SCOTT VALLEY AREA PLAN

COUNTY AREA PLAN NUMBER I

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RESOLUTION NO. 444, BOOK 9

JOINT RESOLUTION OF THE SISKIYOU COUNTY BOARD OF SUPERVISORS AND THE SISKIYOU COUNTY PLANNING COMMISSION ADOPTING THE SCOTT VALLEY AREA PLAN AS AN AMENDMENT TO THE COUNTY LAND USE ELEMENT FOR THE SCOTT VALLEY WATERSHED.

WHEREAS, the Government Code requires all counties to have a Land Use Element of the General Plan; and

WHEREAS, the Land Use Element of the General Plan reflects the future development policies that shall be adhered to by the Board of Supervisors and the Planning Commission when making decisions on future development proposals; and

WHEREAS, the Land Use Element of the General Plan is of utmost importance to guide future growth in Siskiyou County; and

WHEREAS, the Scott Valley Area Plan best reflects the majority view of the people in Scott Valley as to what future growth of the Scott Valley Watershed should be:

NOW THEREFORE BE IT RESOLVED that the Siskiyou County Board of Supervisors and the Siskiyou County Planning Commission does hereby adopt and approve the Scott Valley Area Plan (formerly designated as "County Area Plan I") as an amendment to the County Land Use Element for the Scott Valley Watershed in accordance with all requirements and procedures of the Government Code.

The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Siskiyou, State of California, held this 13th day of November, 1980.

AYES: Supervisors Zink, Torrey and Belcastro.
NOES: Supervisors Wacker and McArdle.
ABSENT: None

Signed and approved by me after its passage this 13th day of November, 1980.

Mike Belcastro
Chairman, Board of Supervisors

ATTEST: Norma Price, County Clerk

by Lee Turkovsky
Deputy

The above resolution was introduced by Commissioner Cedros and seconded by Commissioner Gaub, voted upon and passed by the following roll call vote:

AYES: Muma, Gaub, Frey, Steinhaus and Cedros.
NOES: Hillery
ABSENT: Louie, Lange, Martin and Cannon

So Ordered,

James L. Steinhaus
Chairman, Siskiyou County Planning Commissi

ATTEST: David G. Hedberg, Secretary

David G. Hedberg

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INTRODUCTION

This document is a land use plan prepared by a citizens committee comprised of people from different walks of life, living in the Scott Valley Watershed. The citizens committee, which was appointed by the Siskiyou County Board of Supervisors, prepared this plan as a grass roots attempt at managing growth and protecting the natural resources of the Scott Valley Watershed.

Concerns about growth in the Scott Valley Watershed started several years ago. Siskiyou County's initial reaction to this situation was the adoption in 1973 of the first comprehensive zoning in the history of Siskiyou County. Many people felt that zoning was the answer to Scott Valley's growth problems; however, as the years progressed the citizens of Scott Valley became increasingly concerned about the continued changes in zoning that were being permitted by the County and subsequent developments. The citizens became concerned that their quality of life and their natural resources were being depleted.

To tackle this problem the citizens became aware that mere zoning, due to its unstable nature, was not enough; they became aware that the Scott Valley Watershed needed a land use plan that would permit inevitable growth, but at the same time protect the watershed's natural resources, not subject future population to natural hazards, or overburden public services. With this in mind, area residents approached the Siskiyou County Board of Supervisors and requested that the Board appoint a citizens committee to prepare such a plan and to also provide the citizens committee with

technical assistance from the County Planning Department.

On December 27, 1978, the Board of Supervisors appointed the committee and instructed the County Planning Department to provide the necessary technical assistance. The appointed committee then proceeded to prepare this plan. The committee held 21 public meetings during the next year before the plan was finalized. After the committee finished the plan, the Board of Supervisors decided they would put the plan up to an advisory vote of the people in the Scott Valley Watershed to determine if the majority of people desired the County to adopt the Scott Valley Area Plan or the alternate provisions of the proposed County Land Use Element. The results of the advisory vote were clear - the people approved the Scott Valley Area Plan on a 2 to 1 margin (Note Appendix I, page a-1 for election results).

The Board of Supervisors then instructed the County Planning Department to prepare the plan in final form including all appropriate environmental documents, and submit it through the legally required public hearing process and the environmental review process pursuant to the requirements of the California Environmental Quality Act. The Scott Valley Area Plan represents a combined document - the Land Use Element of the Siskiyou County General Plan for the Scott Valley Watershed and the Environmental Impact Report on this plan (Note Appendix II, for all appropriate and legally required public and public agency input, and lead agency responses to the input required pursuant to the provisions of the California Environmental Quality Act.

CHAPTER I

SCOTT VALLEY AREA PLAN - ENVIRONMENTAL SETTING, GOALS, AND OBJECTIVES

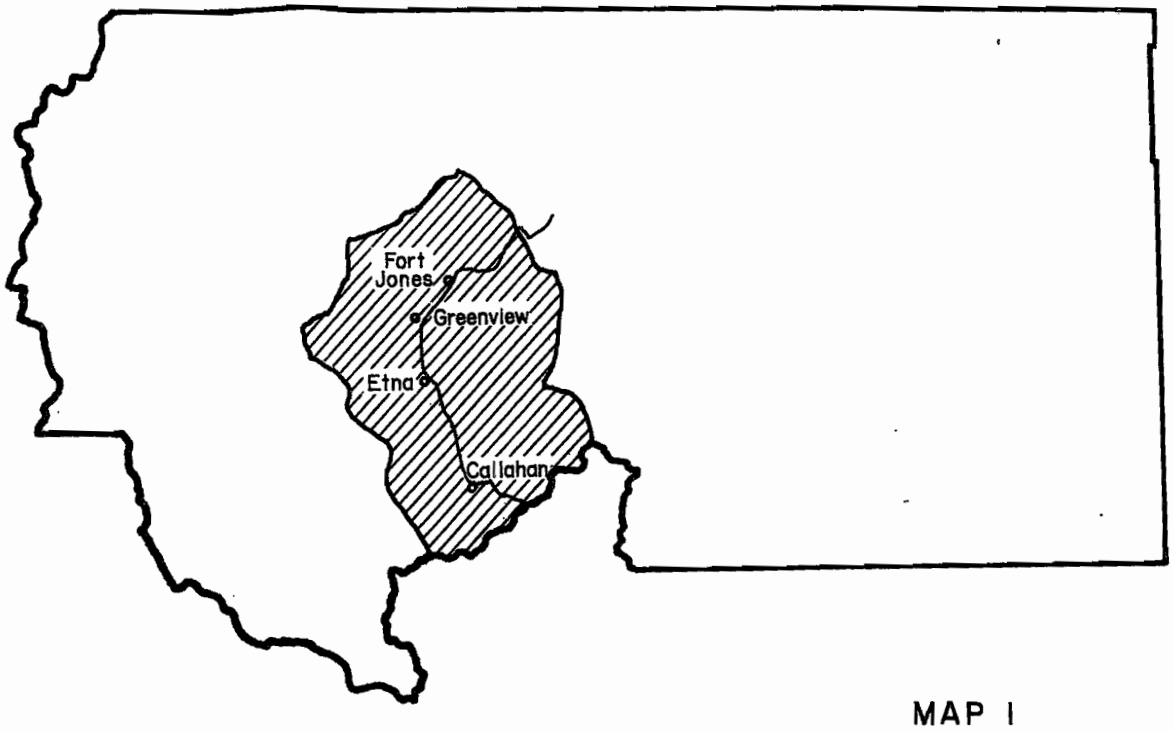
A. DESCRIPTION OF SCOTT VALLEY WATERSHED.

The Scott Valley Watershed lies in the western portion of Siskiyou County, one of the three northernmost counties in the State of California (see Map I). The Scott Valley Watershed is comprised of approximately 6,000 people. Roughly 32% of the Watershed (106,000 acres) is in public ownership.

Much of the Scott Valley Watershed lands in private ownership contain resources that are of extreme importance to both the 6,000 people currently residing in the valley and to the rest of Siskiyou County. As an illustration of this, approximately 43,000 acres of privately owned land in the watershed is prime agricultural land and 26,000 acres of privately owned land represents critical deer wintering areas. (See Maps III and IV in Chapter II).

The lands within private ownership also contain many acres of land that represent potential hazards to human habitation or potential threats to the water quality. To demonstrate this fact, contained in the Scott Valley Watershed are approximately 6,100 acres subject to periodic flooding, 1,600 acres subject to landslide, and 115,000 acres containing areas of excessive slope (greater than 30% natural slope), which if intensively developed, would create water quality, erosion, and surface water runoff problems. (See Maps V, VI, and VII in Chapter II). (See Chapter IV, Table I for acreage breakdown of all the above).

REGIONAL LOCATION



MAP I

The incorporated cities located within the watershed are Fort Jones and Etna, with populations of 525 and 720 respectively. Fort Jones is located at the northern end of the watershed and Etna is located in the middle portion. The two communities are connected by the watershed's major transportation route, California State Highway 3, which traverses the westerly edge of the valley floor. (See Map I).

Two unincorporated communities are also encompassed in the Scott Valley Watershed. The unincorporated community of Greenview with a population of approximately 150, is located midway between Fort Jones and Etna, adjacent to the west side of State Highway 3. The unincorporated community of Callahan with an approximate population of 75, is located at the southern end of the watershed adjacent to State Highway 3. (See Map I).

Agriculture represents the major economic segment of the watershed. However, timber products, mining, and commercial foods and services are also major contributors to the economy. The watershed contains many unique environmental features, including the headwaters of the Scott River (designated by the State of California as a Wild and Scenic River), and the entrance to the Marble Mountain Wilderness Area which borders the westerly portion of the watershed.

In summary, the Scott Valley Watershed is a unique geographic setting. The mountainous perimeter of the watershed is void of almost any development and directly sets it apart from the rest of the County. The valley floor is essentially flat, the primary land

use being agriculture. Most of the intense development is located within cities and communities of Fort Jones, Etna, Greenview and Callahan. To demonstrate this fact, the population within the communities of Fort Jones, Etna, Greenview and Callahan represent approximately 25% of the watershed's entire population, but contain only .01% of the watershed's total land area. In other words, from a public service capacity and environmental standpoint, the Scott Valley Watershed is an ideal setting, i.e. people are located in close proximity to existing public services and the natural resources are still intact. The rest of this document portrays the Scott Valley citizens concerns for retaining their high quality of Life and the plan through which this goal will be accomplished.

B. CITIZEN GOALS.

The citizens committee has defined five major goals for managing future growth in the Scott Valley Watershed:

MAJOR GOAL #1- The Scott Valley Watershed's natural resources, water quality, and economic vitality shall be protected.

MAJOR GOAL #2- Development shall not be permitted at a density or intensity that will subject people or property to hazardous conditions.

MAJOR GOAL #3- In order to minimize the cost of providing public services in the Scott Valley Watershed, intense development should only occur in close proximity to existing public services.

MAJOR GOAL #4- Existing public services should not be overburdened by development.

MAJOR GOAL #5- All uses of the land shall occur in a manner that is compatible with other existing and planned land uses.

In order to achieve the plan's five major goals, all major natural resources and physical hazard areas within the Scott Valley Watershed have been identified and mapped. Specific development goals for future development patterns are established for each of the natural resource and physical hazard areas as follows:

1. Prime Agricultural Land (See Map III, Chapter II)- Agriculture is the number one economy in the Scott Valley Watershed. The main resource base which makes agriculture the number one watershed economy is prime agricultural land. Therefore, the first development goal of this plan is as follows:

   DEVELOPMENT GOAL #1- In order to protect the number one economy of the Scott Valley Watershed, prime agricultural land must be protected from non-compatible or intense development.

2. Critical Deer Wintering Range (See Map IV, Chapter II)- This natural resource represents those areas in the Scott Valley Watershed that provide forage and shelter during winter months for the watershed's six major deer herds. Critical deer wintering ranges are an important part of the deer's life cycle and therefore extremely necessary for protection of the herds. Deer, in addition to providing recreation (hunting, observation) for the people in the watershed and the State of California, also contribute substantially to Siskiyou County's local economy. Intense development of critical deer wintering areas and the resulting man-related problems, such as domestic dogs, fences, and man's very presence, will greatly deplete deer herds by destroying a critical part of the deer life cycle. (Payton, Appendix I, page a-2). Therefore, the second development goal of this plan is as follows:

DEVELOPMENT GOAL #2- In order to protect an important recreational and economic resource of the Scott Valley Watershed, Siskiyou County and the State of California, critical deer wintering ranges shall be protected from an intensity or density of development that will destroy these areas suitability as deer wintering ranges.

3. Flood Plains (See Map V, Chapter II)- There are two types of flood plains within the Scott Valley Watershed - primary and secondary. The primary flood plain is, in general terms, the main banks of a water way; the secondary flood plain is the land abutting the primary flood plain that is subject to periodic "sheet water" types of flooding. Federal law currently prohibits any type of development and construction within a primary flood plain; however, building is permitted in secondary flood plains with certain construction limitations. Intensive and dense development within secondary flood plains can pose health and safety hazards by forming barriers to the natural water flow and thereby diverting flood waters over wider areas and to even higher elevations. In order to prevent these types of problems, Development Goal #3 reads as follows:

DEVELOPMENT GOAL #3- Development within flood plains should only be of an intensity or density that will not subject future populations and property to significant health and safety hazards or damage.

