

ATTACHMENT D

U.P. #17-02; Starkweather

FINDINGS/SUBFINDINGS

CEQA

Finding #1

Pursuant to CEQA Guidelines Section 15303(a), a Class 3 Categorical Exemption allows the new construction (Dwelling or Caretaker Unit) or conversion of small structures.

Subfinding #1a.

The construction of a single family residence (Caretaker Unit), new construction or conversion of small structures, is consistent with CEQA Guidelines Section 15303(a), which is a Class 3 Categorical Exemption.

Subfinding #1b.

Section 17.66.030(C) of the Tehama County Zoning Code allows a Dwelling (Caretaker Unit), when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products. As indicated above the residential structure (Dwelling/Caretaker Unit) is being proposed by the applicant for a fulltime Ranch Foreman position at the Battle Creek Meadows Ranch, which manages over 2,137 acres of timber production land for harvesting timber related to various forest products. The Zoning and General Plan are consistent with the proposed Use Permit since the BCLR timberlands are operated under an approved Non-Industrial Timber Management Plan (NTMP), the General Plan Land Use Designation is timber and the Zoning is a Timber Preserve Zone. Therefore, in order to develop this site with a Caretaker Unit (Dwelling) a use permit must be approved.

PROJECT

Finding #2

The location, size, design and operating characteristics of the proposed use will be compatible with the Timber Production Zone district and will not adversely affect or be materially detrimental to the neighborhood. The projects proposed structures will maintain harmony in scale, bulk, coverage, and density with the surrounding area. The project will not be harmful upon the desirable neighborhood character or to any other relevant impact of the proposed use.

Subfinding #2a.

The Caretaker Unit (dwelling) will be located in a centralized area that will allow access to the Ranches 2,137 acres of Timber producing lands. The BCMR timberlands are operated under an approved Non-Industrial Timber Management Plan (NTMP) representing a current inventory of 24,400 thousand board feet (MBF) of merchantable timber and have averaged annual harvests of 560 MBF over the last 15 years. The management of these timberlands will help promote a healthy forest, while maintaining sustainable forest products for future generations. The proposed structure will utilize the private Ranch Road to access Highway 36E, which leads to City of Red Bluff to the west or the City of Chester to the East.

Subfinding #2b.

The establishment of a caretaker unit (1,500 s.f Dwelling) and a detached garage/carport for the fulltime Ranch Foreman position at Battle Creek Meadows Ranch (BCMR) is similar to the established uses within the Mineral area, and would not adversely affect the harmony of the neighborhood, or community character.

Finding #3

The location of the proposed use is consistent with the Tehama County General Plan.

Subfinding #3

The Tehama County General Plan Land Use Designation of Timber supports this this type dwelling (Caretaker Unit) within productive forest lands because a fulltime centralized foreman can manage the Ranches 2,137 in a sustainable way that will maintain forest products for future generations. This proposal is consistent with the intent of its land use designation, as long as a Use Permit is approved by the Planning Commission.

Finding #4

The proposed use at its proposed location will contribute to the character and general well-being of the surrounding neighborhood and community.

Subfinding #4

The General Plan and Zoning Code allow Dwellings (Caretaker Units) within the projects area. The area consists of various types of dwellings that may range from the standard single-family residence type to recreational cabins, along with Caretaker Units. Pursuant to Tehama County Zoning Code Section 17.66.030(C), this project will satisfies the necessary requirements of the General Plan and Zoning Code once a Use Permit is approved and the conditions of said permit are met.