



SISKIYOU COUNTY
STAFF REPORT TO PLANNING COMMISSION
December 20, 2017

JUNCAL ZONE CHANGE (Z-16-03) AND TENTATIVE SUBDIVISION MAP (TSM-16-01)

APPLICANT: Russell & Nora Juncal
1965 Hilt Road
Hornbrook, CA 96044

PROPERTY OWNER: Russell & Nora Juncal

REPRESENTATIVE: Brian Christensen
State of Jefferson Surveying
9500 Rocky Lane
Montague, CA. 96064

PROJECT SUMMARY: Proposed rezone of approximately 31.3 acres of a 126.5+/- acre site from Prime Agricultural (AG-1) to Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40), and a tentative subdivision map to reconfigure the two existing legal parcels that comprise the project site into two (2) parcels of 45.1 acres and 40.1 acres plus a 40.1 acre designated remainder parcel. 1.2 acres is to be dedicated to the County of Siskiyou for roadway purposes. An existing private access road would be extended approximately 1,450 feet resulting in a 3,200-foot long dead-end road to serve the proposed new parcels.

LOCATION: The site is located northerly of the old Hilt townsite, in an area south of and adjacent to the California/Oregon border and north of and adjacent to Hilt Road. It is approximately 1.5 miles west of Interstate 5 on APNs 006-240-600 and -620 in portions of Sections 14, 22, and 23, Township 48 N, Range 7 W, MDB&M., (Latitude 42°00'00.0"N, Longitude 122°37'52.0"W).

GENERAL PLAN: Soils: Erosion Hazards; Severe Septic Tank Limitations; Excessive Slopes; Wildfire Hazard (Very High); Prime Ag. Soils

CURRENT ZONING: AG-1 (Prime Agricultural, 40 acre minimum parcel size); AG-2-B-40 (Non-Prime Agricultural, 40-acre minimum parcel size).

PROPOSED ZONING: AG-2-B-40 (Non-Prime Agricultural, 40 acre minimum)

EXHIBITS:

- A. Recommended Findings
- B. Draft Resolution PC-2017-006
- B-1. Notations and Recommended Conditions of Approval
- C. Draft IS/MND (SCH# 2017102066)
- D. Draft Mitigation Monitoring and Reporting Program
- E. Agency Comments
- F. Soils Analysis
- G. Draft Ordinance

BACKGROUND

Russell and Nora Juncal have applied for a rezone of approximately 31.3 acres of AG-1 (Prime Agricultural, 40 acre minimum) zoning scattered in small, irregular-shaped mapped soil areas throughout the 126.5+/- acre project site to AG-2-B-40 (Non-Prime Agricultural, 40 acre minimum parcel size) zone district in order to bring the entire site into a single uniform zoning. A tentative subdivision map to subdivide the two existing parcels of 43.6 acres (APN 006-240-600) and 82.9 acres (APN 006-240-620) into two (2) reconfigured parcels of 41.1 acres (Lot B) and 45.1 acres (Lot A) in size, plus a 40.1-acre designated remainder parcel is to be processed concurrently with the rezone. The existing parcels are developed with single-family residences and accessory structures and served by existing permitted groundwater wells and individual on-site sewage disposal systems. The parcels have direct access to Hilt Road (County Rd. 0J01) via a private roadway ("Beehive Road"). Prior to this proposed subdivision, a four parcel division of property contiguous to the current project site and owned by the Juncals, was completed in 1998 and recorded in PMB 12, Pages 84-85, Siskiyou County Records.

Existing subject Parcel 1, APN 006-240-600, was originally created as Parcel 3B of that Waiver recorded May 2, 1984, Document #84-005682, Siskiyou County Records. This parcel was later modified by two boundary line adjustments – Document Nos. 03-0010846, recorded June 27, 2003, and 04-0008251, recorded May 28, 2004, Siskiyou County Records. Existing subject Parcel 2, APN 006-240-620, was originally created as Parcel 3A of that Waiver recorded May 2, 1984, Document #84-005682, Siskiyou County Records. The parcel has been modified by several boundary line adjustment actions beginning in 1996 per correctory Document No. 00-13632, recorded October 27, 200, Siskiyou County Records, followed by Document Nos. 04-0008251, recorded May 28, 2004; 07-0011292, recorded August 30, 2007; and 09-0012678, recorded December 17, 2009, Siskiyou County Records.

The historic and proposed use of the property is single-family residential. The intent of the rezoning is to reflect soil conditions that are not appropriate for AG-1 zoning and maintain consistency with the existing residential use of the site and adjacent parcels. Currently APN 006-240-600 is developed with two dwelling units, a barn and a shop building; APN 006-240-620 is developed with a dwelling unit, shop and barn. The proposed zoning of the site is Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40). Figure 4 shows the proposed zoning configuration. The applicant has proposed zoning that would allow for a uniform variety of uses at the project site, while at the same time limiting potential impacts to surrounding parcels and uses. A complete list of permitted and conditionally permitted uses within the AG-2-B-40 zoning district is included as Attachment A to Exhibit C, attached hereto.

Each of the proposed parcels and the designated remainder would exceed the 40-acre minimum parcel size required by the zoning designations and Siskiyou County General Plan Land Use Element Policy 35 regarding Prime Agricultural Soils.

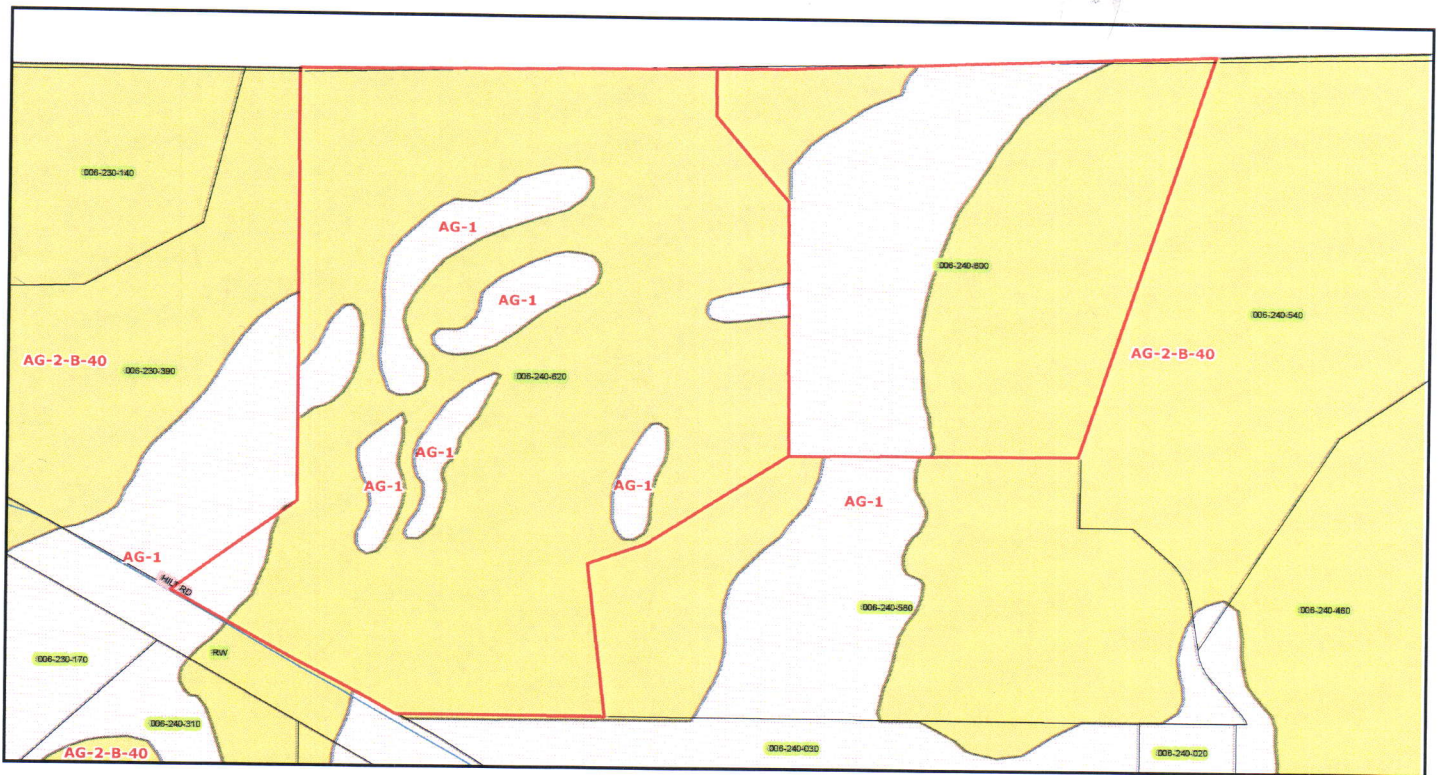


FIGURE 2, EXISTING PARCELS: CURRENT ZONING MAP (no scale)