4. Landslide Areas (See Map VI, Chapter II)- Due to the combination of steep slopes and unstable soils, development activities in certain areas of the Scott Valley Watershed can create the potential of landsliding. In order to prevent this occurrence, future Development Goal #4 reads as follows:

DEVELOPMENT GOAL #4- Development within landslide areas shall

be of a density or intensity that will not create a potential for landslides.

5. Excessive Slope Areas (See Map VII, Chapter II)- Thirty percent or greater natural slope constitutes slope that is excessive from a water quality standpoint. Development with septic systems in excessive slope areas is currently prohibited by the North Coast Regional Water Quality Control Board. (Baker, Appendix I, page a-2). Also, intensive development within these mountainous regions can create severe erosion and surface water runoff problems. Development Goal 5 reads as follows:

DEVELOPMENT GOAL #5- In order to maintain high water quality and prevent erosion and surface water runoff problems, the mountainous regions of the Scott Valley Watershed shall be excluded from any intense or dense development.

Fulfillment of the aforementioned goals via specific development policies itemized in this plan will prohibit intensive development in over 90% of the Scott Valley Watershed. The remaining lands not previously addressed are classified as non-resource areas, which represent the portions of the Scott Valley Watershed that do not contain any particular natural resources or physical hazards. In order to establish future development goals for non-resource areas it is important to keep in mind the plan's 5 major goals. Achieving the objectives of the major plan goals dictate development goals for all non-resource areas read as follows:

DEVELOPMENT GOAL #6- All development in non-resource areas shall be of a density or intensity that is compatible with existing uses of the land.

DEVELOPMENT GOAL #7- All development in non-resource areas shall be of a density or intensity that will channel all intense or dense develop-

ment close to existing public services; the impacts of this development should not overburden existing public services, nor degrade water quality.

The remaining areas which have not been addressed by previous goal statements are the communities of Fort Jones, Etna, Callahan, and Greenview. In view of major plan goal #3, it is appropriate that development goals for these communities read as follows:

DEVELOPMENT GOAL #8- In order to maintain a healthy, diversified economy in the Scott Valley Watershed, intense commercial and industrial development should be encouraged close to or inside of the communities of Fort Jones, Etna, Callahan and Greenview.

DEVELOPMENT GOAL #9- In order to provide an adequate supply of low cost housing, dense residential development should be encouraged close to or inside of the communities of Fort Jones, Etna, Callahan and Greenview.

Achievement of the goals for the Scott Valley Watershed can only be accomplished by establishing specific development policies that will guide, clarify, and specify the decisions made by Siskiyou County on future development proposals. The following Chapter of this text will not only delineate development policies, it will also demonstrate how the development policies are designed to implement each one of the major goals and development goals itemized in this Chapter.

CHAPTER II

SCOTT VALLEY AREA PLAN - METHODOLOGY, POLICIES AND OBJECTIVES

A. METHODOLOGY

The express and primary objective of this chapter is to set forth specific development policies that will guide and specify where future growth in the watershed will be located in order to fulfill the stated plan goals. To accomplish this task, the first policies established are the future intensities and types of land uses, and the densities of land divisions that will be permitted in the critical resource areas of the Scott Valley Watershed that will not create the potential of destroying or degrading the particular resource base. Next, development policies are established that will not subject the future population or land uses of the watershed to natural physical hazards. After development policies are specified for the watershed's natural resource base and physical hazard areas, development policies are designated in the remaining areas of the watershed (non-resource areas). These policies are devised in order to insure that growth will not be incompatible with surrounding or abutting critical resource areas and will insure that development will be located close to existing public services, so as to not overburden public services. Community plans for Greenview and Callahan, and urban growth limits (spheres of influence) for the cities of Fort Jones and Etna are then established in order to provide and designate the areas where intensive growth will be permitted in the Scott Valley Watershed.

This approach is designed to provide a comprehensive future

growth management plan for the Scott Valley Watershed which fulfills the five major goals stated in the preceeding chapter, as to how the people want their valley to grow in the future. A major premise of this planning approach is that if development is only allowed in a manner that will not deplete natural resources critical to the valley's economy and quality of life, and if the natural physical forces are not disrupted, a rural lifestyle will be maintained, and adequate, less costly growth from the standpoint of providing public services will be accommodated.

B. NATURAL RESOURCES - POLICIES AND OBJECTIVES

Prime Agricultural Land

Prime agricultural land as depicted on Map III is defined as Class I, II and III soils, or Class IV and above soils that are classified as Class I, II and III soils under irrigation. The prime agricultural soils were identified and mapped from the soil type classification index and mapped location as established by the United States Department of Agriculture. However, the plan's definition of prime agricultural land was also defined in view of the climate, rainfall, growing practices and location of the majority of agricultural pursuits existing and peculiar to the Scott Valley Watershed. With this in mind the following development policies shall apply on all prime agricultural land:

POLICY 1- Only agricultural and public uses may be permitted on prime agricultural soils.

POLICY 2- The minimum parcel size that is permitted to be created on prime agricultural land is 80 acres.

POLICY 3- On lands mapped as prime agricultural land, but proven not to be prime agricultural

land, the minimum parcel size shall be 40 acres. The intent of this policy is to allow a higher density on land that is not capable of being as productive for agriculture as prime agricultural land and at the same time retaining a density in agricultural areas that is compatible with agricultural interests.

POLICY 4- Proof that mapped prime agricultural soils are in fact not prime can only be accomplished by providing the following information:

A. Submission of a soils test prepared by a California Certified Soil Scientist or,

B. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes or,

C. A letter from the applicable irrigation district stating that they will not and cannot provide water or,

D. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.

The information itemized in Policy 4 or a combination thereof must be supplied prior to making the determination that the applicable land is not prime agricultural land. Submission of past financial records or statements that the agricultural operation is not economically feasible are not in any way considered to be adequate proof that the land is not prime.

The primary objective of the aforementioned development policies applied to prime agricultural land is that of only allowing land uses that will be compatible with the watershed's number one economy and to not permit a density that will destroy the land base critical to the agricultural economy, i.e. Development Goal #1. Forty acre density requirements are established for areas that are technically proven not to be prime agricultural land to abate the problem of incompatible densities in and around agricultural areas.

Densities of less than forty acres divide the land into densities that are legitimately and practically used for homesites, not commercial agricultural operations. Land areas in or near agricultural areas, converted to residential use create many, varied problems for agricultural operations, i.e. competition for scarce water supplies, domestic dogs harassing or killing livestock, and lawsuits resulting from agricultural activities that are disruptive to residential areas, such as spraying operations and odors.

Critical Deer Wintering Areas

As previously stated, critical deer wintering areas are the areas which provide food and shelter during the winter months for the watershed's six major deer herds. The location of the valley's critical deer wintering areas, as depicted on Map IV, are derived from maps provided by the California Department of Fish and Game. However, the official maps provided by the California Department of Fish and Game have been changed in some cases by the citizens committee. The map alterations are based on committee members specific knowledge of certain areas and existing land use patterns. The changes are minor; in some cases adding to the amount of critical deer wintering area, and in some cases deleting portions of designated areas. With this as background, the following development policies are applied to all critical deer wintering areas:

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

POLICY 6- Only Agricultural, residential, open space, and small scale commercial, industrial, recreational uses, and public or quasi public uses may be permitted.

POLICY 7- Residential, small scale commercial, industrial, rec-

reational 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 primary objective of the development policies applicable to critical deer wintering areas is to maintain a density and land use intensity pattern that will not destroy the utilization of these areas by deer for forage and shelter (Development Goal #2). The density requirements vary on the map, because the utilization of the various areas by deer as a wintering area vary. The intensity of deer use of a deer wintering area is calculated by the amount of deer per acre, per year that utilize different areas for forage and shelter. The areas with lower density requirements are utilized by more deer per acre, per year than the areas with higher density limitations. In other terms the lands that provide wintering areas for the larger number of deer are more heavily protected than the areas which serve as wintering area for fewer numbers of deer.

C. NATURAL HAZARD AREAS

Flood Plain

Map V contains the areas in the Scott Valley Watershed that are subject to two different types of periodic flooding - primary (the main waterway channel) and secondary (areas subject to overflow water). The primary flood plain is defined as the designated floodway; the secondary flood plain is defined as the areas located within the 100 year flood hazard boundaries, but located outside the designated floodways. The following development policies are

required of all proposed development within the flood areas as depicted in Map V:

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.

POLICY 9- Only Agricultural, residential, open space, and small scale commercial, industrial, recreational uses, and public or quasi public uses may be permitted.

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.

POLICY 11- In all secondary flood plains the minimum parcel size shall be 10 acres.

Map V depicts both primary and secondary flood plains, with no distinction between the two. The information contained in Map V is derived from the official maps provided by the United States Department of Housing and Urban Development. The primary objective of these policies is to prohibit any type of future human habitation and land use in areas which pose the greatest threat of danger (primary flood plain), and to permit a limited amount of development in areas that are not as susceptible to damage due to flooding (secondary flood plain). It should be noted that the development policy relating to primary flood plains is already Federal law (National Flood Plain Insurance Program, Appendix I, page a-2). Density and land use policies are applied in secondary flood plains to permit limited development patterns that will not subject large numbers of people and amounts of property to future

flooding problems. Attainment of Development Goal #3 will be achieved upon implementation of these development policies.

Landslide

Areas subject to potential landslides are depicted on Map VI. The information contined on this map was derived from various private and governmental data sources, and from on-site field inspections by licensed geologists. The following development policies will apply to all future development proposed on identified landslide areas:

POLICY 12- No development will be allowed in identified and potential landslide areas unless certified by a registered California geologist or geological engineer as safe. Proof that an area is safe from landslide, other than from a licensed California geologist or geological engineer, can be made by the County Planning Department if an on-site field inspection indicates that the mapped area of concern obviously presents no danger of landslide.

POLICY 13- Only agricultural, residential, open space, and small scale commercial, industrial, recreational uses, and public and quasi public uses may be permitted.

POLICY 14- 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 or planned uses of the land.

POLICY 15- In all areas proven not to be a landslide area, the minimum parcel size shall be 40 acres.

The major objective of these development policies, attainment of Development Goal #4, will be achieved upon implementation. Forty acre parcel sizes will not permit a development density that could create landslide potentials due to road building (access) problems, because the number of potential lots is greatly limited. Also, the intensity of uses is very limited.

D. EXCESSIVE SLOPE

Areas that are 30% or greater in natural slope are defined as excessive slope areas. Excessive slope areas primarily constitute natural mountain barriers that geographically separates and defines the Scott Valley Watershed from the balance of Siskiyou County (Map VII). Excessive slope areas are important from natural resource, water quality, natural hazard, erosion, and surface water runoff standpoints. The following development policies shall apply to proposed future development in excessive slope areas:

POLICY 16- Reducing the percentage of slope below 30% 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 agriculture, residential, open space, and small scale commercial, industrial, recreational uses, and public or quasi public uses may be permitted.

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.

POLICY 19- In all areas proven to be 30% 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 minimum 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 30%, 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.

