

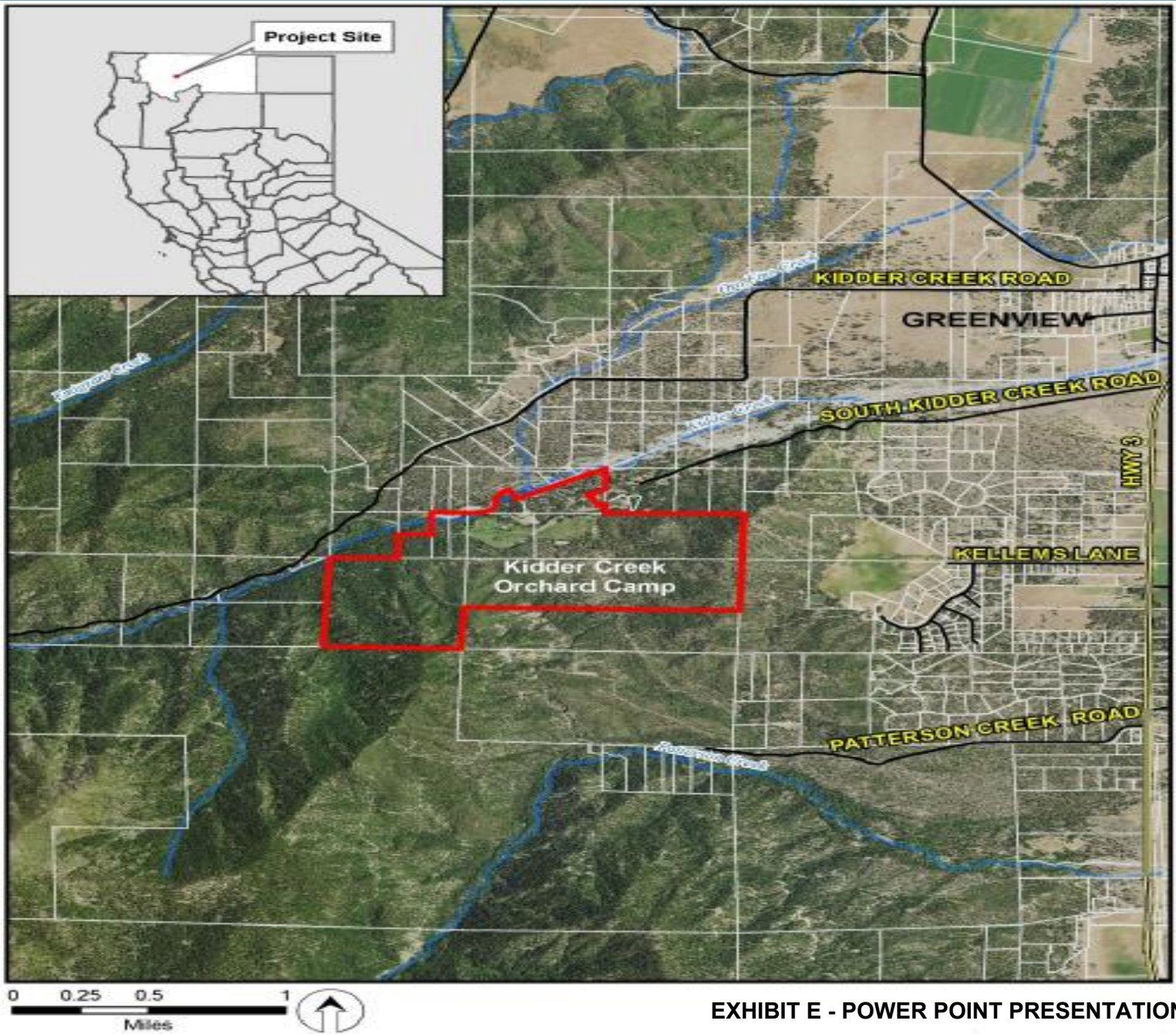
KIDDER CREEK ORCHARD CAMP ZONE CHANGE AND USE PERMIT

Planning Commission Meeting

August 17, 2022

Project Summary

- A Zone Change to rezone approximately 170 acres from Timber Production (TPZ) to Rural Residential.
- A Use Permit to increase the allowable occupancy at the camp from 165 guests to a total occupancy of 844, increase the physical size of the camp from 333 to 580 acres, and addition of structures and recreational features, including a pond, and ancillary facilities. It is anticipated that the expansion would occur over a twenty-year period.
- Revocation of the previous use permits to consolidate all the approved uses into a single use permit and Environmental Impact Report (EIR).