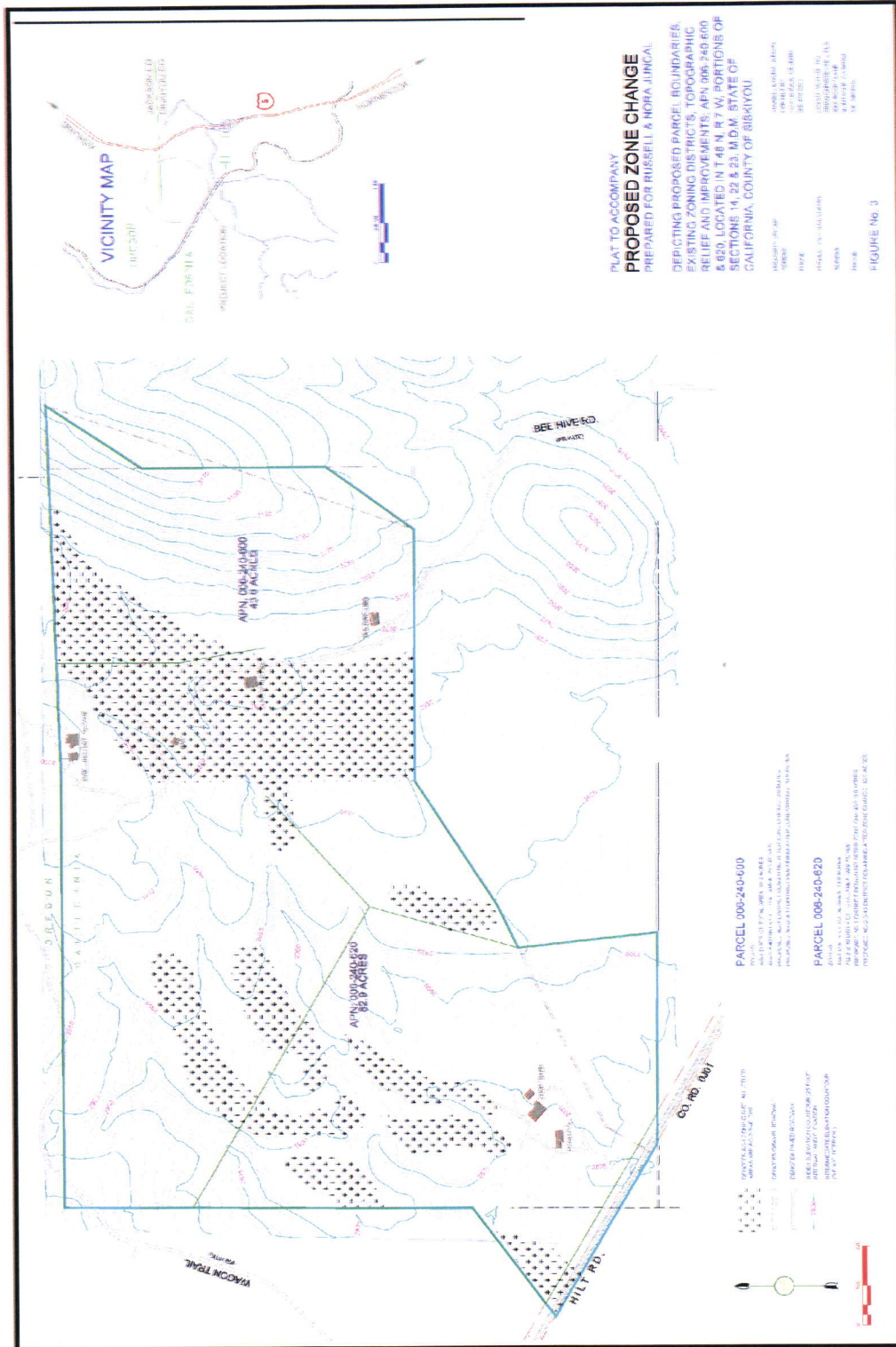


FIGURE 3, PROPOSED PARCELS: REZONE MAP (NOT TO SCALE – REDUCED)

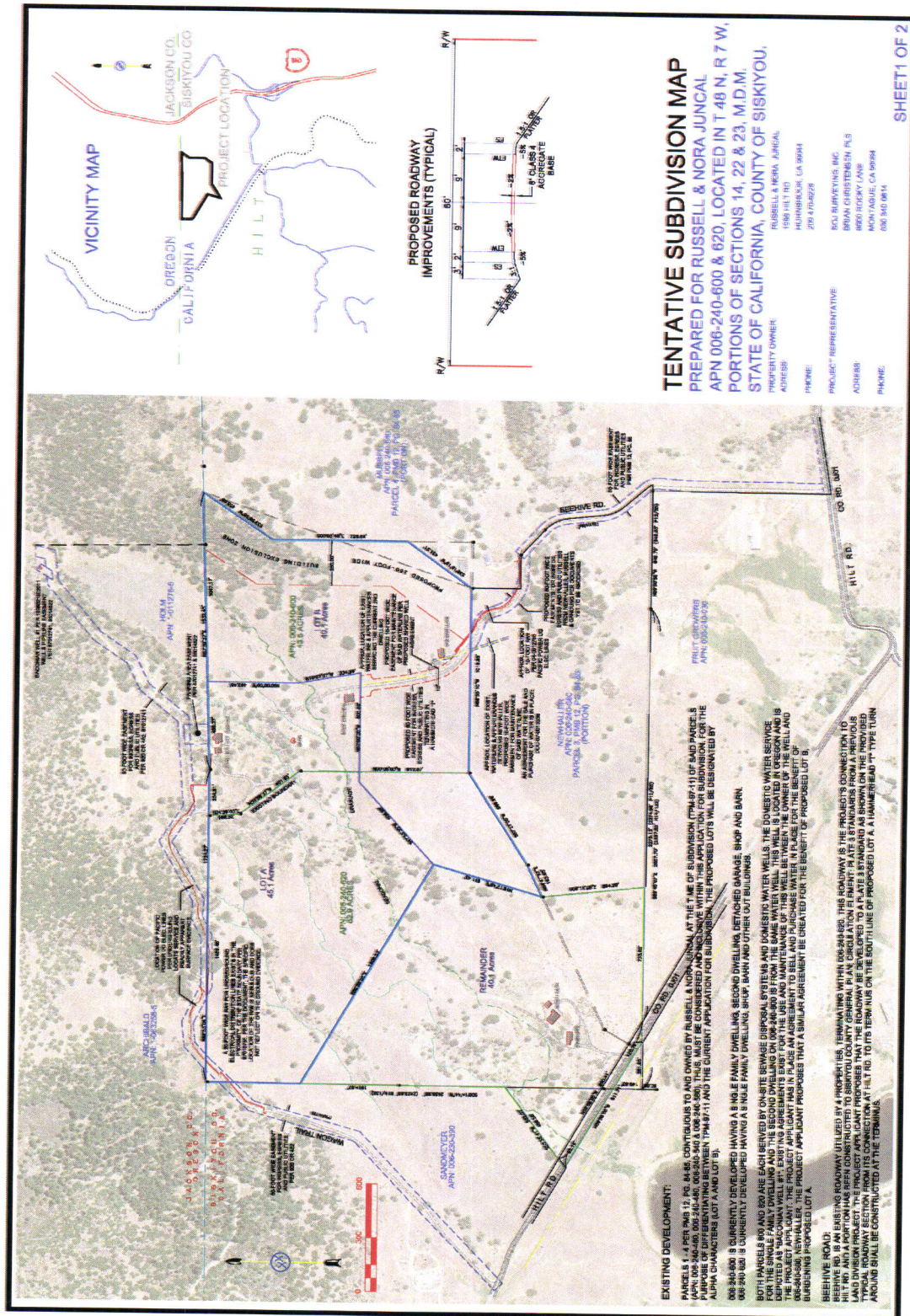


FIGURE 4 (a): TENTATIVE SUBDIVISION MAP (NTS – REDUCED)

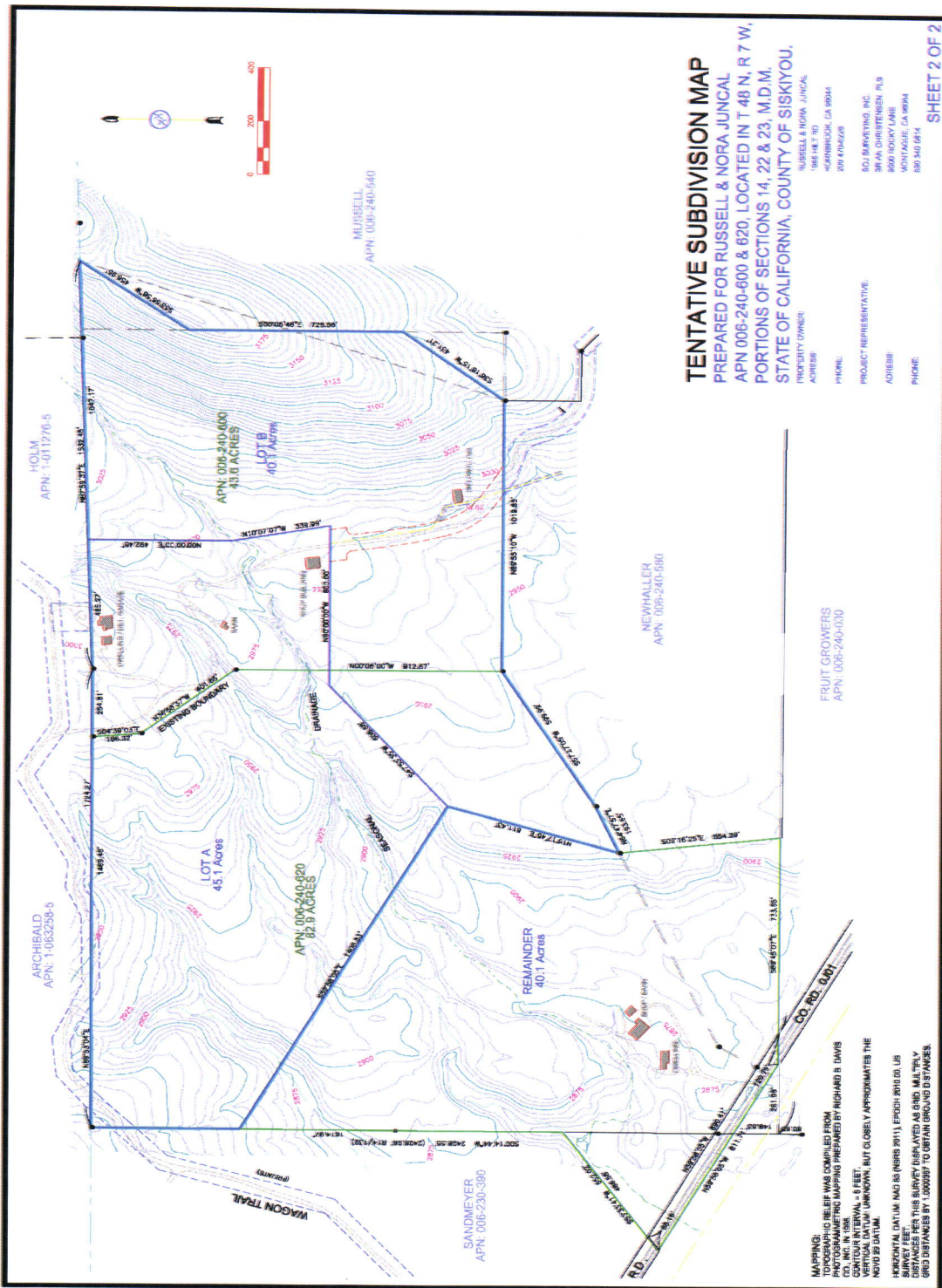


FIGURE 4 (b): TENTATIVE SUBDIVISION MAP (NTS – REDUCED)

ANALYSIS

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Soils: Erosion Hazards, Severe Septic Tank Limitations, Slopes (Excessive), Wildfire Hazard (Very High), and Prime Agricultural Soils. In addition, planning staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5 through 41.9, 41.12, 41.13, 41.15, 41.18, and 41.19(b) apply to the proposed project.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the subject site. Additionally, the use would be compatible with the surrounding land uses, would have adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A attached to this staff report and are submitted for the Commission’s review, consideration, and recommendation.

Subdivision and Zoning Consistency

Pursuant to Siskiyou County Code Section 10-4.105.3, the proposed lots are consistent with all County lot design standards. In addition, Government Code (SMA) Section 66424.6 allows for the designation of a remainder parcel when that portion of land is not divided for the purpose of sale, lease, or financing¹.

In addition to subdividing the property, the project would entail rezoning all areas within the project site currently zoned Prime Agricultural (40-acre minimum parcel size) to Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40). Table 1, below, identifies existing zoning and land uses in the project vicinity.

TABLE 1. SURROUNDING LAND USES

Location	Zoning	Current Use
North	State of Oregon	Residential, unknown
South	AG-1, AG2-B-40	Residential, rural property
East	AG-2-B-40	Residential, rural property
West	AG-1, AG-2-B-40	Residential, rural property
AG-1 = Prime AG AG2B40 = Non-Prime AG, 40-acre min.		