These policies were specifically designed with the primary objective of preventing any intense development that could potentially degrade groundwater supplies, create erosion and surface

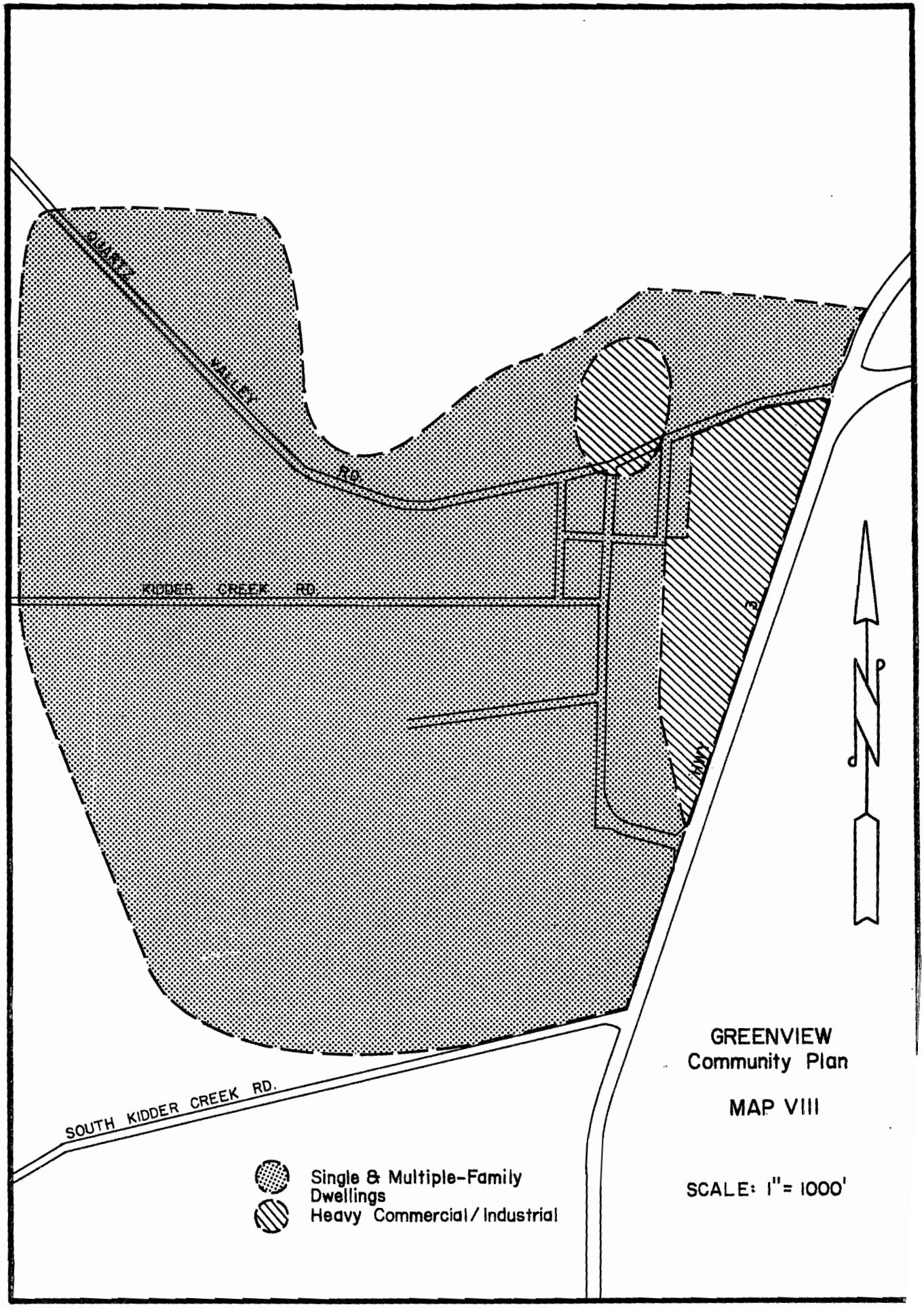
water runoff problems in the major mountainous areas of the watershed (Development Goal #5), or permit intense development in isolated areas that are difficult and expensive to provide with public services (Major Goal #3). Development with individual septic tanks on excessive slope areas is already prohibited by the State Water Quality Control Board, however the 40 acre density limitation and the small scale use intensity requirement will insure that pockets of intense development will not occur in this all important region of the Scott Valley Watershed for the reasons previously mentioned.

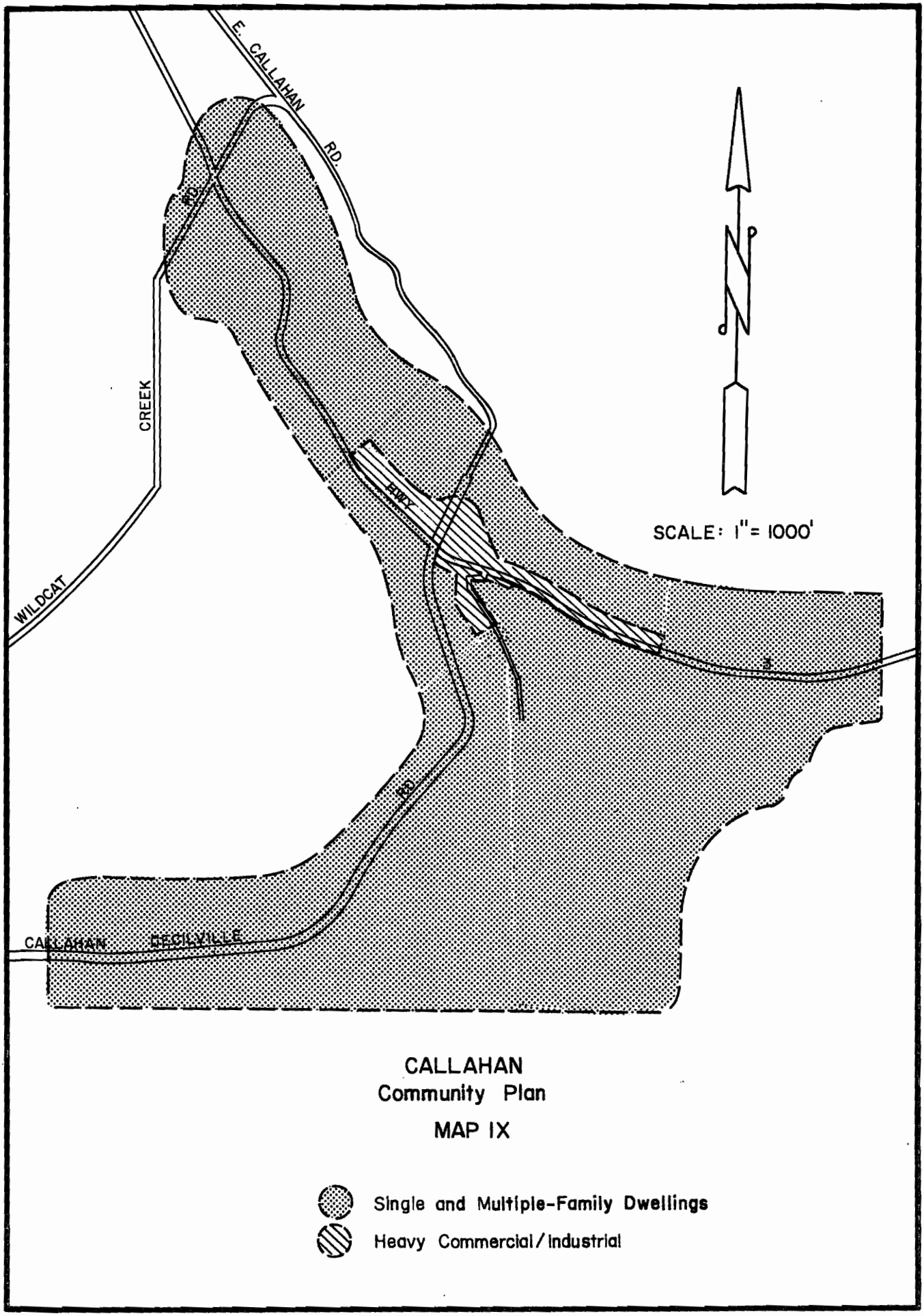
E. GREENVIEW AND CALLAHAN COMMUNITY PLANS

Fulfillment of all five Major Goals and Development Goals 8 and 9 requires establishment of development policies that will permit intensive residential, commercial, and industrial development close to existing urban areas. In order to achieve this end, approximately 1400 acres of land in and around the communities of Greenview (400 acres) and Callahan (1000 acres) is planned for a mix of single family, multiple family, heavy commercial, and industrial uses (note Maps VIII and IX). In order to insure that intense yet compatible development patterns occur within the communities of Greenview and Callahan, the following development policies are established for each one of these communities as identified on Maps VIII and IX:

POLICY 20- The permitted density of all future development designated as "single/multiple family dwelling" shall be as follows:

(a) Single family density - 1 dwelling unit per 6,000


QUARTZ
VALLEY
RD.
KIDDER CREEK RD.
SOUTH KIDDER CREEK RD.
Single & Multiple-Family Dwellings
Heavy Commercial / Industrial
GREENVIEW
Community Plan
MAP VIII
SCALE: 1"= 1000'


E. CALLAHAN RD.
RD.
CREEK
WILDCAT
RWY
SCALE: 1" = 1000'
RD.
CALLAHAN
DECIVILLE
CALLAHAN
Community Plan
MAP IX
Single and Multiple-Family Dwellings
Heavy Commercial / Industrial

square feet, provided adequate sewer and water facilities are available.

(b) Multiple family density - 1 dwelling unit per 1,000 square feet, provided adequate sewer and water facilities are available.

POLICY 21- Multiple family and single family uses only shall be allowed in areas designated as "single family/multiple dwelling".

POLICY 22- Heavy and light industrial and commercial uses shall only be allowed in the areas designated as heavy commercial/industiral, provided adequate sewer and water facilities are available.

POLICY 23- All land uses shall be designed in a manner that is compatible with surrounding planned and existing uses of the land. All proposed development is prohibited unless each site meets all criteria for development set forth by the North Coast Regional Water Quality Control Board and the Siskiyou County Health Department.

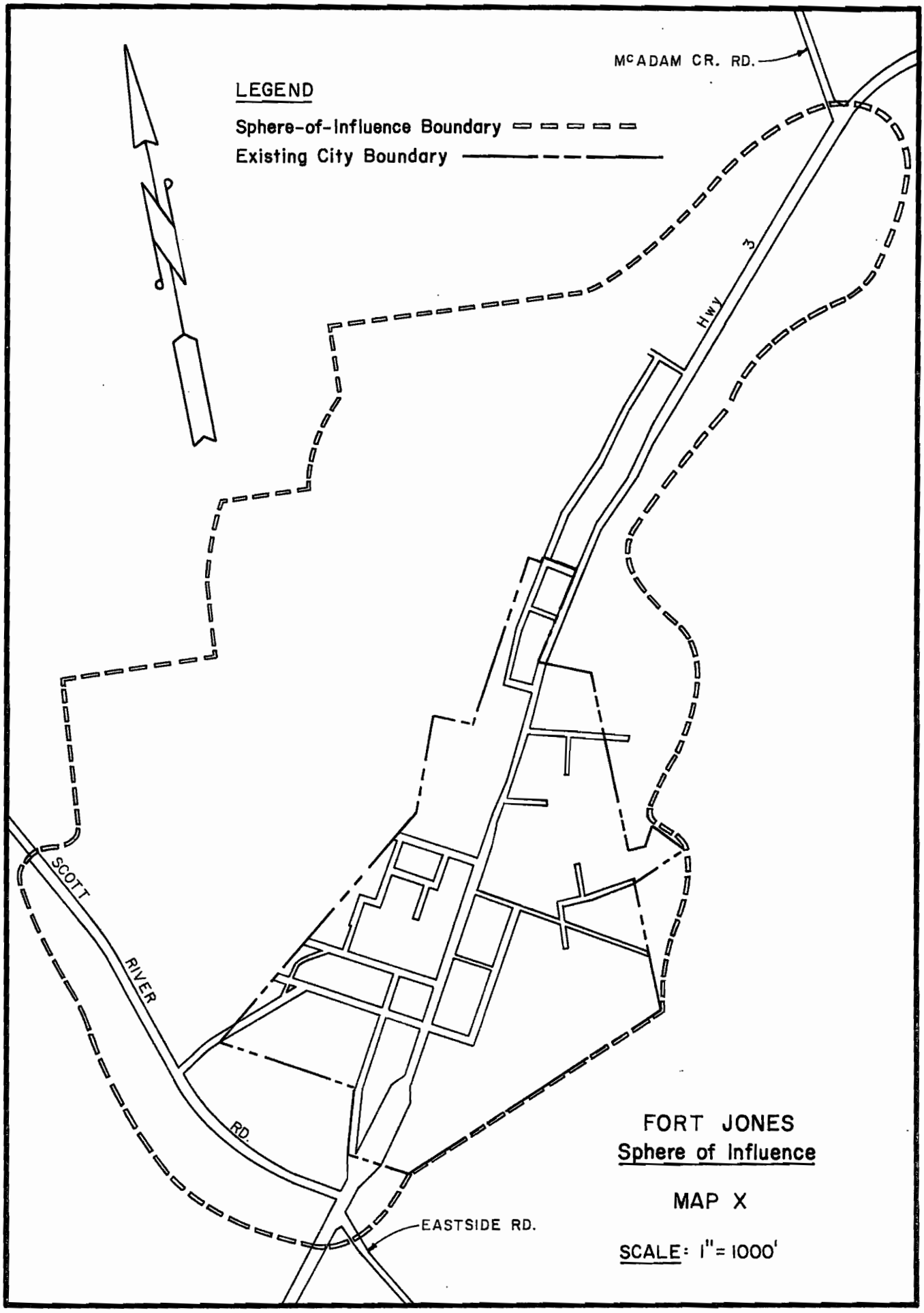
F. SPHERES OF INFLUENCE - FORT JONES AND ETNA