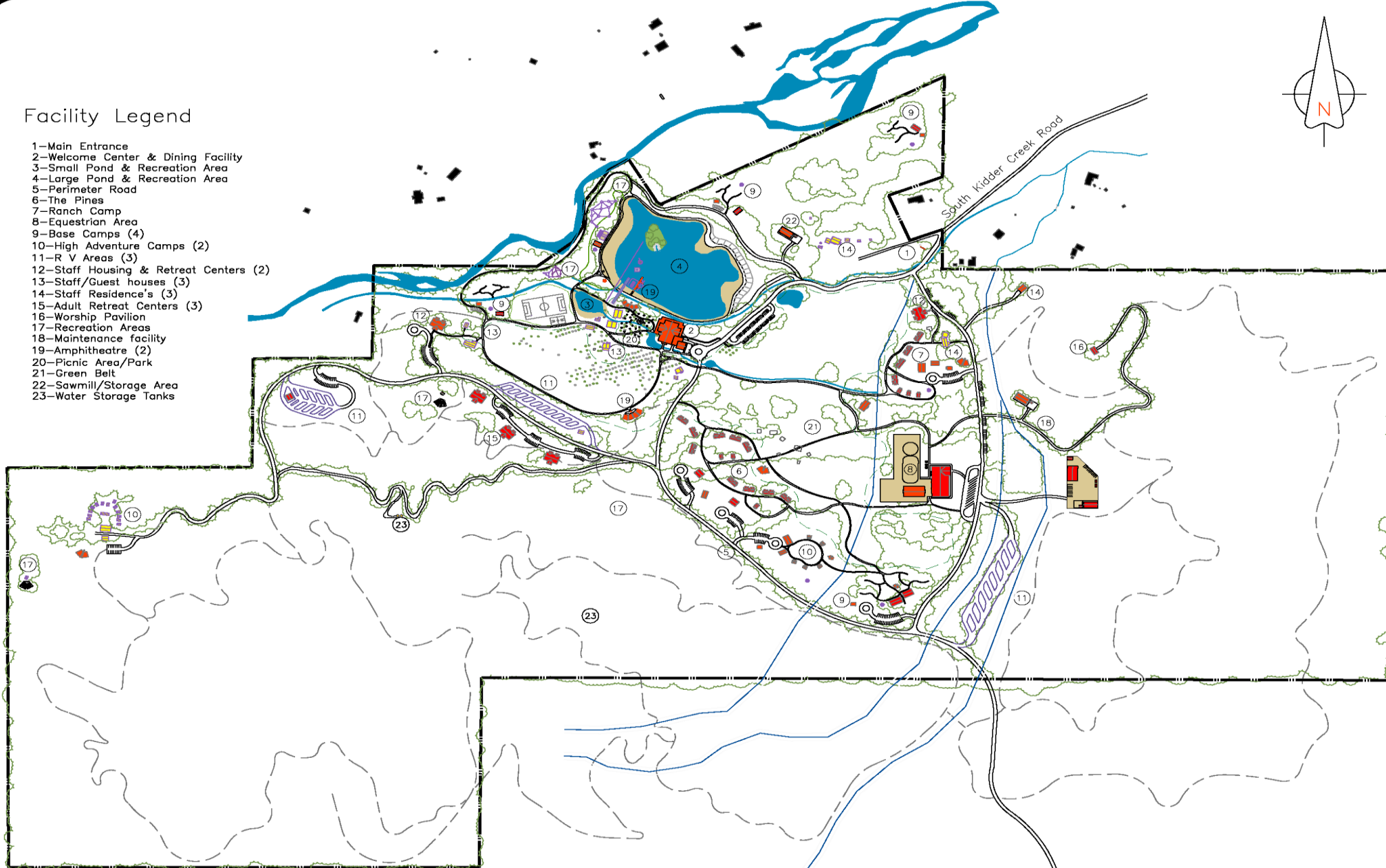


PROJECT LOCATION

EXHIBIT E - POWER POINT PRESENTATION

Facility Legend

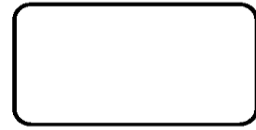
- 1—Main Entrance
- 2—Welcome Center & Dining Facility
- 3—Small Pond & Recreation Area
- 4—Large Pond & Recreation Area
- 5—Perimeter Road
- 6—The Pines
- 7—Ranch Camp
- 8—Equestrian Area
- 9—Base Camps (4)
- 10—High Adventure Camps (2)
- 11—R V Areas (3)
- 12—Staff Housing & Retreat Centers (2)
- 13—Staff/Guest houses (3)
- 14—Staff Residence's (3)
- 15—Adult Retreat Centers (3)
- 16—Worship Pavilion
- 17—Recreation Areas
- 18—Maintenance facility
- 19—Amphitheatre (2)
- 20—Picnic Area/Park
- 21—Green Belt
- 22—Sawmill/Storage Area
- 23—Water Storage Tanks



Master Site Plan Proposed

No.	Revision/Issue	Date

Kidder Creek Camp
 2700 S. Kidder Creek Rd.
 PO Box 208
 Greenview, CA 96027
 530-467-3265



Project	Sheet
Date 1/15/14	4
Scale 1" = 575'	