The project site is bound by the California-Oregon border, large agriculturally zoned, minimally developed parcels, and Hilt Road. Based on staff’s analysis of the proposed use, staff believes that the necessary findings can be made for approval of this application.

¹ Although the Subdivision Map Act does allow a designated remainder to subsequently be sold without the filing of a parcel map or final map, the local agency (i.e., Siskiyou County) may require a certificate of compliance prior to the issuance of a permit or other grant of approval for development. Additionally, the County may require the fulfillment of any deferred improvements that would have been required during the parcel map phase prior to the issuance of a permit or other grant of approval for development.

DISCUSSION

The project site is currently zoned Prime Agricultural (AG-1, 40-acre minimum parcel size) and Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40). The project site is developed with three single-family dwellings and various accessory structures. Pursuant to the current AG-1 and AG-2 zoning, allowable uses on the project site include agricultural, residential, and accessory uses pertinent to agriculturally related activities. (Siskiyou Co. Code Section 10-6.4901.). A complete list of permitted and conditionally permitted uses in the AG-1 and AG-2 districts is included as Attachment A to Exhibit C. Approval of the proposed rezone and tentative subdivision map would result in the creation of three parcels, including the designated remainder. The permitted uses in the AG-2-B-40 zoning district would remain compatible with the surrounding land uses. Those conditionally permitted uses in said zoning districts would require discretionary approval of use permits, which includes an analysis pursuant to the California Environmental Quality Act (CEQA).

PRELIMINARY PROJECT REVIEW

A Project Application Review was circulated to Siskiyou County Reviewing Agencies and State Responsible and Trustee Agencies. As a result, the Planning Division received comments from the agencies listed below. Comment summaries are provided below and the comment letters are provided in their entirety in Exhibit E.²

AGENCY COMMENTS:

Siskiyou County Air Pollution Control Board -- July 18, 2016

Has no issues with the project

California Department of Forestry and Fire Protection (Cal Fire) – September 14, 2016

Comments were submitted regarding the need to conform to fire safe standards adopted pursuant to Public Resources Code (PRC) 4290:

- Turnarounds will be needed on “Beehive Road” at a maximum of 1320 foot intervals.
- Project is not served by a municipal water system or ISO rated fire district so on-site water supply for fire protection will be required. Water supply amount will be dictated by the cubic footage of the structure it is to serve.

In addition to PRC 4290 requirements, if timber is to be harvested as part of this subdivision creation, the conditions set forth in the California Forest Practice Rules pertaining to Conservation of Timberland (Title 14, CCR, Article 7, Section 1104.02) must be adhered to.

Planning Response:

² CEQA and the Public Records Act, among other laws, restrict the amount of information that may be disclosed regarding cultural resources. Correspondence from the Northeast Information Center (NEIC) is generally not included as an exhibit to the staff report to avoid inadvertent public disclosure of the location(s) of sensitive cultural resources, or any other information that is subject to disclosure restrictions. NEIC's correspondence is available for public review at the Siskiyou County Community Development Department - Planning Division, 806 S. Main Street, Yreka, California. To the extent NEIC's communications contain nondisclosable information regarding cultural resources this information will be redacted.

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Recommended notations and conditions of approval are included to notify and require applicant's adherence to Cal Fire regulations.

Siskiyou County Public Works Department – July 19, 2016

No comment.

Siskiyou County Environmental Health Division – December 7, 2017

Environmental Health has no objections to the proposed project. The site is developed with existing single family residences served by individual on-site sewage disposal systems installed under permits issued by the Environmental Health Division of the Community Development Department. Proposed Lots A and B have rights to a shared well located in Oregon through a recorded maintenance and easement agreement in addition to an existing groundwater well located on proposed Lot A. The proposed designated remainder parcel is served by an existing groundwater well.

California Department of Transportation (Caltrans)

No comment.

California Department of Fish and Wildlife (CDFW) – July 25, 2016

CDFW submitted comments recommending the placement of a 25-foot non-construction buffer along the top of the banks of ephemeral drainages located on the site. This would preclude the placement of future structures to protect the ephemeral drainages. Also, if the proposed road extension and upgrade will impact the ephemeral drainages on site, the applicant may need to notify for a Lake or Streambed Alteration Agreement.

Planning Response:

Applicant/Applicant's rep to show the 25-foot buffer zone, defined as a "Building Exclusion Zone", on the subdivision map (TRACT NO 1199) to be recorded.

ENVIRONMENTAL REVIEW

As previously discussed, an initial study was prepared to assess potential environmental impacts associated with the proposed project. Because all impacts identified in the initial study would be reduced to a less-than-significant level with the adoption of mitigation measures, a mitigated negative declaration was prepared pursuant to Section 15070 of the CEQA Guidelines. Copies of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) were submitted to the State Clearinghouse on October 24, 2017, which initiated a 30-day public comment period that closed on November 27, 2017. The State Clearinghouse (SCH No. 2017102066) distributed the IS/MND to selected state agencies for review and comment while the County has made the IS/MND available on the County's website and at the front counter of the Community Development Department at 806 S. Main Street in Yreka. As of the distribution of this staff report, no comment letters have been received.

PUBLIC COMMENTS:

No public comments have been received as of the writing of the staff report.

MITIGATION MONITORING AND REPORTING PROGRAM

A Draft Mitigation Monitoring Reporting Program (MMRP), attached hereto as Exhibit D, was prepared for the project and contains all mitigation measures recommended in the IS/MND. California Public Resources Code Section 21081.6 requires public agencies to adopt MMRPs whenever certifying an environmental impact report or adopting a mitigated negative declaration.

PLANNING STAFF RECOMMENDATION

- **Recommend that the Board of Supervisors Adopt** the Initial Study/Mitigated Negative Declaration (SCH No. 2017102066) prepared pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15070 of the CEQA Guidelines.
- **Recommend that the Board of Supervisors Approve** the zone change request to amend the Zoning District Map in accordance with the Juncal Zone Change (Z-16-03) application subject to the findings in Exhibit A and notations and conditions of approval in Exhibit B-1.
- **Recommend that the Board of Supervisors Approve** the Juncal Tentative Subdivision Map (TSM-16-01), subject to the findings in Exhibit A and notations and conditions of approval listed in Exhibit B-1.

SUGGESTED MOTION

I move that we adopt Resolution PC-2017-006, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Adopt the Initial Study/Mitigated Negative Declaration (SCH No. 2017102066) and the Mitigation Monitoring Reporting Program, approve the Juncal Zone Change Request (Z-16-03), and approve the Juncal Tentative Subdivision Map (TSM-16-01).

PREPARATION

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Britt Dveris, AICP
Senior Planner
Siskiyou County Planning Division
806 S. Main Street, Yreka, California 96097

GENERAL PLAN CONSISTENCY FINDINGS

MAP 2: SOILS: EROSION HAZARD

Policy 7 Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

Mitigation measures have been proposed to reduce any potential environmental impacts to a less-than-significant level.

MAP 4: SOILS: SEVERE SEPTIC TANK LIMITATIONS

Policy 9 The minimum parcel size shall be one acre on zero to 15 percent slope, and five acres on 16 to 29 percent slope.

The permitted density will not create erosion or sedimentation problems.

The proposed parcels are all greater than the one-acre and five-acre minimum parcel size.

Policy 10 Single-family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted density will not create erosion or sedimentation problems.

Current uses are single-family residential and limited agricultural. No additional development is proposed at this time.

MAP 5: EXCESSIVE SLOPES

Policy 11 All areas with 30 percent or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.

Policy 15 Areas designated 30 percent or greater natural slope, but proven to be less than 30 percent slope shall only be developed when a grading plan for roads, acceptable to the Department of Public Works, has been submitted.

The permitted density will not create erosion or sedimentation problems.

Small area of mapped Excessive Slopes is located along the eastern edge of the project site. This area is to be delineated by a non-constructed buffer zone on the recorded Tract Map and labeled as a "Building Exclusion Zone".

MAP 10: WILDFIRE HAZARD

Policy 30 All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

Exhibit A
Recommended Findings – December 20, 2017
Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01)

Prior to final recording of the Tract Map, the applicant shall meet and provide verification of compliance with all applicable statutory requirements of the Public Resources Code (PRC) 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of the California Department of Forestry and Fire Protection (Cal Fire), and Siskiyou County Planning.

MAP 12: PRIME AGRICULTURAL SOILS

Policy 35 The minimum parcel size on prime agricultural land shall be 40 acres.

All proposed resultant parcels exceed the 40 acre parcel size limitation.

Policy 37 Only agricultural uses are permitted on prime agricultural land.

No indication that grazing and/or other conventional agricultural activities have occurred on the site in the recent past.

The project site has been determined overall to be non-prime agricultural soils (See policy 39 below).

Policy 39 Proof that mapped prime agricultural soils are in fact not prime can only be done by providing the following:

- a. Submission of a soils test prepared by a California Certified Soil Scientist
- b. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes.
- c. A letter from the applicable irrigation district stating that they will not and cannot provide water
- d. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.
- e. If an on-site field inspection by the Planning Division reveals that the land is not prime agricultural land, the data itemized in a,b,c, and d above may not be required; i.e., obvious mapping errors
- f. Submission of past financial records or statements that the agricultural operation is no economically feasible are not in any way considered to be adequate proof that the land is not prime.

Applicant has submitted documentation as evidence that the site does not meet the criteria for Prime Agricultural Soils.

COMPOSITE OVERALL POLICIES

Policy 41.3(b) All light commercial, light industrial, multiple family residential, and commercial/recreational, public and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

Primary use of the property is single-family residential and agricultural. The proposed parcels would have access onto Hilt Road, a public road, either directly or via a private roadway ("Beehive Road").

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

Exhibit A
Recommended Findings – December 20, 2017
Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01)

The project site is substantially surrounded by parcels zoned for agricultural and residential uses pertinent to agricultural pursuits. The proposed AG-2-B-40 zoning and permitted uses would be clearly compatible with existing uses adjacent to the project site. Further, with the implementation of mitigation measures recommended in the IS/MND, the proposed project would not threaten the public health, safety, peace, morals, comfort, convenience or general welfare of the surrounding area.

- Policy 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

The existing residential uses of the project site would not be disruptive or destroy the intent of protecting each mapped resource.

- Policy 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

Sewer and water would be provided by individual sewage disposal systems and groundwater wells. Safe, adequate access is provided to all proposed parcels, a mitigation measure for erosion is included, and all new buildings would have to comply with Cal Fire 4290 regulations. Mitigation measures have been proposed to reduce any potential environmental impacts to a less-than-significant level.

- Policy 41.6 There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

Sewage disposal would be provided by individual sewage disposal systems. The Siskiyou County Environmental Health Division has reviewed the project site, and has no objections to the proposed zone change and tentative subdivision map.

- Policy 41.7 Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.

Environmental Health has reviewed the project and determined that there is adequate groundwater capacity to provide water to the proposed parcels.