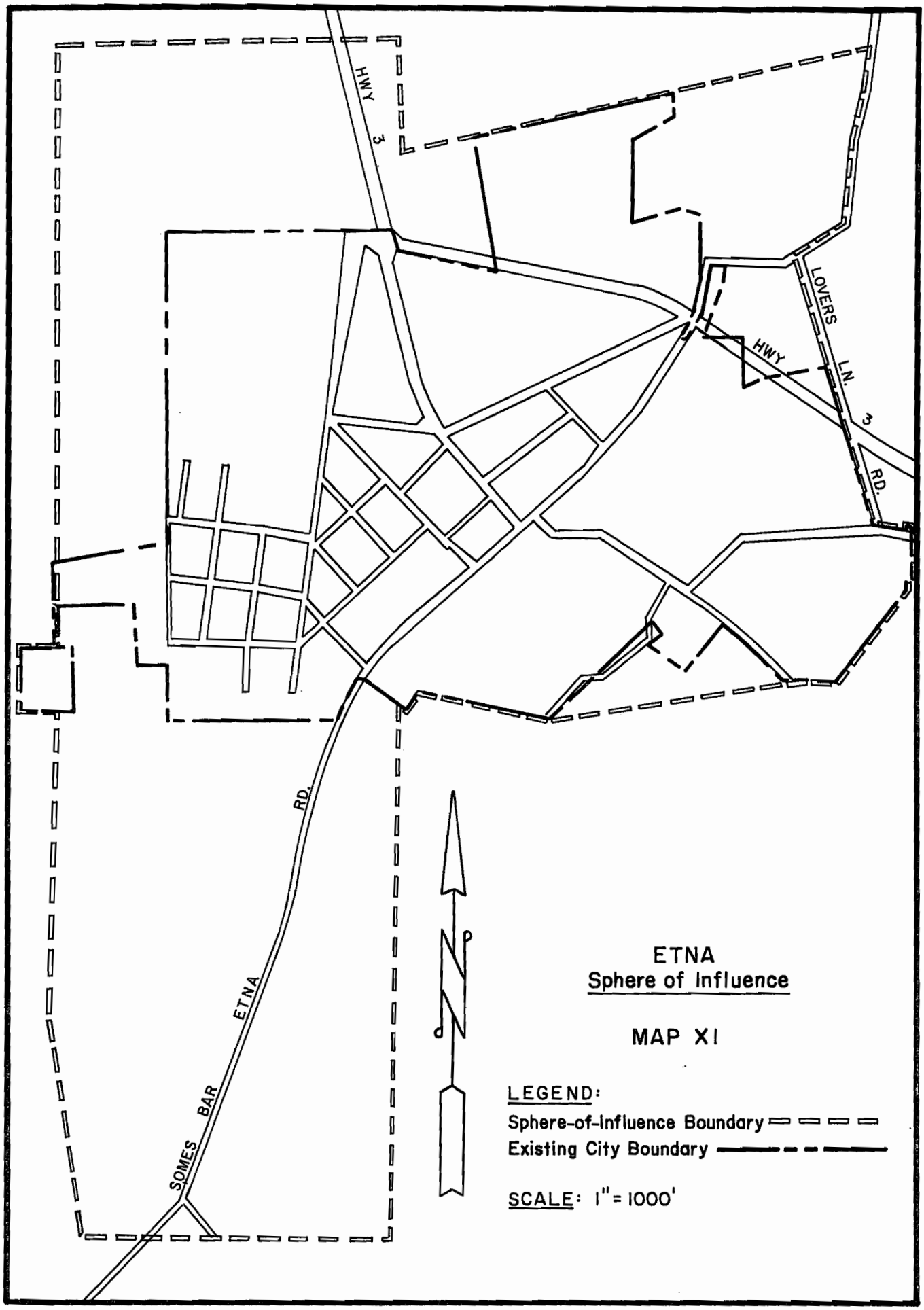
Spheres of influence represent the ultimate growth limits for the cities of Fort Jones and Etna (See Maps X and XI). In order to insure that future growth located in the unincorporated area and inside the spheres of influence for the cities of Fort Jones and Etna occurs in an orderly fashion, the following development policies shall apply:

POLICY 24- None of the policies pertaining to the resource maps shall apply within the spheres of influence of Fort Jones and Etna.

POLICY 25- All proposed development within Etna or Fort Jones spheres of influence must be referred to the applicable city for comment prior to a county decision on any proposed development. The intent of this policy is to insure that development in the unincorporated areas will not create future development problems for the applicable city upon annexation.

POLICY 26- All proposed development within a sphere of influence must conform to Policy 8, that is applied to flood plain maps, i.e. flood hazard areas exist within the designated spheres of influence for Etna and Fort Jones.


McADAM CR. RD.
LEGEND
Sphere-of-Influence Boundary
Existing City Boundary
HWY 3
SCOTT
RIVER
RD.
EASTSIDE RD.
FORT JONES
Sphere of Influence
MAP X
SCALE: 1" = 1000'


HWY 3
LOVERS LN.
HWY 3
RD.
SOMES BAR ETNA RD.
ETNA
Sphere of Influence
MAP XI
LEGEND:
Sphere-of-Influence Boundary
Existing City Boundary
SCALE: 1" = 1000'

POLICY 27- Single family residential density of one dwelling unit per 6,000 square feet may be permitted with the spheres of influence of the cities of Fort Jones and Etna, provided adequate sewer and water facilities are available.

POLICY 28- Multiple family density of one dwelling unit per 1,000 square feet may be permitted within the spheres of influence of the cities of Fort Jones and Etna, provided adequate sewer and water facilities are available.

POLICY 29- Heavy and light industrial and commercial uses may be allowed within the spheres of influence of the cities of Fort Jones and Etna, provided adequate sewer and water facilities are available.

POLICY 30- All land uses within the spheres of influence of the cities of Fort Jones and Etna shall be designed in a manner that is compatible with surrounding planned and existing uses of the land.

The primary intent of the aforementioned policies is to insure that development in the unincorporated areas will not create future development problems for the applicable city when unincorporated land within the city's sphere of influence is annexed. The major objective of these policies is to permit intensive development near existing public services and therefore fulfill all 5 Major Goals as well as Development Goals 3, 8 and 9.

CHAPTER III

COMPREHENSIVE - COMPOSITE PLAN FOR THE SCOTT VALLEY WATERSHED

Implementation of the development policies will insure that all the goals for future growth in the Scott Valley Watershed will be achieved. The end result can be foreseen by reviewing the Comprehensive - Composite Plan illustrated in Map XII. Intensive development is precluded from the mountainous confines and much of the floor of the Scott Valley Watershed, and therefore channeled into existing urban areas which are more suited to accommodate intense growth. However, non-resource areas within the watershed do not have development policies applied to them as yet. As previously mentioned non-resource areas are the portions of the Scott Valley Watershed that do not contain any outstanding natural resource or physical hazards. In order to set forth future development patterns in non-resource areas, the following development policies shall apply:

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

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.

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

Density policies in non-resource areas range from minimum parcel sizes of 5 acres to 40 acres. Non-resource area development policies vary for a variety of reasons, namely resource and land

use compatibility, water quality assurance, and distance from public services. Very limited density, reflected by the 40 acre minimum parcel size, has been permitted in the remote non-resource areas of the watershed and in the non-resource areas that are contiguous to prime agricultural lands. As previously discussed in Chapter II, high density development in the proximity of agricultural areas would create detrimental impacts to the agricultural community; high density development in remote areas of the watershed would create adverse impacts on public services such as school districts, public roads, and fire protection. Five to twenty acre density standards were applied in other areas of the watershed due primarily to citizen concerns for water quality and quantity, and again in some cases due to effects on public services. Chapter IV will provide a more complete documentation of environmental and public service impacts that would occur.

One of the technical difficulties faced in this type of planning approach is how to resolve potential conflicts that would surface if land areas contained more than one resource or physical hazard with different development policies. For example, a 160 acre parcel of land could be classified as critical deer wintering area as well as excessive slope area. The development policy applied to the subject 160 acre parcel might be 80 acre minimum parcel size to protect the deer wintering area, yet a 40 acre minimum parcel size, if building sites were present would be applied because the 160 acre parcel was also an excessive slope area. In order to resolve this potential conflict, the following development policy shall apply to all areas of the watershed:

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 restriction.

Policy 34 will do two things. It will make clear which development policy will apply, and will insure that the resource will be protected, i.e. if the least restrictive development policy was applied in the aforementioned example an unsuitable density would be permitted in a deer wintering area that needed the protection afforded by the 80 acre minimum parcel size.

Major Goals 2 and 4 and the need to have adequate access to all development, have resulted in the following development policies that shall apply to all development regardless of where it is located within the watershed boundaries:

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.

POLICY 36- Safe, buildable access must exist to all proposed uses of the land. The access must also be adequate to accomodate the immediate and cumulative traffic impacts of the proposed development.

Implementation of Policies 35 and 36 will insure that all legally mandated (adequate) access requirements will be met and that development will not create public health and safety problems. Another problem presented by this plan is the question of how the plan affects existing development within the Scott Valley Watershed. The following policy serves to clarify this situation:

POLICY 37- The policies of this plan shall not apply to developments functioning and legally existing prior to the adoption of this plan.

The aforementioned policy will apply to a development that has received final and legal approval. However, it should be made clear that any development that has not received final and legal county approval will be subject to the provisions of this plan, i.e. all development that is currently in the public hearing process at the time this plan is adopted by the Board of Supervisors must comply with the provisions of the plan as adopted.

Another concern expressed by the citizens committee was how to allow some reasonable degree of flexibility in density requirements and at the same time stay within the policy intent applied to each reasource and physical hazard map. In order to satisfy this concern, the following policies are established for all areas within the watershed boundaries:

POLICY 38- None of the policies stated in this plan will apply to Boundary Line Adjustments, so long as the new parcel configuration(s) and sizes conform to the intent of the density permitted in each resource, physical hazard, and non-resource area. All new parcel configurations and sizes must conform to all requirements of the applicable zoning districts.

POLICY 39- Density transfer (density averaging) is an appropriate method of determining density of a proposed development so long as it meets the specific intent of each development policy. Density averaging may not be used if it is possible to meet the density requirements applicable to each map. Density averaging may not be used in the case of development policies applied to prime agricultural land.

Policy 38 relating to boundary line adjustments is designed for the situation whereby a land owner merely wants to change the boundary lines of existing parcels and not create any additional parcels. However, this policy does not permit any alternate parcel size to be smaller than that permitted by the applicable zoning

district, or in the case of prime agricultural land, take more land than is absolutely necessary out of agricultural production.

The policy relating to density transfer (Policy 39), is designed to require strict conformance to all planned density standards yet allow reasonable flexibility due to on-site physical problems, or mapping uncertainties and errors. For example: A 10 acre density standard is applied to a 20 acre parcel of land, but due to unusual on-site physical conditions, the only way the 20 acre piece of land can be divided is to create a 1 acre parcel and a 19 acre parcel (average density of 10 acres). Without Policy 39, the land division could not be allowed, i.e. the 1 acre parcel would not conform to the strict 10 acre minimum parcel size. Also, Policy 39 would not abrogate the policy requirements of this plan. In the example cited, the remaining 19 acre parcel could not be further divided. Another application of Policy 39 is the situation whereby a particular parcel of land has more than one resource or physical hazard area located on different portions of the subject propoerty, and the locations are irregular to the point that it is not possible to determine how a project whould be designed to conform to each policy. Determination of proper density in this type of situation is illustrated by the following example: a 40 acre piece of land contains 20 acres of a 5 acre density requirement, 12 acres of a 10 acre density requirement, and 8 acres of a 40 acre density requirement. A maximum number of 6 parcels would be allowed on the 40 acre site, i.e. 20 ÷ 5 - 4 parcels, 12 ÷ 10 = 1 parcel, 8 ÷ 40 = 1 parcel; 4 parcels + 1 parcel + 1 parcel = 6 parcels.

In the situation whereby land is transferred from public to private ownership, the following development policy is applied:

POLICY 40- Any land that transfers from public to private ownership will be regulated under the same density and use policies of the applicable resource or physical hazard map that applies to it. If no physical hazard or resource map is applicable (non-resource area), the required density will be that which best conforms to the average density planned for all immediately adjacent properties.

In cases whereby a parcel of land transfers from public to private ownership, the county would have to determine, using the same sources previously mentioned in this plan, if the parcel transferred contains any critical natural resource or physical hazard area and then require the appropriate density as permitted in the particular resource or hazard area. In the situation whereby varying densities may apply in non-resource areas, this policy would require the appropriate density to be that average of all densities applied to all surrounding and adjacent properties. For example: If a 160 acre parcel of land was determined to be a non-resource area and the planned density of all surrounding parcels was 40, 20, 40, and 40 acres, the permitted density on the 160 acre piece of land would be one dwelling unit per 35 acres (40 + 20 + 40 + 40 = 140 ÷ 4 = 35).

Development in the Scott Valley Watershed also creates problems for irrigation districts. A prime example is when land traversed with irrigation ditches is subdivided, future owners of the individual parcels will destroy irrigation potential by building construction or other activities. To alleviate this problem, the following development policy shall apply to all

land within the watershed:

POLICY 41- All development proposals within an irrigation district shall conform to all rules, regulations, and policies of the applicable irrigation district. The intent of this policy is not to permit district regulation of land use or density; it is intended to prohibit any interference of the district's functions, such as keeping checks and irrigation ditches free and clear of any disturbance.

In order to insure that all the major plan goals are achieved, the following development policies shall apply to all land within the Scott Valley Watershed:

POLICY 42- It is the policy intent of this plan to channel heavy commercial and industrial land uses into areas that have good, existing access, away from residential areas, and into the existing urbanized areas of Fort Jones, Etna, Callahan, and Greenview. This policy may not be applicable to industries that are specifically related to timber products, agricultural production, and mining so long as they specifically conform to the policy intent applied to each resource area, physical hazard area, and non-resource area.