EXHIBIT E - POWER POINT PRESENTATION

Project Features



Project Features

High
Adventure
Camps

RV Areas

Staff Housing
and Retreat
Centers

Staff/Guest
Houses

Staff
Residence

Adult Retreat
Centers

Worship
Pavilion

Project Features

Recreation
Areas

Maintenance
Facility

Amphitheatre

Picnic Area/Park

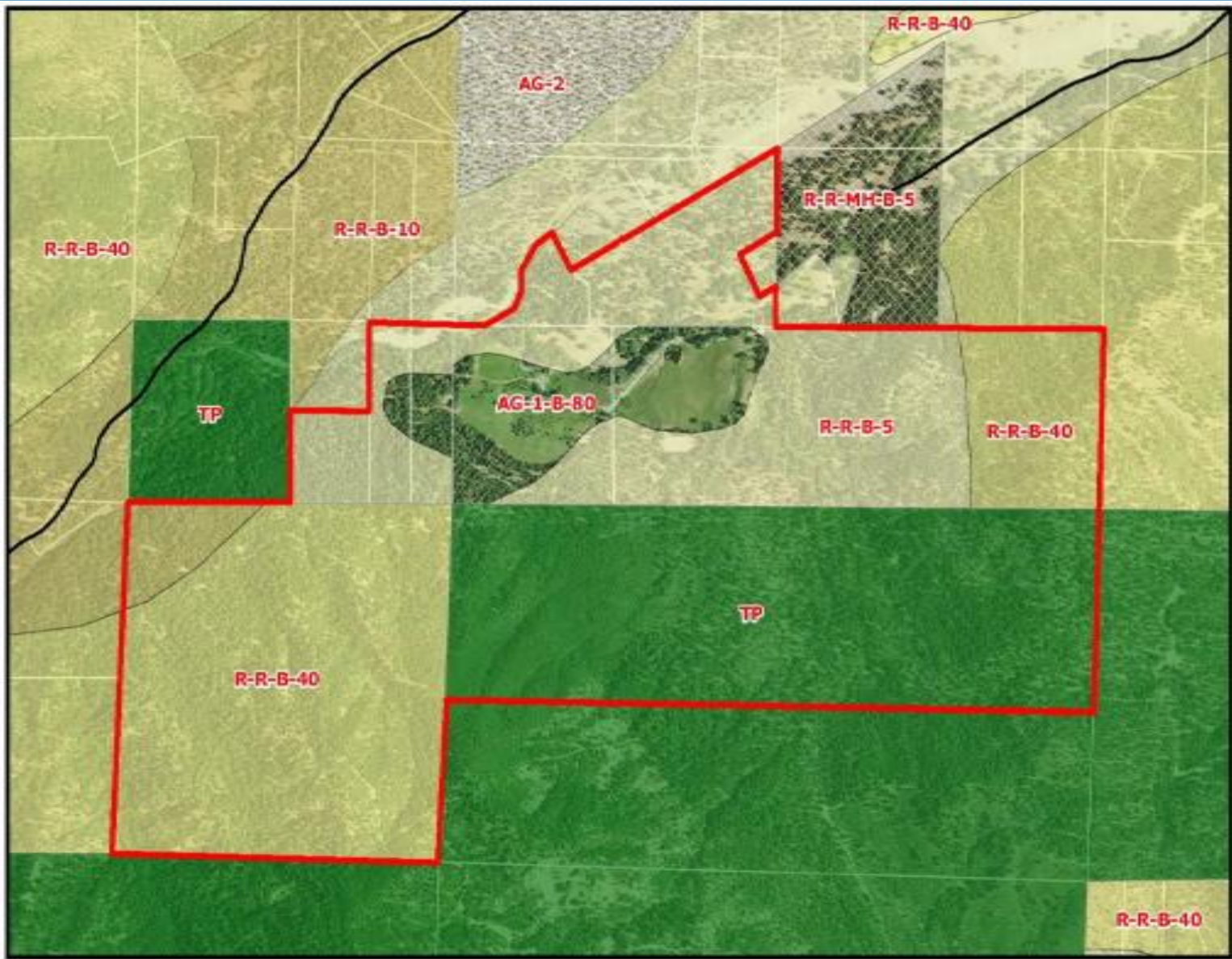
Greenbelt

Sawmill/Storage
Area

Water Storage
Tanks

General Plan Consistency

Composite Overall Policies	Geologic Hazard	Erosion Hazard	Building Foundation Limitations	Severe Septic Tank Limitations
Excessive Slope	Water Quality	Flood Hazard	Surface Hydrology	Deer Wintering Areas
	Wildfire Hazard Area	Woodland Productivity	Prime Agricultural Soils	



ZONING MAP

Zoning	
	AG-1-B-80
	R-R-B-10
	R-R-B-40
	AG-2
	TP
	R-R-MH-B-5
	County Road
	Assessor Parcel
	R-R-B-5

Map created by Solano County
Community Development on
January 13, 2010.

0 250 500 1,000
Feet

EXHIBIT E - POWER POINT PRESENTATION

Scott Valley Area Plan (SVAP) Consistency

Consistent with all Major Goals (1-5) identified in Section B, Citizen Goals.

Development will not affect Deer Wintering Areas (Development Goal #2).

Development will not adversely impact or affect Floodplains (Development Goal #3).