- Policy 41.8 All proposed development shall be accompanied by evidence acceptable to the Siskiyou County Health Department as to the adequacy of on-site sewage disposal or the ability to connect into an acceptable central sewer system serving an existing city or existing community services district with adequate capacity to accommodate proposed development. In these cases the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

Environmental Health has reviewed the project for and determined that there is adequate on-site sewage disposal area and capacity for the proposed parcels.

Exhibit A
Recommended Findings – December 20, 2017
Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01)

- Policy 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

The proposed parcels will have access to Hilt Road via extension of an existing private roadway ("Beehive Road"). As per Condition of Approval Item #3, the road will be constructed to the statutory requirements of PRC 4290 and Calif. Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and the County of Siskiyou. The roadway is adequate to accommodate additional traffic associated with permitted uses at the site. The subject project would not immediately or cumulatively adversely impact roads and highways in the vicinity of the project site.

- Policy 41.12 All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.

Mitigation measures MM CUL-1, MM CUL-2, and MM CUL-3 have been incorporated to ensure that potential impacts to unknown historic and prehistoric resources are reduced to a less than significant level.

- Policy 41.13 All rare and endangered plant species as identified and recognized by state and federal government shall be preserved and protected in accordance with accepted professional practices.

The California Department of Fish and Wildlife identified special-status plant species in the California Natural Diversity Data Base present within a three-mile radius of the project site. A survey indicated that no special-status plant species are present at the site. At the request of CDFW, Mitigation Measure 4.4 has been incorporated in order to ensure that potential impacts to sensitive habitat areas will be reduced to a less-than-significant level.

- Policy 41.15 The intent of all development policies specified by percentage of slope is that the percentage of slope determines the density. It is the intent of this policy to not prohibit a specified density in cases whereby a very small portion of a particular site may contain excessive slope area, or varying terrains.

A small area on the eastern side of the project site has been identified as being impacted by Excessive Slopes. No new development is proposed for this area at this time. Any future development will be subject to the limitations and restrictions implicit within such a designated area.

- Policy 41.18 Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that, with the Conditions of Approval and Mitigation Measures recommended in the staff report, the project is consistent with the Siskiyou County General Plan.

Exhibit A
Recommended Findings – December 20, 2017
Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01)

Policy 41.19 It is the intent of all the policies in the Land Use Element to accomplish the following:

(b) Ensure compatibility of all land uses.

Staff has analyzed the General Plan, Zoning Code, and surrounding land uses, and has determined that the proposal is compatible with all surrounding land uses.

ZONE CHANGE AMENDMENT AND ZONING DISTRICT CONSISTENCY FINDINGS

1. The proposed zone change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein above.
2. The proposed zone change application is consistent with Siskiyou County Code Title 10, Chapter 6, Article 28.
3. The proposed zone change to AG-2-B-40 is consistent with existing and permitted land uses surrounding the project site.
4. The proposed zone change is compatible with surrounding zoning.
5. The existing and proposed parcels are consistent with AG-2-B-40 zoning districts.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

1. The Planning Commission recommends that the Board of Supervisors find that there is not substantial evidence, in light of the whole record before the County, that the project as mitigated would have a significant effect on the environment, and the Board adopt the Mitigated Negative Declaration in accordance with CEQA Guidelines Section 15070.
2. The Planning Commission recommends that the Board of Supervisors finds that recirculation of the mitigated negative declaration is not required pursuant to CEQA Guidelines Section 15073.5(c) because:
 - a. Mitigation measures are being substituted with equal or more effective measures for mitigating or avoiding potential significant effects pursuant to CEQA Guidelines Section 15074.1, which in themselves will not cause any potentially significant effect on the environment; and
 - b. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.
3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.

Exhibit A
Recommended Findings – December 20, 2017
Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01)

TENTATIVE SUBDIVISION MAP FINDINGS

1. The proposed tentative subdivision map, as recommended for approval, is consistent with the applicable policies of the Siskiyou County General Plan and County Code.
2. The proposed lot sizes exceed the 2.5-acre minimum lot size requirement for parcels served by individual groundwater wells and sewage disposal systems, and therefore, are consistent with Siskiyou County Code Section 10-4.105.3.
3. The resulting lot sizes exceed the one-acre minimum parcel size pursuant to Siskiyou County General Plan Policy 9 (Severe Septic Tank Limitations).
4. The designated remainder is not being divided for the purpose of sale, lease, or financing pursuant to Government Code Section 66424.6.
5. The proposed design of the subdivision map, with conditions of approval as recommended herein, will ensure that no serious public health problems would be created by the project.
6. The proposed subdivision map is consistent with the allowed uses of the property and will not have a negative impact on prime or other agricultural soils or activities.
7. The project, as proposed and conditioned herein, is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.
8. Fire protection to the project site is provided by the Hilt Volunteer Fire Company and the California Department of Forestry and Fire Protection (Cal Fire) under contract to the County of Siskiyou pursuant to Section 4144 of the Public Resources Code.
9. Ingress and egress for the subdivision, as conditioned, would meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

RESOLUTION PC 2017-006

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SISKIYOU,
STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS
ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (SCH NO. 2017102066)
AND MITIGATION MONITORING REPORTING PROGRAM AND APPROVE THE JUNCAL ZONE
CHANGE REQUEST (Z-16-03) AND APPROVE THE JUNCAL TENTATIVE SUBDIVISION MAP (TSM-
16-01)**

WHEREAS, an application has been received from Russell & Nora Juncal to rezone approximately 18.3 acres of a 43.6-acre parcel (APN 006-240-600) and approximately 13.0 acres of a 82.9-acre parcel (APN 006-240-620) from Prime Agricultural District (AG-1) to Non-Prime Agricultural, 40-acre minimum parcel (AG-2-B-40), and a tentative subdivision map application to subdivide said parcels into two (2) parcels of 45.1 acres and 40.1 acres in size, plus a 40.1-acre designated remainder parcel; and

WHEREAS, a tentative subdivision map was prepared for the project as required by the Section 10-4.304 and Section 10-4.501.1 of the Siskiyou County Code; and

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) that identified the following environmental factors as being potentially affected by the proposed project: Biological Resources, Cultural Resources, Geology & Soils, Hydrology & Water Quality, and Mandatory Findings of Significance; and

WHEREAS, mitigation measures have been incorporated into the project to reduce all potential impacts to a less-than-significant level; and

WHEREAS, a Mitigated Negative Declaration was prepared in accordance with the CEQA Guidelines Section 15070(b) and thereafter circulated with the Initial Study to responsible agencies and made available for public review and comment; and

WHEREAS, comments received on the project resulted in a number of conditions of approval being recommended by staff; and

WHEREAS, all mitigation measures have been reproduced in the Mitigation Monitoring and Reporting Program prepared for use by County staff, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project; and

WHEREAS, the Planning Division presented its oral and written staff report on the Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01) at a regular meeting of the Planning Commission on December 20, 2017; and

WHEREAS, the Planning Division recommended the Planning Commission recommend that the Board of Supervisors adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01) and approve Z-16-03 and TSM-16-01 subject to the notations and conditions of approval included in Attachment B-1 to this resolution; and

WHEREAS, a Notice of Public Hearing was published in the Siskiyou Daily News on December 8, 2017; and

WHEREAS, on December 20, 2017, the Chair of the Planning Commission opened the duly noticed public hearing on the Juncal Zone Change (Z-16-03), Tentative Subdivision Map (TSM-16-01)

and Draft Initial Study/Mitigated Negative Declaration (SCH No. 2017102066) to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed the Draft Initial Study/Mitigated Negative Declaration, Zone Change (Z-6-03) and Tentative Subdivision Map (TSM-16-01) prior to reaching its decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission adopts the recommended findings set forth in Exhibit A of the written staff report; and

BE IT FURTHER RESOLVED that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A, recommends that the Board of Supervisors adopt the Juncal Zone Change and Tentative Subdivision Map Initial Study/Mitigated Negative Declaration (SCH No. 2017102066) and MMRP and approve Z-16-03 and TSM-16-01, subject to the conditions of approval contained in Attachment B-1 to this resolution.

IT IS HEREBY CERTIFIED that the foregoing Resolution PC-2017-006 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 20th day of December, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SISKIYOU COUNTY PLANNING COMMISSION

Tony Melo, Chair

WITNESS, my hand and seal this 20th day of December, 2017.

Allan Calder, Secretary of the Commission

Attachment B-1 to Resolution PC 2017-006
Notations and Conditions of Approval

NOTATIONS

1. Within one business day of project approval (Board of Supervisors 2nd reading), a check in the amount of \$2,330.75 shall be submitted to the Planning Division in order to allow the project's Notice of Determination to be filed within the statutorily required timeframes. The check, made payable to the Siskiyou County Clerk, shall cover the County Clerk \$50.00 processing fee and the required \$2,280.75 CA Department of Fish and Wildlife CEQA filing fee. The applicant has the sole responsibility to ensure timely compliance with this condition.
2. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
3. California Environmental Quality Act (CEQA) Mitigation Measures adopted with the approval of TPM-97-11 (SCH No. 98022021) may be applicable to development associated with the approval of Z-16-03 and TSM-16-01.
4. If timber is to be commercially harvested as part of the creation of the subdivision, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) shall be adhered to.

CONDITIONS OF APPROVAL

1. The project shall substantially conform to the project description, zone change request, and tentative subdivision map approved by the Siskiyou County Board of Supervisors on _____, and in the Initial Study/Mitigated Negative Declaration prepared for the project (SCH No. 2017102066) as recommended for adoption. Any proposed amendment(s) shall be submitted for consideration to the Community Development Director to determine the review process pursuant to the Siskiyou County Code.
2. All mitigation measures contained within the project's Mitigation Monitoring Reporting Program are incorporated herein by reference as conditions of approval.
3. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire.
4. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed off by the County Tax Collector, and submitted with the legal descriptions for recording.
5. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Community Development Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
6. The applicant shall obtain an encroachment permit from Siskiyou County Public Works

Attachment B-1 to Resolution PC 2017-006
Notations and Conditions of Approval

prior to construction of driveways or other construction or land disturbing activities within the County right-of-way or on County-owned property, where applicable. Driveway access points shall be reviewed and approved by Siskiyou County Public Works Department prior to commencement activities in the public right of way.

7. The tract map shall be recorded within twenty-four (24) months of the date of approval unless a request for a time extension is made prior to the expiration date pursuant to Section 10-4.401.8.2 of the Siskiyou County Code.
8. The mitigation measures adopted with the approval of the zone change and tentative subdivision map shall be included as map notes on an additional map sheet recorded with the Tract Map.
9. A map note shall be included on an additional map sheet recorded with the Tract Map that states the following regarding wastewater flows and hazardous materials:

The parcels are subject to the County's wastewater density standards and therefore future development may be limited to comply with the County's density standards. On-site sewage disposal is limited to typical domestic waste strengths. No on-site disposal of hazardous waste is allowed and non-typical liquid waste disposal may be subject to a discharge permit from the North Coast Regional Water Quality Control Board. The storage of hazardous materials associated with a proposed business may be subject to all applicable laws and regulations regarding the storage and handling of hazardous materials. The submittal of a business plan and an annual hazardous materials inspection by the Environmental Health Division of the Community Development Department is required if a business stores hazardous materials in excess of the certain quantities.

10. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

**JUNCAL ZONE CHANGE AND TENTATIVE
SUBDIVISION MAP (Z 16-03 AND TSM-16-01)
DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

COUNTY OF SISKIYOU
806 S. MAIN STREET
YREKA, CA 96097



August 2017

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1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study, which concludes that a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the Juncal Tentative Subdivision Map and Zone Change (TSM 16-01 and Z 16-03). This Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations Section 15000 et seq.

An initial study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15063, an environmental impact report (EIR) must be prepared if an initial study indicates that the proposed project under review may have a potentially significant impact on the environment that cannot be initially avoided or mitigated to a level that is less than significant. A negative declaration may be prepared if the lead agency prepares a written statement describing the reasons why the proposed project would not have a significant effect on the environment and therefore why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The initial study identifies potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted in the proposed project in accordance with CEQA Guidelines Section 15070(b), including the adoption of mitigation measures included in this document, a Mitigated Negative Declaration is prepared.

Additionally, CEQA provides for a number of exemptions from environmental review, including the "general rule" exemption, statutory exemptions, and categorical exemptions. CEQA Guidelines Section 15061, which details what types of projects are exempt from CEQA, states the following:

- a) *Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.*
- b) *A project is exempt from CEQA if:*
 - (1) *The project is exempt by statute (see, e.g. Article 18, commencing with Section 15260).*

1.0 INTRODUCTION

- (2) *The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.*
- (3) *The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*
- (4) *The project will be rejected or disapproved by a public agency. (See Section 15270(b)).*
- (5) *The project is exempt pursuant to the provisions of Article 12.5 of this Chapter.*

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "The lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on the criteria above, the County of Siskiyou (County) is the lead agency for the proposed Juncal Tentative Subdivision Map and Zone Change (TSM 16-01 and Z 16-03).

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study is to evaluate the potential environmental impacts of the proposed Juncal Tentative Subdivision Map and Zone Change (TSM 16-01 and Z 16-03). This document is divided into the following sections:

1.0 Introduction – This section provides an introduction and describes the purpose and organization of the document.

2.0 Project Information – This section provides general information regarding the project, including the project title, lead agency and address, contact person, brief description of the project location, general plan land use designation, zoning district, identification of surrounding land uses, and identification of other public agencies whose review, approval, and/or permits may be required. Also listed in this section is a checklist of the environmental factors that are potentially affected by the project.

3.0 Project Description – This section provides a detailed description of the proposed project.

4.0 Environmental Checklist – This section describes the environmental setting and overview for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," "less than significant with mitigation incorporated," and "potentially significant" in response to the environmental checklist.

5.0 References – This section identifies documents, websites, people, and other sources consulted during the preparation of this Initial Study.

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

Section 4.0, Environmental Checklist, is the analysis portion of this Initial Study. The section provides an evaluation of the potential environmental impacts of the project. There are eighteen environmental issue subsections within Section 4.0, including CEQA Mandatory Findings of Significance. The environmental issue subsections, numbered 1 through 18, consist of the following:

- | | |
|---------------------------------------|--|
| 1. Aesthetics | 10. Land Use and Planning |
| 2. Agriculture and Forestry Resources | 11. Mineral Resources |
| 3. Air Quality | 12. Noise |
| 4. Biological Resources | 13. Population and Housing |
| 5. Cultural Resources | 14. Public Services |
| 6. Geology and Soils | 15. Recreation |
| 7. Greenhouse Gas Emissions | 16. Transportation/Traffic |
| 8. Hazards and Hazardous Materials | 17. Utilities and Service Systems |
| 9. Hydrology and Water Quality | 18. Mandatory Findings of Significance |

Each environmental issue subsection is organized in the following manner:

The **Environmental Setting** summarizes the existing conditions at the regional, subregional, and local level, as appropriate, and identifies applicable plans and technical information for the particular issue area.

The **Checklist Discussion/Analysis** provides a detailed discussion of each of the environmental issue checklist questions. The level of significance for each topic is determined by considering the predicted magnitude of the impact. Four levels of impact significance are evaluated in this Initial Study:

No Impact: No project-related impact to the environment would occur with project development.

Less Than Significant Impact: The impact would not result in a substantial adverse change in the environment. This impact level does not require mitigation measures.

Less Than Significant With Mitigation Incorporated: An impact that may have a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382). However, the incorporation of mitigation measures that are specified after analysis would reduce the project-related impact to a less than significant level.

Potentially Significant Impact: An impact that is "potentially significant" but for which mitigation measures cannot be immediately suggested or the effectiveness of potential

1.0 INTRODUCTION

mitigation measures cannot be determined with certainty, because more in-depth analysis of the issue and potential impact is needed. In such cases, an EIR is required.

2.0 PROJECT INFORMATION

1. **Project title:** Russell and Nora Juncal Zone Change and Tentative Subdivision Map (TSM-16-01 and Z 16-03)
2. **Lead agency name and address:** Siskiyou County
Community Development - Planning Division
806 South Main Street
Yreka, CA 96097
3. **Contact person and phone number:** Allan Calder, AICP – Director of Community Development (530) 842-8203
4. **Project location:** The 126.5-acre project site is located at 1965 Hilt Road. The site is west of Interstate 5 near the community of Hilt, Siskiyou County, California on APNs 006-240-600 and 006-240-620; Portion of Section 23, T48N, R7W, Mount Diablo Base & Meridian (Latitude 41.999199°N, Longitude 122.633193°W). See **Figure 3.0-1**.
5. **Project sponsor's name and address:** Russell and Nora Juncal
1965 Hilt Rd
Hornbrook, CA 96044
6. **General Plan designation:** Soils: Erosion Hazard; Soils: Severe Septic Tank Limitations; Prime Agricultural Soils
7. **Current Zoning:** Prime Agricultural District (AG-1)
Proposed Zoning: Non-Prime Agricultural District (AG-2-B-40)
8. **Description of project:** The project is an application for a tentative subdivision map to reconfigure and subdivide two parcels totaling 126.5 acre into three parcels; Parcel A (45.0 ac.), Parcel B (40.2 ac.), Parcel C (remainder, 40.1 ac.) and dedicate approximately 1.2 acres to the County of Siskiyou for roadway purposes, with proposed zone change of the three resulting parcels from Prime Agricultural District (AG-1) to Non-Prime Agricultural District (AG-2-B-40). See **Figure 3.0-2**.
9. **Surrounding land uses and setting:** Surrounding land uses include largely undeveloped lands zoned AG-1 and AG-2-B-40 to the south, east and west, and the state of Oregon to the north. The foundations of several demolished buildings remain south of the project site. The area includes scattered residences and farm buildings. No grazing has occurred on the adjacent properties for at least 35 years.

2.0 PROJECT INFORMATION

10. Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

- Regional Water Quality Control Board, Central Valley Region (RWQCB)
- California Department of Forestry and Fire Protection (CAL FIRE)
- California Department of Fish and Wildlife (CDFW)
- Siskiyou County Air Pollution Control District (SCAPCD)
- Siskiyou County Public Works Department

11. Environmental factors potentially affected:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

12. Determination: (To be completed by the lead agency)

On the basis of this initial evaluation:

- I find that the proposed project could not have an effect on the environment, and a CEQA EXEMPTION will be prepared.
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Alan Calder
Signature

October 18, 2017
Date

Allan Calder, AICP
Printed Name

County of Siskiyou
Lead Agency

Director of Community Development
Title

3.1 PROJECT LOCATION

The project site is located at 1965 Hilt Road in the community of Hilt, near the California/Oregon state line. The site is on the northeast side of Hilt Road and is west of Interstate 5 in Siskiyou County, California, on APNs 006-240-600 and 006-240-620, Portion of Section 23, T48N, R7W, Mount Diablo Base & Meridian (Latitude 41.999199°N, Longitude 122.633193°W). See **Figure 3.0-1**.

3.2 EXISTING SITE CONDITIONS

The project site is developed with two primary residences, an additional dwelling unit, and several outbuildings. Water is delivered from a groundwater well approximately 800 feet north of the project site. There are two septic systems at the site. County-maintained Hilt Road is approximately 18 feet wide and adjacent to the site. Beehive Road is developed to Siskiyou County General Plan: Circulation Element Plate 3 standards and provides access to Hilt Road from the project. The project site generally slopes from northeast to southwest.

3.3 ADJACENT LAND USES

The project site is surrounded by largely undeveloped lands zoned AG-1 and AG-2-B-40 to the south, east, and west, and agricultural land in the state of Oregon to the north. The foundations of several demolished buildings remain south of the project site. The area includes scattered residences and farm buildings. No grazing or other agriculture has occurred on the adjacent properties for at least 35 years.

3.4 PROJECT OVERVIEW

The project is a proposed subdivision map and zoning change that would subdivide and reconfigure two parcels comprising 126.5 acres into three parcels of 45.0 acres, 40.2 acres, and 40.1 acres; dedicate approximately 1.2 acres to the County of Siskiyou for roadway purposes; and rezone all three parcels to AG-2-B-40 (Non-Prime Agricultural District). See **Figure 3.0-2**. The subdivision also includes 4 parcels to the east from a previous split of a contiguous parcel also owned by applicants which will not be changed. For this reason, the proposed subdivision is a Tentative Subdivision Map and not a Tentative Parcel Map.

The proposed AG-2-B-40 zoning district allows general agricultural activities and agriculturally-related activities. The proposed zoning also requires a minimum parcel size of 40 acres. A complete list of permitted and conditionally permitted uses in the AG-2-B-40 zoning district is included as Attachment A to this document.

The proposed project does not, itself, include construction of any additional structures. However, the proposed project includes a subdivision of land, which would create a third legal parcel. AG-2 zoning allows for the construction of three dwelling units on each parcel: a primary residence, a secondary residence, and a guest house (Attachment A). Therefore, the proposed project would allow for three additional dwelling units beyond those that would be allowed today. Currently, there are three dwelling units on the two parcels. A maximum of nine dwelling units could be constructed on the three parcels that would result from the subdivision. Consequently, the proposed project could result in an increase of six dwelling units over the existing condition.

The proposed project also includes the regrading and extension of Beehive Drive approximately 0.25 miles from its current terminus to a hammerhead "T" turnaround on the southeastern edge

3.0 PROJECT DESCRIPTION

of Parcel A and the creation of two turnouts to accommodate California Department of Forestry and Fire Protection and County width requirements.

Some areas of the project site are mapped as Prime Agricultural Soils according to the Siskiyou County General Plan Land Use Element, Map 12. The applicant has submitted documentation, pursuant to Policy 39 of the Land Use Element, as evidence that the site does not meet the criteria for Prime Agricultural Soils.

3.5 PROJECT APPROVALS

The County of Siskiyou is the Lead Agency for this project. In addition, permits and/or approvals may be required from the following agencies:

Regional Water Quality Control Board, North Coast Region (RWQCB)

The RWQCB typically requires a General Permit for Discharges of Storm Water Runoff (Construction General Permit) be obtained under the National Pollution Discharge Elimination System (NPDES) for projects that disturb more than one acre of soil. Typical conditions associated with such a permit include the submittal of and adherence to a storm water pollution and prevention plan (SWPPP), as well as prohibitions on the release of oils, grease or other hazardous materials.

