

Zoning Plan Amendment Findings

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.

In addition, Planning Commission is required to make one or more findings in support of an application to rezone, as set out in SCCC 18.40.060(A)(4). The following findings can be made:

- (a) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district;

The proposed rezoning allows the highest and best use of a property which is otherwise very difficult to build. The sloped and forested land would limit, if not prevent, residential development and uses. As supported by the Forester's Letter (Exhibit D), the timber resources on the site are experiencing a growth rate consistent with managed forests and are sufficient for harvest.

- (b) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the zoning plan was adopted;

Not applicable

- (c) The present zoning is the result of an error;

Not applicable

- (d) The present zoning is inconsistent with designation on the General Plan;

Application #: 241318

APN: 089-091-60

Owner: Eric Bushnell, Jeffrey Bushnell, Ronald Bushnell Jr., Keeya Lee Bushnell

Not applicable

- (e) The proposed rezoning is in the best interests of the public health, safety or welfare;

The proposed rezone of the property would facilitate a commercial timber harvest. The resulting timber harvest would result in specialized forest management resulting in reduced fuel loads and increased fire safety. Under current conditions, the parcels are unbuildable and there is little incentive to implement sitewide management.

- (f) A rezoning from nonresidential to residential use is appropriate in that the site has low commercial potential as reflected by existing vacancies, or outdated low-value improvements, or low employment density, or low market demand for commercial use of the site; or

Not applicable

- (g) The site will accommodate housing type(s) that are needed to house the local workforce in support of the local economy.

Not applicable