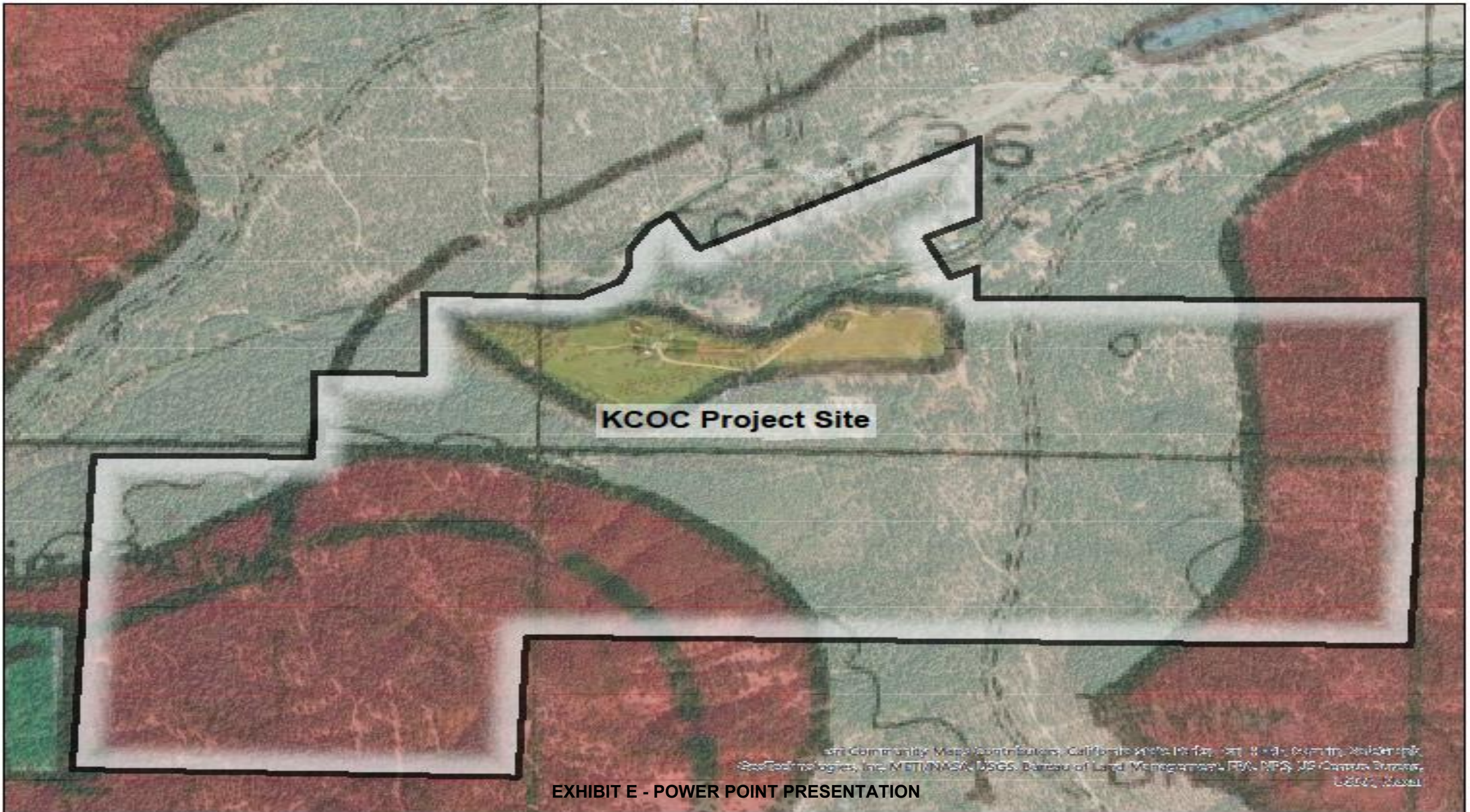
Development not occurring on or within Landslide Areas (Development Goal #4).

Development includes a density that is compatible with existing uses of land (Development Goal #6).

Development to occur will be close to existing public services (Development Goal #7).