California Department of Forestry and Fire Protection (CAL FIRE)

CAL FIRE provides wildland fire protection services to the project area, which has been identified as being located within a State Responsibility Area (SRA). Fire Safe Regulations have been prepared and adopted by the state to establish minimum wildfire protection standards for development within the SRA. Fire Safe Regulations are not intended to apply to existing structures, roads, streets, private lanes, or facilities. However, these regulations are applicable to all construction activities in conjunction with the creation of new parcels, new roads, use permit, and building permit approvals within the SRA, approved after January 1, 1991.

Siskiyou County Air Pollution Control District (SCAPCD)

SCAPCD is responsible for enforcing federal, state, and local air quality regulations and ensuring that federal and state air quality standards are met within the county. These standards are set to protect the health of sensitive individuals by restricting how much pollution is allowed in the air. To meet the standards, SCAPCD enforces federal laws and state laws on stationary sources of pollution and passes and enforces its own regulations as necessary to address air quality concerns. SCAPCD has promulgated numerous rules and regulations governing the construction and operation of new or modified sources of air pollutants emissions within the air basin.

Siskiyou County Public Works Department, Road Division

An encroachment permit may be required from the Siskiyou County Public Works Department for any driveway connections or road improvements to publicly maintained roads.

3.6 RELATIONSHIP OF PROJECT TO OTHER PLANS

SISKIYOU COUNTY GENERAL PLAN

The project site is located entirely within the unincorporated area of Siskiyou County. The Siskiyou County General Plan is the fundamental document governing land use development in the unincorporated area of the county. The General Plan includes numerous goals and policies pertaining to land use, circulation, noise, open space, scenic highways, seismic safety, safety, conservation, energy, and geothermal. The General Plan Land Use Element was most recently adopted on August 12, 1980. The proposed project will be required to abide by all applicable goals and policies included in the County's adopted General Plan.

Siskiyou County General Plan *Land Use Element* identifies the project site as containing areas identified under the following conditions:

- High Erosion Hazard
- Soils – Severe Septic Tank Limitations
- Excessive Slope
- Prime Agricultural Soils

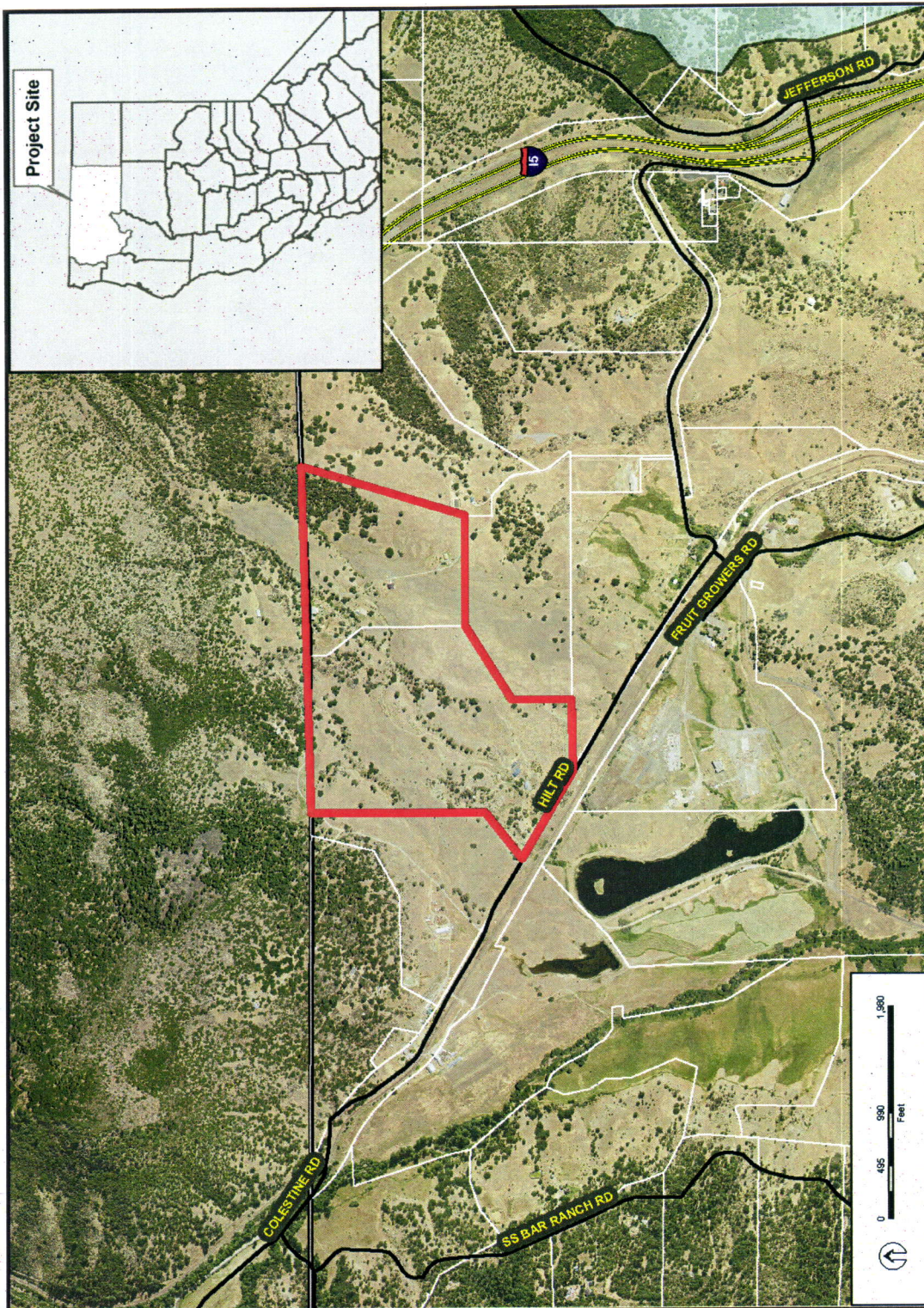
BASIN PLAN FOR THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

The project site is located within the Klamath River Basin, which is under the jurisdiction of the North Coast Regional Water Quality Control Board (RWQCB). One of the duties of the RWQCB is development of "basin plans" for the hydrologic area over which it has jurisdiction. The Basin Plan sets forth water quality objectives for both surface water and groundwater for the region, and it describes implementation programs to achieve these objectives. The Basin Plan provides the foundation for regulations and enforcement actions of the North Coast RWQCB.

In May 2011, the North Coast RWQCB adopted the most recent version of the Water Quality Control Plan for the North Coast Region (Basin Plan). The Basin Plan defines existing and potential beneficial uses of surface water and groundwater in the Klamath River Basin and sets forth water quality objectives for these waters (RWQCB 2011).

3.0 PROJECT DESCRIPTION

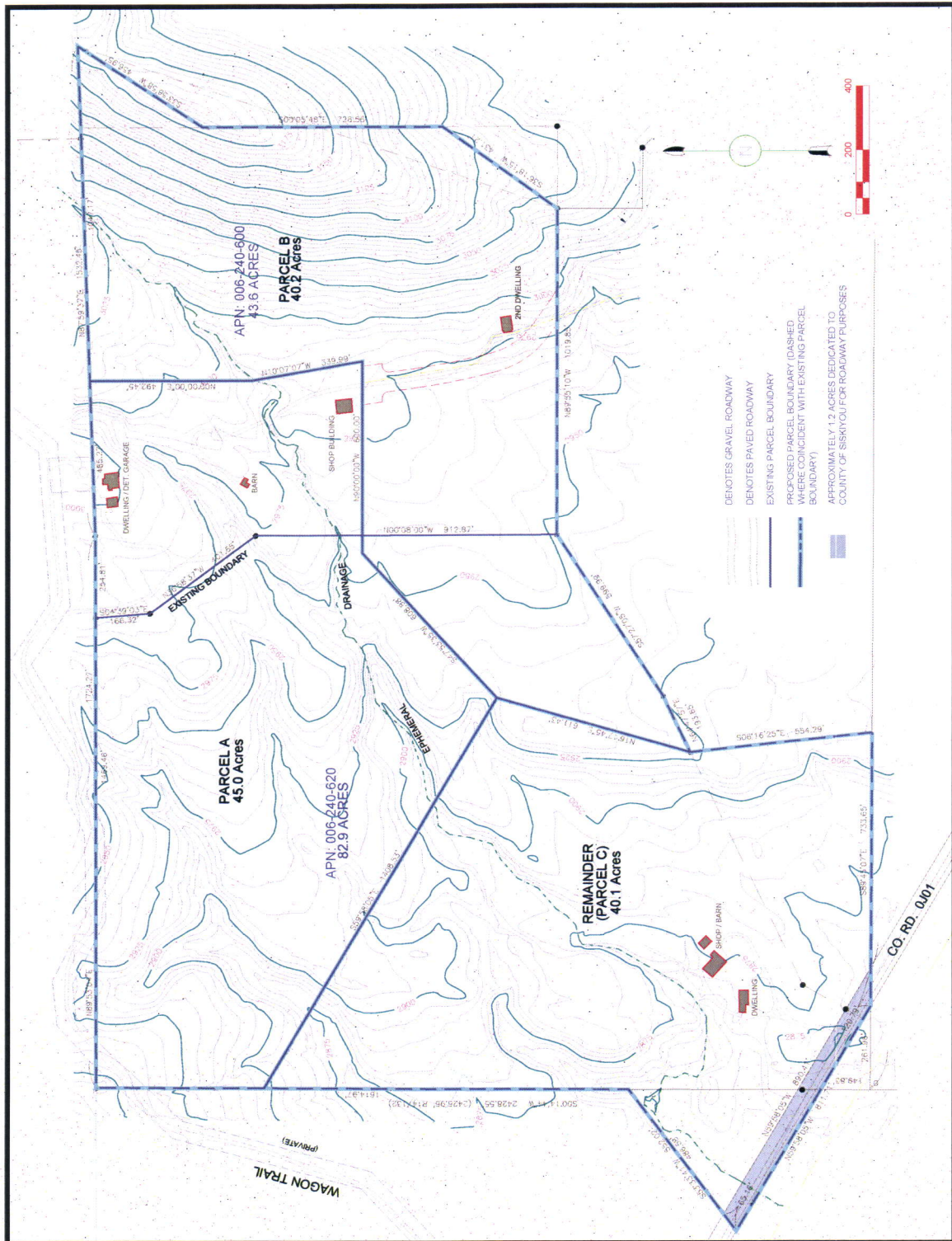
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Source: County of Siskiyou, 2017
Figure 3.0-1 Project Site

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3.0 PROJECT DESCRIPTION



Source: Richard B. Davis Co., Inc. 1995
Figure 3.0-2 Zone Change Map

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.1 AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

The project site is located in northern Siskiyou County, where the most prominent geographic features are the Klamath Mountains. The project site sits in a small valley along the eastern edge of the range and is surrounded by mountain peaks and ridges that limit background views.