POLICY 43- It is the intent of this plan to channel all high density residential development into the existing urbanized areas of Fort Jones, Etna, Callahan, and Greenview.

The intent of Policies 39 and 40 are clear. All large scale industrial and commercial uses of the land are only permitted within the Fort Jones and Etna spheres of influence and with the lands encompassed by the Greenview and Callahan Community plans. However, it is the intent of these policies to permit larger scale industries that are specifically and primarily related to timber products, agricultural production, and mining so long as they do not detract from the intent of all other policies contained within this plan.

Sometimes public agencies need to obtain parcels of land for public projects. This situation may require a public agency to acquire a smaller piece of land than would be permitted by the density requirements of this plan. For example, the county might need to purchase only 20 acres of a 40 acre land parcel in order to locate a solid waste disposal site. If a 40 acre minimum parcel size density requirement was applied to the subject 40 acre site, the county would have to purchase the entire 40 acre site as opposed to only the necessary 20 acres. To alleviate this problem, the following development policy shall apply:

POLICY 44- None of the density standards in this plan shall apply to land divisions necessary to accomodate public agency projects. This policy shall only apply when there is documented evidence that a proposed public agency project would be in the public interest at any proposed location.

Policy 44 will permit density flexibility to insure that only the necessary public funds are expended to accommodate public projects. However, this policy will not permit density flexibility for unnecessary public projects that are not proven to be in the public interest at site specific location(s).

In summary, the Land Use Plan for the Scott Valley Watershed provides a balanced, managed, and comprehensive approach for future development within the watershed. Implementation of the plan by Siskiyou County will insure that the citizens of Scott Valley will have a high quality environment and at the same time provide adequate accommodations for future economic growth and housing supply for all economic segments of the community in a manner that will not create unduly burdensome public service demands.

CHAPTER IV

SCOTT VALLEY AREA PLAN - ENVIRONMENTAL IMPACT ANALYSIS

It is important to remember that the Scott Valley Area Plan is a combined document which contains the information required for a Land Use Element pursuant to Government Code Sections 65302(a) and the information required for an Environmental Impact Report pursuant to Article 9, Sections 15140-15148 of the Administrative Guidelines for Implementation of the California Environmental Quality Act. This approach is specifically authorized in Administrative Guidelines Section 15148, provided that the General Plan contains all information required in an Environmental Impact Report and that a special section in the document specifies where the information is contained. Itemization of all EIR contents of this plan is contained in Appendix III.

This chapter discusses and analyzes what growth inducing impacts of the Scott Valley Area Plan would have as compared to that of the proposed county-wide Land Use Element as it affects the watershed. Growth inducing impacts are broken down into ultimate population possible at full build out and the potential impacts of the increased population on the environment and public services.

A. POPULATION.

Table I makes a comparison of the maximum population within the Scott Valley Watershed that could occur if the Scott Valley Area Plan is adopted by the county as opposed to the County Land Use Element. A cursory observation of Table I indicates that the

TABLE I

Population Projection Comparisons Between Scott Valley Area Plan and County Land Use Element*

Plan Classification	Acres Mapped	Existing Population	Total Buildable Lots Possible		Maximum Population At Full Buildout	
			S.V.A. Plan	C.L.U. El.	S.V.A. Plan	C.L.U. El.
U.S. Government	106,000	0	0	0	0	0
Prime Agricultural Land	43,050		457	915	1,462	2,928
Excessive Slope	115,000		244	1,955	781	6,256
Critical Deer Wintering						
20 acre density	4,200		169	169	541	541
40 acre density	8,800		187	187	598	598
80 acre density	13,600		145	145	464	464
Flood Plain	6,100		229	762	733	2,438
Landslide	1,600		17	120	54	384
Non-Resource Area						
5 acre density	3,860		579	965	1,853	3,088
10 acre density	4,000		300	1,000	960	3,200
20 acre density	2,520		107	630	342	2,016
40 acre density	19,120		406	4,780	1,299	15,296
80 acre density	200		2	50	6	160
Spheres of Influence						
Etna	760 (not included in total)*	720			1,510*	1,510*
Fort Jones	880 (not included in total)*	525			725*	725*
Greenview	1,000*	150			Insignificant*	Insignificant*
Callahan	400*	75			Insignificant*	Insignificant*
Existing parcels (1,000)			750	750	2,400	2,400
Population-Entire watershed		6,000			6,000	6,000
TOTAL	330,000 (rounded off)	6,000	3,592	12,428	19,728	48,004

*Note Appendix I, page a-3 for calculations and basic assumptions

future population permitted by the county-wide General Plan would be approximately two and one half times as great as that which is permitted by the Scott Valley Area Plan. Table I also indicates that neither plan represents a "no growth" planning approach, i.e. the Scott Valley Area Plan will permit a future population growth of roughly three times the existing 6000 watershed population. Both plans are similar in nature in that they concentrate future population growth near the existing urban areas, and away from natural resource and physical hazard areas. However, the Scott Valley Area Plan accomplishes this task more directly. This observation will be analyzed more completely.

Future population permitted by either of the two plans represent a substantial increase from the existing watershed population. It must be remembered that the population represents the maximum population that can occur if the land in the watershed is developed and built-out to the maximum potential of each plan. For the purposes of analysis it is important to remember that both plans are intended to be long range. Table II gives an overview of how long it should take for full population to occur using the rate of population increase that has occurred in the Scott Valley Watershed over the last five years.

TABLE II

Population Increase Comparison between the Scott Valley Area Plan and the County Land Use Element*

Year Plan Reaches Full Population at Full Buildout Using 5-10 Year Increment

YEAR	POPULATION	SCOTT VALLEY AREA PLAN	COUNTY LAND USE ELEMENT
1980	6,000		
1980-1985	7,200		
1985-1990	8,640		
1990-1995	10,368		
1995-2000	12,442		
2000-2005	14,930		
2005-2010	17,916	Approximate Year Population at full buildout attained	
2010-2015	21,499		
2015-2025	30,099		
2025-2035	42,139		Approximate Year Population at Full buildout attained
2035-2040	50,567		

*Note: Appendix I, Page a-4 for calculations

The data illustrated in Table II indicates that it will take approximately thirty years for the maximum allowable population to occur in the watershed if the Scott Valley Area Plan is implemented. Table II indicates that it will take approximately sixty five years for the maximum allowable population to occur in the watershed if the County Land Use Element is adopted. It is especially important to note that the projections utilized in Table II assume that population increases will remain the same as they have for the past five years. Based on a nation wide trend in rural areas it is unlikely that the watershed population will increase as slowly as projected

in Table II; however it is impossible to project any acceleration of the growth rate.

B. ENVIRONMENTAL IMPACTS

The physical environmental effects of each plan will vary depending upon the particular resource and natural hazard area involved. However, it is obvious that the overall environmental impacts of the Scott Valley Area Plan will be much less than that of the County Land Use Element. To illustrate this fact, consider the individual plan impacts on each one of the natural resources in relation to physical hazard areas:

1. Impacts on the mountainous confines of the watershed - As previously indicated, it is important, due to erosion and other related problems, to keep steep confines of a watershed free of intensive development. Table I indicates that an overall density of one dwelling unit per 447 acres would be permitted with the Scott Valley Area Plan as opposed to one dwelling unit per 56 acres that would be allowed if the County Land Use Element were adopted. Although neither of these densities would be significant from a purely physical environmental standpoint, due to the remoteness of these areas the density permitted by the County Land Use Element could have a significant impact on public services which will be elaborated upon in this chapter. It should be noted that excessive slope areas and landslide areas were used in the density tabulations.

2. Impact on Critical Deer Wintering Areas - It is assumed

that the impacts on critical deer wintering areas will be the same with each of these plans - insignificant. Critical deer wintering maps and the permitted densities were derived from the State Department of Fish and Game. The densities as recommended by the Department of Fish and Game were the densities the Department felt in their professional judgment could be allowed and not have a significant impact on the deer population in the Scott Valley Watershed. However, if the densities permitted by the County Land Use Element are increased, the impacts on the deer population in the Scott Valley Watershed would be significant.

3. Impacts on Flood Plains, Non-resource Areas, and Prime Agricultural Land - Although the potential impacts on future populations within the strict confines of the flood plain areas themselves would not be significant under the provisions of the County Land Use Element, the impacts of the permitted secondary flood plain density on the agricultural lands of the watershed could be significant as compared to the Scott Valley Area Plan. To illustrate this point the flood plain areas in the Scott Valley watershed are located within, adjacent to, or in very close proximity to the valley's agricultural lands. The overall density permitted by the County Land Use Element in the flood plains is one dwelling unit per 8 acres as opposed to one dwelling unit per 27 acres permitted by the Scott Valley Area Plan. The density

permitted by the County Land Use Element will definitely have a significant impact on agricultural land for reasons itemized in Chapter II under prime agricultural land policies. Although the overall density permitted by the Scott Valley Area Plan could be considered significant in view of the Plan premise that 40 acre minimum parcel sizes adjacent to agricultural lands is necessary to protect agriculural operations, mitigation measures such as density clustering (averaging) to permit open space areas near agricultural land and the policy pertaining to the destruction of irrigation potential can be used to reduce the impacts to an insignificant level. Because of the relatively high density permitted by the County Land Use Element, the previously mentioned mitigation measures would probably not be adequate to reduce the impacts to an insignificant level.

Impacts on prime agricultural land in non-resource areas would not be significant considering the overall density permitted by the Scott Valley Area Plan. Although the overall density permitted by the Scott Valley Area Plan in non-resource areas is one dwelling unit per 21 acres, major portions of non-resource areas have a minimum parcel size requirement of 40 acres. This is not the case with the County Land Use Element. The density only varies according to slope, not according to its proximity to agricultural land, as is the case with the

Scott Valley Area Plan, i.e. the County Land Use Element will permit an overall density of one dwelling unit per four acres. This intense a density will have a very significant impact on agricultural operations that could not be mitigated to a point of insignificance.

The overall densities permitted on prime agricultural lands by the Scott Valley Area Plan and the County Land Use Element are one dwelling unit per 94 acres and one dwelling unit per 47 acres respectively. Neither overall density is considered to have a significant impact; however, the citizens committee felt that a lower density requirement was necessary to realistically, and practically retain a sound commercial agricultural base in the watershed. It should be noted here that overall densities are calculated by dividing the total mapped acres by the total number of possible buildable lots. These figures do not represent the minimum parcel size as reflected in the development policies, i.e. the total number of buildable lots represent the realistic total number of lots that can be built upon after reductions for roads, water quality related problems, and so on have been calculated.

Impacts on the watershed's aesthetic character and its archeological and historical features will vary. The integrity and beauty of the watershed will be preserved upon implementation of the Scott Valley Area Plan. The intrinsic aesthetic values of the Scott Valley Watershed is its rural character portrayed by the high mountainous valley walls surrounding the agricultural valley floor, both of

which are relatively free of intense development. The Scott Valley Area Plan's low density development policies will protect the major aesthetic features and retain the rural character of the valley by concentrating the intense growth within the existing urban areas. The County Land Use Element will not retain the high aesthetic quality of the watershed. The aforementioned analysis can best be illustrated by comparing the overall density and total population growth permitted by the Scott Valley Area Plan of one dwelling unit per 92 acres or 19,728 people, as opposed to one dwelling unit per 27 acres or 48,004 people that would be permitted by the County Land Use Element. Due to the significant increase in the watershed's overall density there will be an obvious and significant aesthetic decline in rural value at full buildout if the County Land Use Element were implemented. Impacts on cultural and historical resources in the watershed can best be mitigated to insignificance by not permitting their destruction by development. Proper mitigation measures include on-site field inspections by qualified archeologists to determine site locations prior to development, coupled with site designs that will not destroy identified sites.

Impacts on energy demands and public utilities will be much less if the Scott Valley Area Plan is initiated as opposed to the County Land Use Element. By more intensively concentrating population growth close to existing urban areas, it will be much less expensive to provide utility services as opposed to more intensively spreading the demands over a vast area, i.e. it is less expensive to extend a utility line serving 100 people for five

hundred feet than it is to extend utility lines five miles to serve 100 people. Also, by concentrating population close to industrial and commercial shopping areas there should be fewer long distance automobile trips, thereby reducing gasoline consumption and additional automobile traffic on outlying county roads.

The reduction in automobile trip distance will also result in lower impacts on air quality. The Scott Valley Watershed, which is currently classified as an area with minimal deterioration in air quality (Class A and B), currently has not had a significant deterioration in air quality. However, it is important to plan in a manner that will retain the existing high level of air quality to protect the watershed's agricultural economic base which could be significantly damaged by a reduction in air quality (See Appendix I, page a-2 for reference relating to impacts on agricultural operations resulting from lowering of air quality and existing air quality classification). At full buildout the Scott Valley Area Plan will create some degradation of existing air quality in the watershed, but not to a significant a level as would be the case with the County Land Use Element. (Corbin, Appendix I, page a-2).

Impacts on Natural Resources that would result if the Scott Valley Area Plan is adopted will be insignificant, as compared to the impacts resulting from the County Land Use Element which will be significant in most cases. From strictly a natural resource perspective, the Scott Valley Area Plan is a much more environmentally sound document.