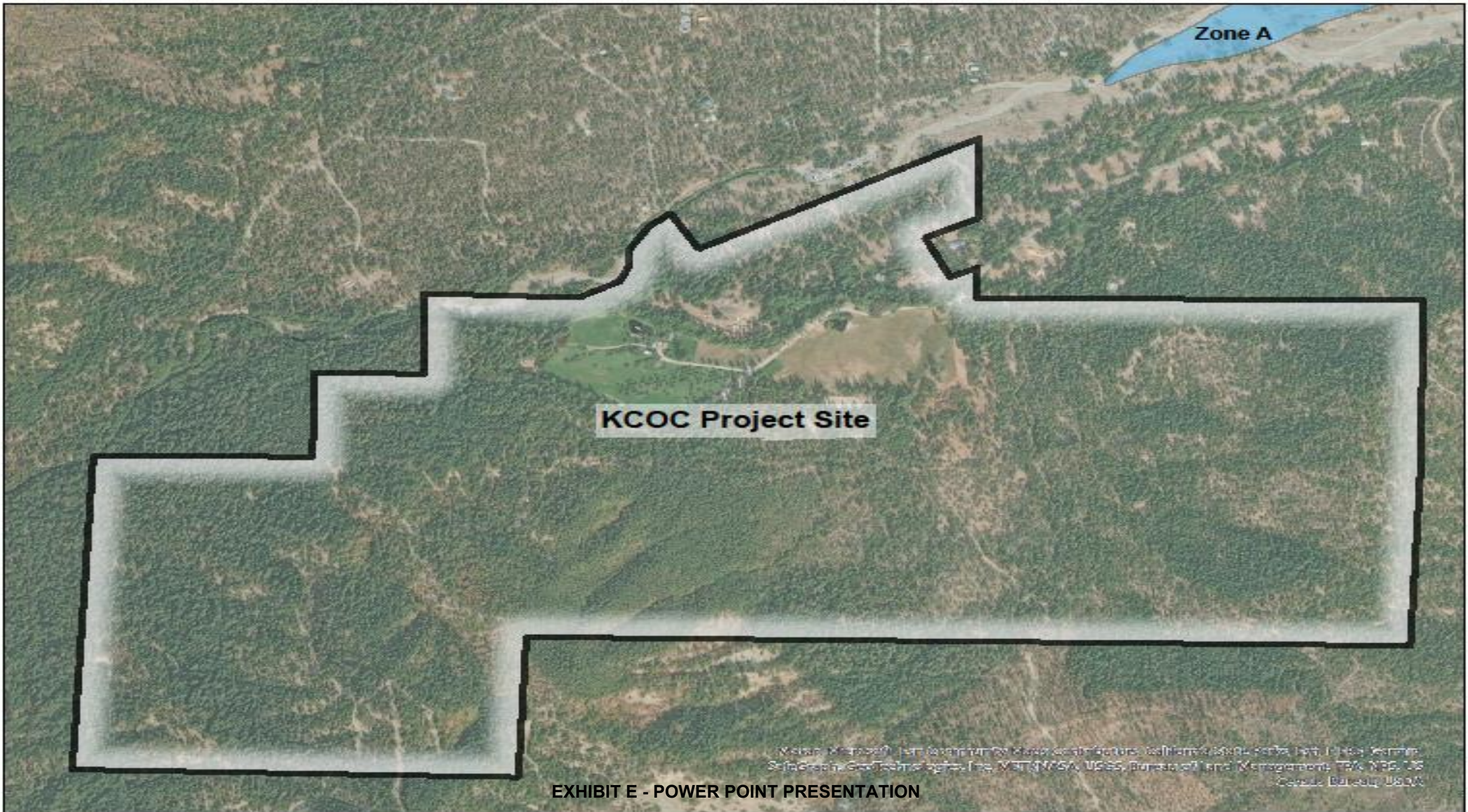
Development is not defined as intense industrial or commercial (Development Goal #8).

Development is not defined as dense residential development (Development Goal #8).



KCOC Project Site

EXHIBIT E - POWER POINT PRESENTATION



Zone A

KCOC Project Site

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Canada, Brazil, USA

EXHIBIT E - POWER POINT PRESENTATION

Specific SVAP Policies

Prime Agriculture Soils

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

Excessive Slope

- 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.

Non-Resource Area Policies



POLICY #31: ONLY AGRICULTURAL, RESIDENTIAL, OPEN SPACE, AND SMALL-SCALE COMMERCIAL, INDUSTRIAL, RECREATIONAL USES, AND PUBLIC OR QUASI PUBLIC USES MAY BE PERMITTED.



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 #34: IF MORE THAN ONE DEVELOPMENT POLICY AFFECTS THE SAME PARCEL OF LAND, THE MOST RESTRICTIVE DEVELOPMENT POLICY SHALL APPLY, FIRST, FOLLOWED BY THE OTHER POLICIES IN ORDER OF DIMINISHING RESTRICTIONS.



POLICY #36: SAFE BUILDABLE ACCESS MUST EXIST TO ALL PROPOSED USES OF THE LAND. THE ACCESS MUST ALSO BE ADEQUATE TO ACCOMMODATE THE IMMEDIATE AND CUMULATIVE TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT.



POLICY #37: THE POLICIES OF THIS PLAN SHALL NOT APPLY TO DEVELOPMENTS FUNCTIONING AND LEGALLY EXISTING PRIOR TO THE ADOPTION OF THIS PLAN