The 126.5-acre project site generally slopes eight percent from northeast to southwest. The site is largely undeveloped, with two primary residences, an additional dwelling unit, and several outbuildings. The project site is surrounded by undeveloped agricultural land with scattered single-family residences and outbuildings. In addition to these structures, the foundations of previously demolished buildings and some buildings are under construction to the south of the project site.

There are no officially designated state scenic highways in the project vicinity. Interstate 5 is eligible but not designated a state scenic highway.

Discussion of Impacts:

- a) *Less Than Significant Impact.* The project is a subdivision and zoning change from Prime Agricultural District (AG-1) to Non-Prime Agricultural District (AG-2-B-40). Up to an additional six dwelling units could be constructed, but would likely be similar to existing residential structures on the parcels and surrounding areas. In addition, this proposed project does not significantly alter the limited allowable types of development on a site. Therefore, the proposed project is not expected to result in a substantial alteration of scenic vistas.
- b) *No Impact.* The project is not located along a designated state scenic highway.
- c) *Less Than Significant Impact.* The change in allowable land uses resulting from the proposed project is not likely to degrade the existing visual character or quality of the site and its surroundings. Future development of the site could consist of up to six additional dwelling units and outbuildings and would be similar to existing development of the site and its surroundings. Therefore the potential impact of the project is less than significant.

- d) *Less Than Significant Impact*. The proposed project would allow for up to six additional dwelling units, which could be sources of light and glare. However, these structures would be consistent with existing development and would not be expected to create substantial changes to the current environment or create new sources of light or glare incompatible with the surrounding agricultural area. In addition, Siskiyou County Zoning Ordinance Sec. 10-6.5602. - *Light, glare, and heat* requires that "exposed sources of *light, glare, or heat* shall be shielded so as not to be directed outside their premises". Therefore, the potential impact of the project is less than significant.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>4.2 AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resource Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

AGRICULTURAL RESOURCES

According to the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), the project site and surrounding areas include areas designated as Farmland of Local Importance, Grazing Land, and Other Land. The Farmland of Local Importance designation is considered an agricultural resource for dry farming and hay and pasture production. The Grazing Land designation is considered an agricultural resource with existing vegetation suitable for livestock grazing (California Department of Conservation 2016).

There are no Williamson Act contracted lands in the vicinity of the project site. The nearest contracted lands are located approximately 1.2 miles southeast on the opposite side of Interstate 5.

The project site is in an area identified as Prime Agricultural Soils in the Siskiyou County General Plan and therefore considered important for resource protection. However, a soil survey indicated that the project site does not have soil characteristics to support this classification. Section 4.6, Geology and Soils, contains a description of these characteristics. According to the project application, the only agricultural use of the project site historically was grazing, and grazing has not occurred in the recent past.

FORESTRY RESOURCES

Forest lands are defined under Public Resources Code (PRC) Section 12220(g) as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined under Public Resources Code Section 4526 as "land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce timber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.

The project site is not located in forest lands or timberland.

Discussion of Impacts:

- a) *No Impact.* None of the land within the project site is considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. See also discussion under Item e) below.
- b) *No Impact.* The project site is not subject to a Williamson Act contract. The nearest contracted land is located approximately 1.2 miles to the southeast on the opposite side of the Interstate Highway from the site. Therefore, the project will not adversely impact agricultural activity and/or a Williamson Act contract.
- c) *No Impact.* The project would not involve any other changes to the environment that would conflict with zoning for timber production. The site is not zoned TPZ. The current AG-1 zoning and the proposed AG-2 zoning for the project site allow for crop and tree farming as a permitted use.
- d) *No Impact.* The site is not located in forest lands.
- e) *No Impact.* The project is seeking to change the current zoning from Prime Agricultural District (AG-1) to Non-Prime Agricultural District (AG-2-B-40). According to the project application, the site has never been under cultivation or commercial irrigation. The site does not contain prime agricultural soils and the project application states that there are no feasible uses in commercial agriculture production. Therefore, the project's proposed zoning change would not convert currently productive farmland to nonagricultural use.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.3 AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The project site is located in a region identified as the Northeast Plateau Air Basin (NEPAB), which principally includes Siskiyou, Modoc, and Lassen counties. This larger air basin is divided into local air districts, which are charged with the responsibility of implementing air quality programs. The local air quality agency affecting the project area is the Siskiyou County Air Pollution Control District (SCAPCD). Within the SCAPCD, the primary sources of air pollution are wood burning stoves, wildfires, farming operations, unpaved road dust, managed burning and disposal, and motor vehicles.

As noted above, the SCAPCD is the local air quality agency with jurisdiction over the project site. The SCAPCD adopts and enforces controls on stationary sources of air pollutants through its permit and inspection programs and regulates agricultural and non-agricultural burning. Other SCAPCD responsibilities include monitoring air quality, preparing air quality plans, and responding to citizen air quality complaints.

Ambient Air Quality Standards

Air quality standards are set at both the federal and state levels of government (**Table 4.3-1**). The federal Clean Air Act requires the Environmental Protection Agency (EPA) to establish ambient air quality standards for six criteria air pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and suspended particulate matter. The California Clean Air Act also sets ambient air quality standards. The state standards are more stringent than the federal standards, and they include other pollutants as well as those regulated by the federal standards. When the concentrations of pollutants are below the allowed standards within an area, that area is considered to be in attainment of the standards.

**Table 4.3-1
Federal and State Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary ¹	Federal Secondary ¹	California ²
Ozone	8 Hour	0.07 ppm	0.07 ppm	0.07 ppm
	1 Hour	--	--	0.09 ppm
Carbon Monoxide	8 Hour	9 ppm	--	9 ppm
	1 Hour	35 ppm	--	20 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.053 ppm	0.03 ppm
	1 Hour	100 ppb	--	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	--	--
	24 Hour	0.14 ppm	--	0.04 ppm
	3 Hour	--	0.5 ppm	--
	1 Hour	75 ppb	--	0.25 ppm
Fine Suspended Particulate Matter (PM _{2.5})	Annual	12.0 µg/m ³	15.0 µg/m ³	12 µg/m ³
	24 Hour	35.0 µg/m ³	35.0 µg/m ³	--
Suspended Particulate Matter (PM ₁₀)	Annual	--	--	20 µg/m ³
	24 Hour	150 µg/m ³	150 µg/m ³	50 µg/m ³
Sulfates	24 Hour	--	--	25 µg/m ³
Lead	30 Day	--	--	1.5 µg/m ³
	Calendar Qtr	1.5 µg/m ³	1.5 µg/m ³	--
Hydrogen Sulfide	1 Hour	--	--	0.03 ppm
Vinyl Chloride	24 Hour	--	--	0.01 ppm
Visibility-Reducing Particles	8 Hour (10 am - 6 pm PST)	--	--	(³)

Source: California Air Resources Board, 2016

¹ National Primary Standards: The levels of air quality necessary, with an adequate margin of safety, to protect the public

National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM_{2.5}, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.

² California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter - PM₁₀, PM_{2.5}, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

³ Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more (0.07 - 30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.

Air Quality Monitoring

Ozone (hourly and 8-hour average) is the only contaminant that receives continuous monitoring in Siskiyou County, while suspended particulate matter (PM_{2.5} and PM₁₀) is monitored every six days.

The closest SCAPCD air quality monitoring station to the project site is located in the City of Yreka approximately 19 miles south of the project site. This station monitors ozone and particulate matter (PM₁₀ and PM_{2.5}). **Table 4.3-2** shows particulate matter from monitoring efforts from 2014 - 2016 at the Yreka station.

4.0 ENVIRONMENTAL CHECKLIST

**Table 4.3-2
Siskiyou County Air Quality Data**

Pollutant	Standard	Year		
		2014	2015	2016
<i>Ozone (O₃)</i>				
Maximum 1-Hour Concentration (ppm)		0.082	0.076	0.092
Maximum 8-Hour Concentration (ppm)		0.065	0.066	0.068
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	0	0	0
Number of Days Exceeding State/Federal 8-Hour Standard	> 0.07 ppm	0	0	0
<i>Inhalable Particulates (PM₁₀)</i>				
Maximum 24-Hour Concentration (µg/m ³)		90.6	65.5	*
Estimated No. of Days Exceeding State Standard	> 50 µg/m ³	*	6.1	*
Estimated No. of Days Exceeding Federal Standard	> 150 µg/m ³	0	0	*
<i>Ultra-Fine Particulates (PM_{2.5})</i>				
Maximum 24-Hour Concentration (µg/m ³)		71.9	51.0	25.1
Estimated No. of Days Exceeding Federal 24-Hour Standard	> 35 µg/m ³	*	*	0

Source: California Air Resources Board, 2017

* Insufficient data

Monitored Air Pollutants

Ozone is a gas comprised of three oxygen atoms. It occurs both in the earth's upper atmosphere and at ground level. Ozone can be either beneficial or detrimental to human health, depending on its concentration and where it is located. Beneficial ozone occurs naturally in the earth's upper atmosphere, where it acts to filter out the sun's harmful ultraviolet rays. Bad ozone occurs at ground level and is created when cars, industry, and other sources emit pollutants that react chemically in the presence of sunlight. Ozone exposure can result in irritation of the respiratory system, decreased lung function, aggravated asthma, and possible lung damage with persistent exposure.

PM₁₀ (i.e., suspended particulate matter less than 10 microns) is a major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles (about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited.

PM_{2.5} (i.e., suspended particulate matter less than 2.5 microns) is similar to PM₁₀ in that it is an air contaminant that consists of tiny solid or liquid particles; though in this case the particles are about 0.0001 inches or smaller (often referred to as fine particles). PM_{2.5} is typically formed in the atmosphere from primary gaseous emissions that include sulfates emitted by power plants and industrial facilities and nitrates emitted by power plants, automobiles, and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions.

Inhalation of PM_{2.5} and PM₁₀ can cause persistent coughing, phlegm, wheezing, and other physical discomfort. Long-term exposure may increase the rate of respiratory and cardiovascular illness.

As shown in **Table 4.3-2** above, neither the project site nor Siskiyou County have been identified as having significant air quality problems and are considered to be in attainment or unclassified for all federal and state air quality standards. As a result, the County is not subject to an air quality attainment or maintenance plan.

Discussion of Impacts:

- a) *No Impact.* Siskiyou County is classified as being in attainment or unclassified for all federal and state air quality standards and, as a result, is not subject to an air quality plan.
- b) *No Impact.* The project site and Siskiyou County are considered to be in attainment or unclassified for all federal and state air quality standards. Therefore, the potential impact made by the proposed project would not substantially contribute to violations in air quality standards.
- c) *Less Than Significant Impact.* See Responses 4.3(a) and 4.3(b) above.
- d) *Less Than Significant Impact.* See Responses 4.3(a) and 4.3(b) above.
- e) *No Impact.* The proposed project would not substantially change the allowed uses on the project site, and therefore would not allow creation of new odor-generating uses. For this reason, there would be no impact.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.4 BIOLOGICAL RESOURCES. Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the California Native Plant Society (CNPS) document species that may be rare, threatened or endangered. Federally listed species are fully protected under the mandates of the Federal Endangered Species Act (FESA). "Take" of listed species incidental to otherwise lawful activity may be authorized by either the U.S. Fish and Wildlife Service (USFWS) or the National Marine Fisheries Service (NMFS), depending upon the species.