C. IMPACTS ON PUBLIC SERVICES

Immediate and cumulative impacts on public services can best be analyzed by depicting the overall density and total population that would be permitted in the Scott Valley Watershed with both plans. As previously mentioned the overall density and total population growth permitted by the Scott Valley Area Plan is one dwelling unit per 92 acres or 19,728 people, as opposed to one dwelling unit per 27 acres or 48,004 people permitted by the County Land Use Element. It is obvious that the Scott Valley Area Plan will do much more to achieve the Plan Goals of orienting population within the existing urban areas. It should be noted that both plans permit the same overall, more intense densities within the cities of Fort Jones and Etna; however, because of the more restrictive nature of the Scott Valley Area Plan in the outlying areas, there should be much more incentive to concentrate growth within the existing urban areas. Also as previously noted the overall densities within these two cities could significantly increase if there is an upgrading of their central sewer and water facilities.

Impacts on public services such as the Scott Valley School districts, county road system, police and fire protection will significantly increase to varying degrees with both plans as the population increases. For example Table III itemizes the current enrollment, and the current capacities of all the school districts within the Scott Valley Watershed. The figures depict the fact that both elementary and high school districts are approaching or are currently at capacity. In the next five years all the school districts, with the exception of the Siskiyou School

District, will be over their existing capacities. No mitigation measures are available to affect the significant impact, with the possible exceptions of allowing no new development, or dedication of fees by private developers to the school districts to offset the costs of additional classroom construction, or state revenue sources.

TABLE III*

Scott Valley School Districts Capacity

	Etna H.S.	Etna E.S.	Fort Jones E.S.	West Half Siskiyou H.S.	Quartz Valley E.S.	Total
Current Enrollment	290	324	174	72	53	913
Current Capacity	320	324	180	140	50-53	1017
Five Year Enrollment Projection	410	459	245	98	76	1288

*Note Appendix I, Page a-5 for calculations

Another significant impact from both plans will be on county roads. Many of the county roads within the planning area are reaching capacity and/or have existing safety problems (Anderson, Appendix I, Page a-2). As population increases over the years and the resulting automobile traffic increases over the years and problems on county roads will also intensify, thereby making upgrading of county roads within the planning area a costly necessity. Proper mitigation to these impacts should be in the form of right-of-way dedications or monetary dedications to Siskiyou County by developers to help offset the cost of future road improvements.

However, as previously indicated, impacts on the county road system will be much less if the Scott Valley Area Plan is implemented as opposed to the County Land Use Element.

Impacts on police and fire protection in the Scott Valley Watershed resulting from both plans will be significant. Police protection in the Scott Valley Watershed is currently provided by the Siskiyou Sheriff's office with 2 resident deputies. At full planned population, an additional 6 - 10 deputies will be needed to provide an adequate level of police protection if the Scott Valley Area Plan is adopted. The number of additional deputies necessary will be at least double that amount if the County Land Use Element is implemented (Jordan, Appendix I, Page a-2).

Fire protection is currently provided by the Scott Valley Fire Protection District and the Cities of Fort Jones and Etna. The California Division of Forestry is responsible for fire protection in the remaining portions of the watershed. The effects of additional population resulting from either plan will be significant and substantial. Currently the Scott Valley Fire Protection District has 15 volunteer fire fighters, and 4 fire trucks located in Greenview and Quartz Valley. The current ability to fight fires, even with the existing population, is very limited, due to lack of personnel and lack of on-site water capacity (Giorvas, Appendix I, Page a-2).

The Scott Valley Area Plan will not impact police and fire services nearly as much as will the County Land Use Element, because population at full buildout will be lower and more concen-

trated in smaller areas (existing urban areas) than will be the case with the County Land Use Element. Mitigation of the problem of on-site water capacities can be accomplished by requiring all future development to provide on-site water sources with a water capacity adequate for fire suppression purposes; adequacy should depend on the intensity and scale of the development. Another mitigation measure to reduce threat to human life could be a limitation on the length of access roads serving new development in hazardous fire areas.

Overall there is no question about the fact that both plans will substantially and significantly impact most existing public services. This problem is greatly compounded by revenue raising limitations placed on local government by a recent State Constitutional Amendment. Some people might argue that the increased taxes gained by increased population in the valley will offset the costs of additional public services. However, this premise does not appear to be the case. A recent study prepared by the Governor's Office of Planning and Research concluded that new housing does not pay for the costs of providing public services in the post Proposition 13 era ("New Housing: Paying Its Way?" Appendix I, Page a-2). In summary, it can only be said that impacts on public services in the watershed will continue, and the only mechanism available to mitigate these impacts will be those previously discussed in this document.

Another area of concern is the impact of the Scott Valley Area

Plan on the rest of Siskiyou County, i.e. the plan will so greatly restrict availability of land for future homesites in the watershed that it will decrease the availability of housing county-wide as well as within the watershed. Concern has also been expressed that the Scott Valley Area Plan will also increase development pressures in other parts of the county, due to the limited development potential in the watershed. In response to these concerns it is important to consider the following facts:

1. County wide there are approximately 25,000 existing vacant lots that may be capable of being built upon. Considering a conservative county-wide average estimate of 2.5 people per household, the development is already in place that would allow an additional 62,500 people in Siskiyou County, i.e. almost double the approximate 39,000 County population (Planning Department, Appendix I, Page a-2).
2. The County Land Use Element will realistically permit at least two times the amount of available housing sites than exist in the County today (Land Use Element, Appendix I, Page a-2).
3. The Scott Valley Area Plan provides for an ultimate growth of 3 times the existing watershed population.
4. The Scott Valley Watershed already has enough vacant, buildable lots to increase the existing watershed population by 28%.

The aforementioned facts clearly indicate that these concerns are invalid, and not substantiated, or documented in any way. In

summary the Scott Valley Area Plan provides for adequate growth where it belongs - near existing public services and away from the critical natural resources and physical hazard areas. Of all alternatives considered, the Scott Valley Area Plan will cause the least environmental impact, short of not allowing any further development in the watershed.

APPENDIX I

All Documentation and Reference Material Is Contained Within This Appendix.

PLANNING DEPARTMENT

TELEPHONE: 842-3531, EXTENSION 242

PLANNING DIRECTOR DAVID G. HEDBERG

County of Siskiyou

COURT HOUSE ANNEX

YREKA, CALIFORNIA

96097

March 10, 1980

TO: Honorable Board of Supervisors

RE: Results of Scott Valley Area Plan Advisory Vote

The results of the advisory vote to the Board of Supervisors as to whether the people favored the proposed plan are as follows:

	VOTE		PERCENT		TOTAL VOTE
	Yes	No	Yes	No	
Registered Voters	944	470	67%	33%	1414
Property Owners	697	512	58%	42%	1209
Total Vote	1641	982	63%	37%	2623

In summary the results of the advisory vote are clear. The proposed Scott Valley Area Plan was favored by a large margin. Therefore I respectfully recommend that the Board of Supervisors take the following actions:

1. Instruct the Planning Director to prepare the plan in its proper technical form and submit it through the legally required environmental review process and public hearing procedures.

2. Approve a budget transfer of $2550 from the General fund to the Land Use Planning item in the Planning Department budget. This money is necessary to reproduce the necessary maps, and to print the pages for the plan. I might add that most of this cost should be recovered by the County, because we will sell the final plan to the public at publishing costs per document.

Respectfully submitted,

David G. Hedberg

David G. Hedberg
Planning Director

DGH:fh

EXHIBIT A

	TYPE OF VOTE	NUMBER YES	NUMBER NO	PERCENT OF VOTE YES	PERCENT OF VOTE NO
1.	Registered Voters (Unincorporated)	654	332	66%	34%
2.	Registered Voters (Fort Jones)	128	52	71%	29%
3.	Registered Voters (Etna)	162	86	65%	35%
4.	Total Registered Voters	944	470	67%	33%
5.	Property Owners (Unincorporated)	521	412	56%	44%
6.	Property Owners (Fort Jones)	71	40	64%	36%
7.	Property Owners (Etna)	105	60	64%	36%
8.	Total Property Owners	697	512	58%	42%

OFFICE OF

COUNTY CLERK

NORMA PRICE

TELEPHONE: 842-3531 — EXTENSIONS 31 & 32

County of Siskiyou
COURT HOUSE
YREKA, CALIFORNIA
96097

March 6, 1980

Mr. David Hedberg
Planning Director
Courthouse
Yreka, Ca. 96097

Re: Scott Valley Plan Questionnaire

I, Norma Price, County Clerk certify the following results of the Scott Valley Plan Questionnaire:

	Yes	No
County Total # of Registered Voters that voted: Includes City Totals.	944	470
County Total # of Registered Voters that voted:	Yes	No
Etna	162	86
Ft. Jones	128	52
County Total # of Property Owners that voted: Includes City Totals.	Yes 697	No 512
County Total # of Property Owners in City Voted:	Yes	No
Etna	105	60
Ft. Jones	71	40

Mailed out 3339

Received 2174*
1165

*In the office voted or returned no forward or no vote.

NORMA PRICE, County Clerk

Tammy L. Shaffer
Elections Clerk

REFERENCES CITED

1. Payton, Robert C., California Department of Fish and Game, Fish and Wildlife Management, Old Stage Road, Mt. Shasta, CA.

2. Baker, Terry, Chief Sanitarian, Siskiyou County Public Health Department, 806 South Main Street, Yreka, CA.

3. National Flood Insurance Program, U.S. Department of Housing and Urban Development, Washington, D.C., January 1974.

4. Plan Development Program For An Air Conservation Program For California, State of California Air Resources Board, September 1976, page 1.

5. Corbin, Kenneth, Air Pollution Specialist, Siskiyou County Agricultural Department, 525 Foothill Boulevard, Yreka, CA.

6. Anderson, Jack, Deputy Director, Siskiyou County Department of Public Works, 305 Butte Street, Yreka, CA.

7. Jordan, Ken, Captain, Siskiyou County Sheriff's Office, Yreka, CA.

8. Giorvas, Jim, Secretary, Scott Valley Fire Protection District, Greenview, CA.

9. New Housing: Paying Its Way, Office of Planning and Research, 1400 Tenth Street, Sacramento, CA, pages 1-6.

10. Planning Department, Siskiyou County, Courthouse Annex, Yreka, CA, Actual tabulation from department files.

11. Land Use Element, Siskiyou County General Plan, Siskiyou County Planning Department, Yreka, CA.

TABLE I CALCULATIONS

I. Basic Assumptions and Figures Used - These figures were based on estimates of the County Planning, Public Works, and Health Departments and the North Coast Regional Water Quality Control Board, with the exception of average household population which was based upon the nation-wide base figure used and tabulated by the Pioneer Press, Fort Jones, California to determine population in Scott Valley. It should be noted that the percentages of reduction, especially in the case of roads, rights-of-way, easements and previous development are very liberal, i.e. the figures are probably biased in a manner that favors lower population estimates.

A. Average household population = 3.2

B. Percentage reduction relating to water quality problems = .10 (Not applied to minimum parcel sizes of 20 or more acres in size)

C. Percentage reduction because of roads, rights-of-way, easements and previous development = .15

D. Percentage reduction because of water quality problems, roads, rights-of-way, easements, and previous development = .25

E. Percentage reduction applied to accuracy of flood plain map and Landslide map = .50

F. It is assumed that .10 percent of excessive slope areas as mapped could be developed.

G. County Land Use Element Densities Used - In many cases the County Land Use Element permits a density range from one to five acres based on percentage of slope. Therefore for the purposes of comparative calculations a density of one dwelling unit per 3 acres was used as a rounded off average. The only exception was in the case of excessive slope and landslide areas. It was determined that, practically speaking, five acre minimum parcel sizes would be the most realistic density due to the remoteness, and steepness of the buildable areas.

II. U.S. Government Lands - It is assumed that no development will Occur on Federal lands.

III. Prime Agricultural Land

.15 x 43,050 = 6,458
43,050 - 6458 = 36,592
36,592 ÷ 80 = 457 (total lots - Scott Valley Area Plan)
36,592 ÷ 40 = 915 (total lots - County Land Use Element)
457 x 3.2 = 1462 (population - Scott Valley Area Plan)
915 x 3.2 = 2928 (population - County Land Use Element)

IV. Excessive Slope Area

.10 x 115,000 = 11,500
.15 x 11,500 = 1,725
11,500 - 1,725 = 9775
9775 ÷ 40 = 244 (total lots - Scott Valley Area Plan)
9775 ÷ 5 = 1955 (total lots - County Land Use Element)
244 x 3.2 = 781 (population - Scott Valley Area Plan)
1955 x 3.2 = 6256 (population - County Land Use Element)

V. Critical Deer Wintering Area - It should be noted that these calculations assume that the County Land Use Element will permit the same density restrictions as the Scott Valley Area Plan. If not, the County Land Use Element could be much higher.