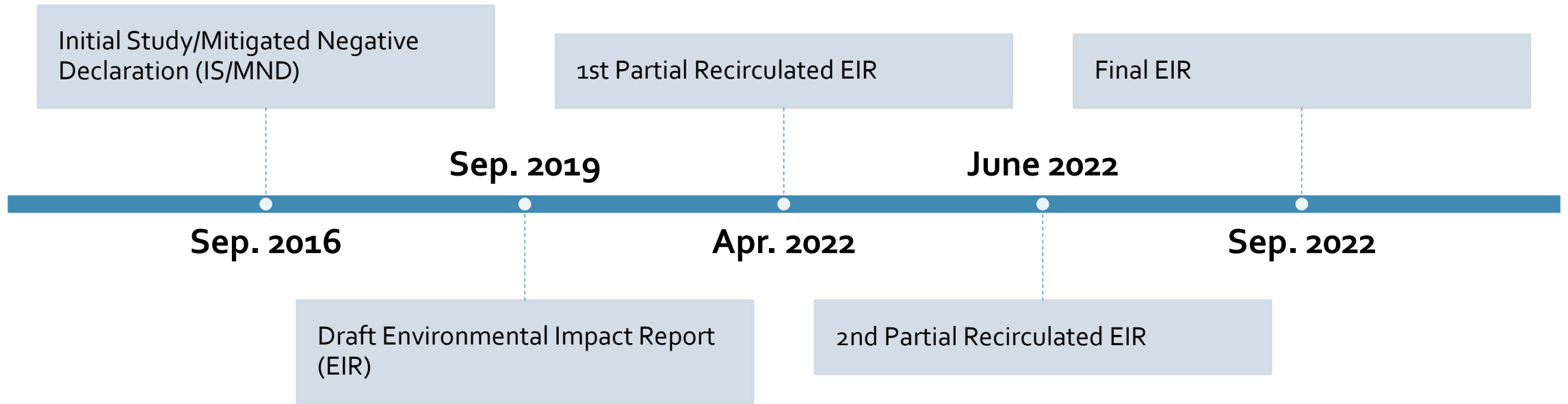
CEQA is intended to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

CEQA seeks to accomplish the five major objectives below:

- Disclose Environmental Impacts
- Prevent or Reduce Environmental Damage
- Disclose Agency Decisions
- Promote Interagency Coordination
- Encourage Public Participation

The process is intended to be objective

California Environmental Quality Act (CEQA)



KCOC Environmental Impact Report (EIR)

Hazards and Hazardous Materials

Wildland Fire Hazards

- Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?
 - Mitigation Measure 8.1

Flooding

- Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
 - Mitigation Measure 9.1

Air Quality

- Expose sensitive receptors to substantial pollutant concentrations?
 - Mitigation Measure 3.1

Biological Resources

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?
 - Mitigation Measures 4.1, 4.2, 4.3, and 4.4
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
 - Mitigation Measures 4.1, 4.2, 4.3, and 4.4
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?
 - Mitigation Measures 4.5 and 4.6
- Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?
 - Mitigation Measures 4.5 and 4.6

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
 - Mitigation Measures 5.1, 5.2, and 5.3
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
 - Mitigation Measures 5.1, 5.2, and 5.3
- Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?
 - Mitigation Measures 5.1, 5.2, and 5.3
- Disturb any human remains, including those interred outside of formal cemeteries?
 - Mitigation Measures 5.1, 5.2, and 5.3
- Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?
 - Mitigation Measures 5.1, 5.2, and 5.3

Cultural Resources

Geology and Soils

- Result in substantial soil erosion or the loss of topsoil?
 - Mitigation Measure 6.1

- Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam?
 - Mitigation Measure 9.1

Hydrology and Water Quality

Noise

- Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?
 - Mitigation Measures 12.1 and 12.2

Statement of Overriding Considerations



CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”



When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.



If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Noise



The Project would generate a substantial, permanent increase in ambient noise levels due to noise produced by traffic increases.

Significant and Unavoidable



The Project, when considered with future development, is likely to have a significant cumulative impact due to traffic noise sources.

Significant and Unavoidable

Public Comment: Opposition

Industrial Recreation

Traffic/Transportation

Access

Ingress/Egress

Wildfire Risk

Noise Impacts

Capacity Increase

Inconsistent with SVAP

Overuse/Incorrect Use of Water Rights

Operating as a Non-Profit, Religious Institution

Public Comment: Support

Community Benefits

Place to Work for Locals

Place for Youth

Family-Oriented

Volunteer Opportunities

Place to Serve the Community

Ministry Opportunities

Recommendation

1

Conditionally approve the proposed Use Permit based on recommended findings and subject to the conditions of approval.

2

Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval.

3

Recommend the Board of Supervisors approve the Environmental Impact Report (EIR) in accordance with Sections 15091 and 15092 of the CEQA Guidelines.

4

Recommend the Board of Supervisors accept and approve the Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.