services available to the land.

The proposal does not include development or uses which would require community services.

3. For amendments located within the Coastal Zone, the proposed rezoning maintains and provides for priority uses consistent with General Plan and Local Coastal Program Appendix G.

The parcel is located outside of the Coastal Zone and therefore is not applicable.