A. 20 acre minimum parcel size
4200 x .15 = 630
4000 - 630 = 3370
3370 ÷ 20 = 169 (total lots)
169 x 3.2 = 541 (population)

B. 40 acre minimum parcel size
8800 x .15 = 1320
8800 - 1320 = 7480
7480 ÷ 40 = 187 (total lots)
187 x 3.2 = 598 (population)

C. 80 acre minimum parcel size
13,600 x .15 = 2040
13,600 - 2040 = 11,560
11,560 ÷ 80 = 145 (total lots)
145 x 3.2 = 464 (population)

VI. Flood Plain
6100 x .50 = 3050
.25 x 3050 = 763
3050 - 763 = 2287
2287 ÷ 10 = 229 (total lots - Scott Valley Area Plan)
2287 ÷ 3 = 762 (total lots - County Land Use Element)
3.2 x 229 = 733 (population - Scott Valley Area Plan)
3.2 762 = 2438 (population - County Land Use Element)

VII. Landslide Area
1600 x .50 = 800
800 x .15 = 120
800 - 120 = 680
680 ÷ 40 = 17 (total lots - Scott Valley Area Plan)
3.2 x 17 = 54 (population - Scott Valley Area Plan)
800 x .25 = 200
800 - 200 = 600
600 ÷ 5 = 120 (total lots - County Land Use Element)
120 x 3.2 = 384 (total population - County Land Use Element)

VIII. Non-Resource Area

A. 5 acre minimum parcel size
3860 x .25 = 965
3860 - 965 = 2895
2895 ÷ 5 = 579 (total lots - Scott Valley Area Plan)
579 x 3.2 = 1853 (population - Scott Valley Area Plan)
2895 ÷ 3 - 965 (total lots - County Land Use Element)
3.2 x 965 = 3088 (population - County Land Use Element)

B. 10 acre minimum parcel size
4000 x .25 = 1000
4000 - 1000 = 3000
3000 ÷ 10 = 300 (total lots - Scott Valley Area Plan)
300 x 3.2 = 960 (population - Scott Valley Area Plan)
3000 ÷ 3 = 1000 (total lots - County Land Use Element)
1000 x 3.2 = 3200 (population - County Land Use Element)

C. 20 acre minimum parcel size
2520 x .15 - 378
2520 - 378 = 2142
2142 ÷ 20 = 107 (total lots - Scott Valley Area Plan)
107 x 3.2 = 342 (population - Scott Valley Area Plan)
2520 x .25 = 630
2520 - 630 = 1890
1890 - 3 = 630 (total lots - County Land Use Element)
630 x 3.2 = 2016 (population - County Land Use Element)

D. 40 acre minimum parcel size
19,120 x .15 = 2868
19,120 - 2868 = 16,252
16,252 ÷ 40 = 406 (total lots - Scott Valley Area Plan)
406 x 3.2 = 1299 (population - Scott Valley Area Plan)
19,120 x .25 = 4780
19,120 - 4780 = 14,340
14,340 ÷ 3 = 4780 (total lots - County Land Use Element)
3.2 x 4780 = 15,296 (population - County Land Use Element)

E. 80 acre minimum parcel size
200 x .15 = 30
200 - 30 = 170
170 ÷ 80 = 2 (total lots - Scott Valley Area Plan)
3.2 x 2 = 6 (population - Scott Valley Area Plan)
200 x .25 = 50
200 - 50 = 150
150 ÷ 3 = 50 (total lots - County Land Use Element)
3.2 x 50 = 160 (population - County Land Use Element)

IX. Spheres of Influence - Currently, the cities of Fort Jones and Etna have the capacity for an additional 200 and 790 people respectively. These figures could significantly increase if each city's sewer and water capacity were to increase. The amount of population increase currently possible for Greenview and Callahan is insignificant due to water quality problems and limited or no sewer and water system

capacities. These areas could also significantly increase in population if central sewer and water capacity were increased or new ones installed. It should be noted that because of the extremely limited expansion capacity of Greenview and Callahan, the amount of resource, physical constraint, and non-resource acreages were included in the totals, i.e. practically, and until the central sewer and water capacities of these two communities are upgraded, growth will be very limited. However, it should be pointed out that if these communities ever do obtain an upgrade and/or new central sewer and water system the increased growth will be permitted in the two community plans. The acreage totals for the cities of Fort Jones and Etna were not included because they have existing capacities to accommodate more intensive growth within their spheres of influence.

X. Existing Parcels

.25 x 1000 - 250
1000 - 250 = 750 (total buildable lots)
750 x 3.2 = 2400 (population)

TABLE II CALCULATIONS

Basic Assumptions and figures Used - a 21% increase in population has occurred in the Scott Valley Watershed from 1975 to 1980:

Year	Population
1976	5022
1977	5145
1978	5254
1979	5478
1980	6000

The figures above were derived by the Pioneer Press, Fort Jones, California by using telephone surveys, new housing starts and other public utility statistical data: 6000 - 5022 = 978 (population increase from 1976-1980). 978 ÷ 5022 = 20% (% increase in population from 1976-1980). It is assumed that a 40% buildout would occur over a 10 year period (20% + 20% = 40%).

Year	Population	Calculation
1980	6000	
1980-1985	7200	6000 x .20 = 1200 + 6000 = 7200
1985-1990	8640	7200 x .20 = 1440 + 7200 = 8640
1990-1995	10,368	8640 x .20 = 1728 + 8640 = 10,368
1995-2000	12,442	10,368 x .20 = 2074 + 10,368 = 12,442
2000-2005	14,930	12,442 x .20 = 2488 + 12,442 = 14,930
2005-2010	17,916	14,930 x .20 = 2986 + 14,930 = 17,916
2010-2015	21,499	17,916 x .20 = 3583 + 17,916 = 21,499
2015-2025	30,099	21,499 x .40 = 8600 + 21,499 = 30,099
2025-2035	42,139	30,099 x .40 = 12,040 + 30,099 = 42,139
2035-2040	50,567	42,139 x .20 = 8428 + 42,139 = 50,567

TABLE III CALCULATIONS

I. Basic assumptions made

A. An average of 1 student per household (individual lot).

B. The total enrollment will remain the same percentage as exists today.

C. Capacity will stay the same.

II. Existing percent of total enrollment for each school district

A. Etna High School = 32% (290 ÷ 913 = 32%)

B. Etna Elementary School = 36% (324 ÷ 913 = 36%)

C. Fort Jones Elementary School = 19% (174 ÷ 913 = 8%)

D. West half-Siskiyou High School = 7% (72 ÷ 913 = 7%)

E. Quartz Valley Elementary School = 6% (53 ÷ 913 = 6%)

III. 7200 - 6000 = 1200 (population increase over 5 year period)
1200 ÷ 3.2 = 375 (additional households over 5 year period)
.32 x 375 = 120 (additional enrollment - Etna High School)
.36 x 375 = 135 (additional enrollment - Etna Elementary School)
.19 x 375 = 71 (additional enrollment - Fort Jones Elementary School)
.07 x 375 = 26 (additional enrollment - West half-Siskiyou High School)
.06 x 375 = 23 (additional enrollment - Quartz Valley Elementary School)

IV.
120 + 290 = 410	Total enrollment - Etna High School
135 + 324 = 459	Total enrollment - Etna Elementary School
71 + 174 = 245	Total enrollment - Fort Jones Elementary School
26 + 72 = 98	Total enrollment - West half-Siskiyou High School
23 + 53 = 76	Total enrollment - Quartz Valley Elementary School

Total = 1288

APPENDIX II

This Appendix Contains All Public And Public Agency Responses To This Document As Well As All Lead Agency Responses To All Comments.

State of California
GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

Letter 1

September 24, 1980

David G. Hedberg
Planning Director
Siskiyou County Planning Dept.
P.O. Box 1085
Yreka, CA 96097

RE: SCH #80081507
Scott Valley Area Plan and EIR

Dear Mr. Hedberg:

The State Clearinghouse submitted the above listed environmental document to selected State agencies for review. The review is complete and none of the State agencies have comments.

This letter verifies your compliance with environmental review requirements of the California Environmental Quality Act.

Thank you for your cooperation.

Sincerely,

Stephen Williamson

Stephen Williamson
State Clearinghouse

STATE OF CALIFORNIA

EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF FOOD AND AGRICULTURE

1220 N Street
Sacramento
95814

Letter 2

September 4, 1980

Mr. David G. Hedberg
Planning Director
Siskiyou County
P. O. Box 1085
Yreka, California 96097

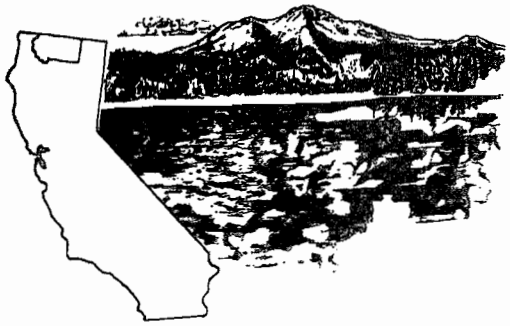
Dear Mr. Hedberg

The California Department of Food and Agriculture has reviewed the Draft Scott Valley Area Plan and Environmental Impact Report No. 1 (Sch 80081507) and would like to take this opportunity to congratulate the Citizen's Committee and the Planning Department of Siskiyou County for the excellence of the draft.

The Department of Food and Agriculture concurs with the statements, methods, and goals described in the draft and environmental impact report. The approach to resolving potential conflicts between resources and development policies exemplifies the logical approach necessary to a determination of priority levels of various subjects for decision-making. The development and adoption of policies as outlined in the draft are excellent representations of careful and thoughtful considerations and discussions.

Sincerely

Gordon F. Snow
Special Assistant
Director's Office
(916) 322-1992



Siskiyou County
DEPARTMENT OF PUBLIC WORKS
305 BUTTE STREET
YREKA, CALIFORNIA 96097
Phone (916) 842-3531, Ext. 15

D. A. GRAVENKAMP
Director

Letter 3

August 26, 1980

FILE No.

TO: Dave Hedberg
Director of Public Works

FROM: Jack W. Anderson
Deputy Director of Public Works

SUBJECT: Scott Valley Area Plan

This department has reviewed your Scott Valley Area Plan and has the following comments:

1. With regard to flood hazard areas, those unincorporated areas at Callahan and Greenview probably should be included in your mapping for flood hazard areas, possibly in blown up detail if required. It may also be advisable to have a blown up area of the Fort Jones and Etna flood hazard areas for information purposes.

2. On page 24, the report states regarding policy 37, that a development would have to receive legal and final approval. Do you mean it would also have a filed final map? If that is the case, we feel that you should take another look at the requirement and exempt those which have had the tentative map approved prior to the adoption by the Board of Supervisors.

3. Property acquired by government agencies for public purposes, for instance, road right-of-ways which may create small remainder parcels should be exempt from this policy.

Thank you for considering our comments.

Very truly yours,

D. A. Gravenkamp
Director of Public Works

Jack W. Anderson
Deputy Director of Public Works

JWA/df

ROBT. W. BAYUK, M.D.
COUNTY HEALTH OFFICER
TELEPHONE 842-4196

COUNTY OF SISKIYOU
DEPARTMENT OF PUBLIC HEALTH

806 SOUTH MAIN STREET
YREKA, CALIFORNIA 96097

MT. SHASTA OFFICE
911 SO. MT. SHASTA
BLVD. 96067
TELEPHONE 926-4588

Letter 4

September 30, 1980

Siskiyou County Planning Department
c/o Siskiyou County Courthouse
Yreka, California 96097

Attention: David Hedberg, Planning Director
Re: Scott Valley Area Plan and EIR

Dear Mr. Hedberg;

The health department has completed review of the Scott Valley Area Plan and offers the following comment:

Page 18

E. Greenview and Callahan Community Plans

1) Policy 20 indicates a minimum parcel size of 6000 sq. ft./single family dwelling unit and 1000 sq. ft./ multiple family unit.

2) Policy 21 supports heavy and light industrial and commercial uses in Greenview.

Comment: The above policies are misleading. There is no mention of the adverse conditions that prohibit development by septic tank and leach field system.

The statement from Appendix I, Section IX, page a-3 should be incorporated with the above policies to insure that prospective developers are aware that all projects within the Greenview area will be severely limited due to adverse conditions for sewage disposal. A notation should also be included which states that all development within Greenview is prohibited unless each site meets all criteria for development set forth by the North Coast Regional Water Quality Control Board and Siskiyou County Health Department.

Very truly yours;

Terry L. Baker
Sanitarian III
SISKIYOU COUNTY HEALTH DEPARTMENT

TLB/yl

Letter 5

September 25, 1980

RECEIVED
SEP 30 1980
Planning Commission

David Hedberg
Siskiyou County Planning Director

Dear Sir,

This letter is in regard to the proposed Scott Valley Comprehensive Plan. I feel the overall concepts in this plan are well conceived but that the plan should include provisions for atypical situations.

I own a parcel of land (41.5 acres) in the French Creek area of the Scott Valley. This Parcel (Hughes-Sabo #3) is to be governed by the proposed comprehensive plan. I feel that this parcel is a non-typical situation because it is divided by a paved county road (French Creek Rd.)

The division of this parcel by the paved road renders part of this parcel somewhat useless. I have performed a perculation test and found the result to be well within minimum county standards. It seems to me that to have an equitable comprehensive plan, the plan must include provisions for parcels such as mine.

I would appreciate if you could relay this information to the planning committee. I feel that it is important to include provisions for divisions of parcels where, through no choice of theirs, the county divides someones property with a road. Thank you for your consideration in this matter.

Sincerely,

Carl S. Smith

Carl S. Smith
P.O. Box 269
Etna, Ca. 96027
467-5364

Letter 6

UNITED STATES DEPARTMENT OF AGRICULTURE
FOREST SERVICE
Klamath National Forest
Yreka, California 96097

1900
September 30, 1980

David G. Hedberg, Director
Siskiyou County Planning Department
P.O. Box 1085
Yreka, CA 96097

Dear Mr. Hedberg:

We have reviewed the Draft Scott Valley Area Plan and wish to give recognition to some very effective and clearly defined local planning. This document with its goal and policy statements should provide the direction necessary for orderly compatible land uses.

Having read this plan, I find essentially no mention of Forest lands and Rangelands from their perspective of agricultural yields. These lands predominate outside of the generally level valley bottom. Though classified within one of the other natural resources or physical hazard areas, their contribution to the citizen goals needs greater emphasis.

Most of the objectives and policies defined for Prime Agricultural Land are applicable to Prime Forestland and Prime Rangeland. These lands carry the existing zoning of A-F.

The U. S. Department of Agriculture has a direct concern over assured adequate supplies of high-quality food, fiber, wood and water in concert with protecting the natural environment. Land use policies that facilitate retention of the productive range and forest natural resources should be developed and included.

On page 41, the statement on California Division (Department) of Forestry fire protection responsibility needs to be expanded to include U. S. Forest Service as additionally responsible. The Plan should also recognize the increased fire hazards caused by dwellings in forested areas. As more homes in forest lands increase the chances of forest fires, they also make fighting a blaze more complicated and expensive with increased hazard to people and personal property.

The listed acreage and location map of Government owned land contains some errors. Due to Forest Service land exchanges and recreation land purchases, plus a few mapping errors, the net effect is that Government owned land is 1700 acres greater. I've attached copies of map portions showing the revised land ownership status. There will continue to be changes as we proceed with a number of proposed land exchanges between National Forest and private ownerships.

An adjunct to the goal of protecting water quality is the protection and, potentially, the enhancement of the fisheries. The Environmental Impact Analysis (Chapter IV), as a minimum, should address the impacts of the plan upon the natural fisheries of the waters within and downstream from the Scott Valley Watershed.

Thank you for the opportunity to review and comment on the plan.

Richard E. Woodrow

for J. D. MacWILLIAMS
Forest Supervisor

Enclosure - Map

Letter 7

AIR POLLUTION CONTROL OFFICER:
JESS R. GRISHAM

525 SO. FOOTHILL DR.
YREKA, CALIFORNIA 96097
PHONE: (916) 842-3531, EXT. 80

County of Siskiyou

AIR POLLUTION CONTROL DISTRICT

COUNTY AIR POLLUTION CONTROL BOARD:
(BOARD OF SUPERVISORS, EX-OFFICIO)

DISTRICT ENGINEER:
XXXXXX
Kenneth L. Corbin

RECEIVED
SEP 30 1980
Planning Commission

September 30, 1980

TO: David G. Hedberg, Siskiyou County Planning Director

FROM: Kenneth L. Corbin, Air Pollution Specialist

RE: Comments on the EIR for the Scott Valley Area Plan

EXISTING AIR QUALITY

The applicable Air Quality Standards for California, and thus for Scott Valley, are listed in Table (A).

The California Air Resources Board (CARB) monitored for selected pollutants in Yreka in 1973. The results are listed in Table (B).

Monitoring for total suspended particulates (TSP) was initiated in Fort Jones, at the U.S. Forest Service facility on Hwy. 3, in 1977. The data from monitoring at Yreka and Fort Jones are summarized in Table (C).

Because of the limited number of samples taken, Siskiyou County has been designated as unclassified for pollutants other than TSP. In addition, Siskiyou County has been designated as unclassified for TSP under the Federal Environmental Protection Agencies (EPA) Rural Fugitive Dust Policy. This policy permits an area to be designated unclassified for TSP if no industrial facilities are located within five (5) miles of the monitor and if the county population is under 50,000. The policy presumes that high TSP readings in these areas are caused by wind blown dust for which there are no reasonable control measures. Under the Federal Prevention of Significant Deterioration (PSD) Program, unclassified areas are considered as being in attainment with ambient air quality standards.

IMPACT OF SCOTT VALLEY PLAN

An increase of population in the Scott Valley will affect air quality, mainly by the following means:
(1) Increased traffic,
(2) Increased combustion of wood, oil and gas for home heating,
(3) Increased burning of household trash.

No attempt has been made to quantify the impact on air quality resulting from the Scott Valley Plan as opposed to the County General Plan.

However, it is clear that the County General Plan, which at full build-out allows approximately two and one-half times the future population, would result in a greater deterioration of air quality.

Sincerely,

JESS R. GRISHAM
AIR POLLUTION CONTROL OFFICER

Kenneth L. Corbin

BY: Kenneth L. Corbin
Air Pollution Specialist

KLC:jk

enc.

TABLE A

AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentration[3]	Method[4]	Primary[3, 5]	Secondary[3, 6]	Method[7]
Oxidant (Ozone)	1 hour	0.10 ppm (200 ug/m^3)	Ultraviolet Photometry	0.12 ppm	Same as Primary Std.	Chemiluminescent Method
Carbon Monoxide	12 hour	10 ppm (11 mg/m^3)	Non-Dispersive Infrared Spectroscopy	—	Same as Primary Standards	Non-Dispersive Infrared Spectroscopy
	8 hour	—		10 mg/m^3 (9 ppm)		
	1 hour	40 ppm (46 mg/m^3)		40 mg/m^3 (35 ppm)		
Nitrogen Dioxide	Annual Average	—	Saltzman Method	100 ug/m^3 (0.05 ppm)	Same as Primary Standards	Proposed: Modified J-H Saltzman (O_3 corr.) Chemiluminescent
	1 hour	0.25 ppm (470 ug/m^3)		—		
Sulfur Dioxide	Annual Average	—	Conductimetric Method	80 ug/m^3 (0.03 ppm)	—	Pararosaniline Method
	24 hour	0.05 ppm (131 ug/m^3)[9]		365 ug/m^3 (0.14 ppm)	—	
	3 hour	—		—	1300 ug/m^3 (0.5 ppm)	
	1 hour	0.5 ppm (1310 ug/m^3)		—	—	
Suspended Particulate Matter	Annual Geometric Mean	60 ug/m^3	High Volume Sampling	75 ug/m^3	60 ug/m^3	High Volume Sampling
	24 hour	100 ug/m^3		260 ug/m^3	150 ug/m^3	
Sulfates	24 hour	25 ug/m^3	AIHL Method No. 61	—	—	—
Lead	30 day Average	1.5 ug/m^3	AIHL Method No. 54	—	—	—
Hydrogen Sulfide	1 hour	0.03 ppm (42 ug/m^3)	Cadmium Hydroxide Stractan Method	—	—	—
Hydrocarbons (Corrected for Methane)	3 hour (6-9 a.m.)	—	—	160 ug/m^3 (0.24 ppm)	Same as Primary Standards	Flame Ionization Detection Using Gas Chromatography
Vinyl Chloride (Chloroethene)	24 hour	0.010 ppm (26 ug/m^3)	Gas Chromatography (ARB staff report 78-8-3)			
Ethylene	8 hour	0.1 ppm	—	—	—	—
	1 hour	0.5 ppm				
Visibility Reducing Particles	1 observation	In sufficient amount to reduce the prevailing visibility to less than 10 miles when the relative humidity is less than 70% (8)		—	—	—

APPLICABLE ONLY IN THE LAKE TAHOE AIR BASIN:

Carbon Monoxide	8 hour	6 ppm (7 mg/m^3)	NDIR	—	—	—
Visibility Reducing Particles	1 observation	In sufficient amount to reduce the prevailing visibility to less than 30 miles when the relative humidity is less than 70% (8)		—	—	—

TABLE B

Air Monitoring by CARB in Yreka, 1973

Pollutant	Maximum hourly average (Parts Per Million)
Ozone	.09
NO_x	.10
NO_2	.06
NO	.06
CO	2.0
THC	2.0
CH_4	1.6
SO_2	.01

TABLE C

Annual Total Suspended Particulate
(TSP)
24 Hour Samples

		No. of Samples	No. greater than 100 ug/m^3	Average geometric mean ug/m^3
Yreka	1978	44	1	54
	1979	59	3	47
	1980	14	0	39
Fort Jones	1978	42	4	53
	1979	56	7	52
	1980	20	2	53

Public Agency Response	Public Response	Lead Agency Response
Letter Number 1		No response necessary
Letter Number 2		No response necessary
Letter Number 3 & 4		1. Flood hazard areas within the spheres of influence for Fort Jones and Etna, and within the community plans for Greenview and Callahan were omitted for graphic clarity. Problems with water quality in Greenview have been addressed in Appendix I, Section IX, page a-3. However, in order to further satisfy these concerns, the following language shall be added at the end of Policies 23 and 26 on page 19. Add to Policy 23: *All proposed development is prohibited unless each site meets all criteria for development set forth by the North Coast Regional Water Quality Control Board and the Siskiyou County Health Department.* Add to Policy 26: *, i.e. flood hazard areas exist within the designated spheres of influence for Etna and Fort Jones.* All proposed development within the community plans of Callahan and Greenview must conform to Policy 8, that is applied to flood hazard maps, i.e. flood hazard areas exist within the designated planning areas for Callahan, and Greenview. 2. Approval of a tentative map constitutes an administerial action. 3. Property acquired by government agencies for right-of-ways is already exempt from the provisions of this plan and the State Subdivision

Map Act (Government Code Section 66428). It is also the extent of this plan to exclude from the density requirements divisions of land necessary for county, state, and federal projects. However, to clarify this point and other questions relating to uses of the land, the following language shall be added in Policies 1 and 35, and at the end of page 27.

Policy 1- "Only agricultural and public uses may be permitted on prime agricultural soils."

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."

Sometimes public agencies need to obtain parcels of land for public projects. This situation may require a public agency to acquire a smaller piece of land than would be permitted by the density requirements of this plan. For example, the county might need to purchase only 20 acres of a 40 acre land parcel in order to locate a solid waste disposal site. If a 40 acre minimum parcel size density requirement was applied to the subject 40 acre site, the county would have to purchase the entire 40 acre site as opposed to only the necessary 20 acres. To alleviate this problem the following development policy shall apply:

Policy 44- None of the den-

sity standards in this plan shall apply to land divisions necessary to accomodate public agency projects. This policy shall only apply when there is documented eveidence that a proposed public agency project sould be in the public interest at any proposed location.

Policy 44 will permit density flexibility to insure that only the necessary public funds are expended to accommodate public projects. However, this policy will not permit density flexibility for unnecessary public projects that are not proven to be in the public interest at site specific location(s).

Letter 5

The only manner in which this type of land division could occur would be by density averaging. Allowance for these types of land divisions could potentially create too great a density pattern in resource areas and along county roads that already are experiencing capacity problems.

Letter 6

U.S. Government lands were excluded from the planning process because the county lacks jurisdiction over their lands; however Policy 40 contained on page 26 addresses development policies that would apply in the case of transfers from public to private.

Land use policies that facilitate retention of the productive range and forest resources are inherent in this plan, i.e. permitted densities in the mountainous (forest resource) areas of the watershed range from a minimum parcel size of 40 acres to no development. This low density standard in the forest resource area will prohibit the conversion of prime

timber land to intensive residential uses that have been experienced in other areas of the state such as the Sierra mountain ranges. Demonstration of this low density standard is contained on page 33 of the EIR, i.e. the overall density permitted in forest resource area (mountainous areas) is one dwelling unit per 447 acres.

The U.S. Forest Service shall be added on page 41 as a responsible fire protection agency. Map 11 shall be revised to accurately reflect areas containing government owned land.

Fire hazard areas are primarily located in the same areas as the excessive slope areas. As previously stated, the permitted density is extremely low, thereby greatly reducing the possibility of subjecting extensive amounts of people and property to fire hazard.

Low density standards and individual project design measures reflected in development policies 8, 9, 10, 11, 16, 17, 18, 19, and 35 make degradation from development to the Scott River and the fishing virtually non-existent.

Letter 7

Comments from the Air Pollution Control District will be included as a part of this EIR. However, discussion with that office indicate that quantitative analysis of air quality impacts can be done by computer models, but are out of the practical and legal necessities of the EIR. Also even if computer analysis were done, the information would be highly subjective at best.

Administrative Code Sections	Page(s)
Section 15140	Entire document
Section 15141	1-9
Section 15142	3-5
Section 15143	29-44
Section 15144	a-6
Section 15145	5,8,17,20,23

APPENDIX III

This Appendix contains a listing by page number of where all information required pursuant to Article 9, Sections 15140 - 15145 of the Guidelines for the Implementation of the California Environmental Quality Act is contained in this Document.