Under the California Endangered Species Act (CESA), CDFW has the responsibility for maintaining a list of threatened and endangered species. CDFW also maintains lists of "candidate species" and "species of special concern" which serve as "watch lists." State-listed species are fully protected under the mandates of CESA. "Take" of protected species incidental

to otherwise lawful management activities may be authorized under Section 2081 of the Fish and Game Code of California.

Under Section 3503.5 of the California Fish and Game Code, it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (i.e., raptors) or to take, possess or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

The Native Plant Protection Act (California Fish and Game Code Sections 1900-1913) prohibits the taking, possessing, or sale within the state of any rare, threatened or endangered plants as defined by the CDFW. Project impacts on these species would not be considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with the project.

Special-Status Species

Special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally) and are identified by a state and/or federal resource agency as such. These agencies include governmental agencies such as CDFW, USFWS, or private organizations such as CNPS. The degree to which a species is at risk of extinction is the limiting factor on a species' status designation. Risk factors to a species' persistence or population's persistence include habitat loss, increased mortality factors (take, electrocution, etc.), invasive species, and environmental toxins. In context of environmental review, special-status species are defined by the following codes:

- 1) Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996 candidates);
- 2) Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.);
- 3) Designated as Species of Special Concern by the CDFW;
- 4) Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, 5515); and
- 5) Species that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA) (14 CCR Section 15380) including CNPS List Rank 1b and 2.

CDFW has reviewed the project and on July 25, 2016 made the following comments:

Based on our review, we have the following comments and recommendations on this Project:

- In order to protect the ephemeral drainages located throughout the Project site, the Department recommends placing a 25-foot no-construction buffer from the top of bank to preclude the placement of future structures within this buffer.
- If the road extension and upgrade will impact the ephemeral drainages on site, the Project applicant may need to notify for a Lake or Streambed Alteration Agreement. The notification package may be found at: <https://www.wildlife.ca.gov/Conservation/LSA/Forms>

The project applicant has included the 25-foot buffer in the project application.

4.0 ENVIRONMENTAL CHECKLIST

Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project includes a buffer from sensitive habitat as requested by the CDFW and therefore would not have a significant effect on special-status species populations or habitat.
- b) *Less Than Significant Impact.* The proposed project includes a buffer from sensitive habitat as requested by the CDFW and therefore would not have a significant effect.
- c) *Less Than Significant Impact.* The proposed project includes a buffer from the onsite drainages.
- d) *Less Than Significant Impact.* See Response 4.4(a) above.
- e) *No Impact.* The proposed project would not conflict with any local policies or ordinances protecting biological resources.
- f) *No Impact.* No habitat conservation plans, natural community conservation plans, or other local, regional, or state habitat conservation plans apply to the project site.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.5 CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting:

CEQA Guidelines Section 15064.5 defines the term "historical resources." Generally speaking, a "historical resource" includes sites that are listed in, or determined to be eligible for listing in the California Register of Historical Resources, sites that are included in a local register of historical resources, or a resource that is considered "historically significant." A lack of designation at the national, state, or local level does not preclude a resource from being determined to be a historical resource. The County requested that tribes interested in consultation under AB52 contact the County, and no contacts were made.

On January 1, 2015, Public Resources Code (PRC) Section 21074, which defines a "tribal cultural resource", became effective. PRC Section 21074 states the following:

(a) "Tribal cultural resources" are either of the following:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
 - (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

4.0 ENVIRONMENTAL CHECKLIST

- (b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- (c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Discussion of Impacts:

- a) *Less Than Significant with Mitigation Incorporated.* The proposed project could result in the construction of up to six additional dwelling units and includes road regrading and the construction of turnouts. Ground disturbance associated with these activities could result in the disturbance or destruction of a cultural resource that meets the requirements of a historical or archaeological resource as defined in Section 15064.5. This would be a significant impact. As the site has not been surveyed for cultural and archaeological resources, mitigation measure **MM CUL-1** is provided below in order to reduce potential impacts upon known or previously unknown historic resources present on the site, and therefore the impact from the proposed project would be reduced to a less-than-significant level.
- b) *Less Than Significant with Mitigation Incorporated.* See Response 4.5(a). With incorporation of mitigation measure **MM CUL-1**, the impact from the proposed project upon any known or unknown archaeological resource present onsite would be reduced to a less-than-significant level.
- c) *Less Than Significant with Mitigation Incorporated.* Ground disturbance associated with dwelling unit construction or road regrading could result in the destruction of a unique paleontological resource or unique geological feature. This would be a significant impact. With incorporation of mitigation measure **MM CUL-2**, the impact from the proposed project upon any known or unknown unique paleontological resource or site or unique geological feature present onsite would be reduced to a less-than-significant level.
- d) *Less Than Significant with Mitigation Incorporated.* Ground disturbance associated with dwelling unit construction or road regrading could result in the discovery or disturbance of human remains. This would be a significant impact. With incorporation of mitigation measure **MM CUL-3**, the impact from the proposed project upon any known or unknown human remains present onsite would be reduced to a less-than-significant level.
- e) *Less Than Significant with Mitigation Incorporated.* Although no tribal cultural resources have been identified as being located or adjacent to the project site, incorporation of mitigation measures **MM CUL-1**, **MM CUL-2**, and **MM CUL-3** would reduce potential impacts to a less-than-significant level.

Mitigation Measures:

MM CUL-1 If, during the course of project implementation, cultural resources (i.e., prehistoric sites, historic features, isolated artifacts, and features such as concentrations of shell or glass) are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical

archaeology shall be retained to determine the significance of the discovery. The County shall consider mitigation recommendations presented by a professional archaeologist and implement a measure or measures that the County deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Timing/Implementation: During ground disturbance activities associated with development of the site.

Enforcement/Monitoring: Siskiyou County Community Development Department - Planning Division

MM CUL-2 If, during the course of project implementation, paleontological resources (e.g., fossils) are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. The County shall consider the mitigation recommendations presented by a professional paleontologist and implement a measure or measures that the County deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.

Timing/Implementation: During ground disturbance activities associated with development of the site.

Enforcement/Monitoring: Siskiyou County Community Development Department - Planning Division

MM CUL-3 If, during the course of project implementation, human remains are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and the County Coroner must be notified, according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Code of Regulations Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: During ground disturbance activities associated with development of the site.

Enforcement/Monitoring: Siskiyou County Community Development Department - Planning Division

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.6 GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

There are a number of faults located in the region. The closest of these is approximately 0.3 miles south of the project site. This fault, however, has shown no evidence of displacement within the last 700,000 years. There are no known potentially active faults (i.e., faults along which displacement has occurred within the past 200 years) located in the project vicinity (California Department of Conservation 2010).

The Seismic Safety and Safety Element of the Siskiyou County General Plan states that over a 120-year period, nine or ten earthquakes capable of "considerable damage" have occurred in the region. No deaths have been reported from these quakes and building damage was considered minor or unreported. No known damage has resulted from an earthquake in the project area. Regardless, Siskiyou County, like much of California, is located in an area with

potential for major damage from earthquakes corresponding to intensity VII on the Modified Mercalli Scale.

The project site is located on the clay Blue Gulch Mudstone, member of the Cretaceous Hornbrook Formation and includes some sections of the Hilt Bed, a continuous sandstone bed ranging from Shasta Valley to the Ashland area. The project site generally slopes eight percent from northeast to southwest. Standard construction practices limit the amount of potential erosion, and the California Building Code addresses necessary construction techniques to accommodate soils with expansive characteristics. Landslides are not prominent in the area (United States Department of Agriculture 1994). The Land Use Element of the Siskiyou County General Plan designates the project area as having a High Erosion Hazard.

Soils on project properties are predominantly mapped as Jenny Clay and Terwilliger Silty Clay Loam and do not display characteristics of drainage, water availability, slopes, shrinkage potential, and erodibility consistent with use for extensive agricultural production (Simonson 1996). Remaining soils fall under USDA Natural Resources Conservation Service (NRCS) classifications as rock outcrops.

The Land Use Element of the Siskiyou County General Plan designates the project area as having a high incidence of Severe Septic Tank Limitations. This does not prohibit rural development but does rely on individual site testing to determine septic system configurations. The Land Use Element of the General Plan also shows that approximately 1.3 acres of the project site is located in an excessive slope area and designates the project area as having a High Erosion Hazard.

Discussion of Impacts:

- a) *No Impact.* The proposed project could result in the construction of up to 6 additional dwelling units but would not create new or changed/additional impacts relative to existing conditions that would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:
 - i) Rupture of a known earthquake fault. The California Geologic Survey does not identify the project site as being in an area affected by this fault or any other Alquist-Priolo Earthquake Fault Zone. (*No Impact.*)
 - ii) Strong seismic ground shaking. (*No Impact.*)
 - iii) Seismic-related ground failure, including liquefaction. (*No Impact.*)
 - iv) Landslides. (*No Impact.*)
- b) *Less Than Significant with Mitigation Incorporated.* The soils in the project area have a moderate to high erosion hazard as identified by the Siskiyou County General Plan. The proposed project would regrade and extend a 0.25 mile portion of Beehive Drive and could result in the construction of up to 6 additional dwelling units. Grading, excavation, and vegetation removal, associated with development of the Project could increase erosion. Construction activities could also result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at the construction sites. In order to address concerns regarding the potential erosion from any site development, the mitigation measures **MM GEO-1**, **MM GEO-2**, and **MM GEO-3** are recommended. Additionally the mitigation measures incorporated herein will further reduce potential soil erosion to a level that is considered less than significant with mitigation incorporated.

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- c. *No Impact.* See Response 4.6(b). The site is largely undeveloped and has not displayed the soil or parent material characteristics that could potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; this is supported by soil surveys of the project site. Accordingly, there would be no impact.
- d. *No Impact.* See Response 4.6(c). Soil surveys of the project site indicate that the site is not located on an area of expansive soils.
- e. *Less Than Significant Impact.* The proposed project could result in the construction of an additional six dwelling units and may require expansion of wastewater disposal systems. However, the project site is already able to support two active septic systems and the planned zoning would conform with General Plan policies related to septic tank limitations, as discussed in Section 4.10, Land Use and Planning. Therefore, the impact would be less than significant.

Mitigation Measures:

MM GEO-1:

Prior to earth-disturbing activities for on- and off-site roadways, parking areas, buildings, utility infrastructure, trails in excess of 2 feet wide, or recreational facilities that require more than 100 cubic yards of excavation or deposition or cover more than 10,000 sq. ft. in area, an Erosion Control Plan (ECP) be prepared and submitted to the Planning Director for review and approval for the proposed construction activity.

Timing/Implementation: Prior to any earth moving, vegetation removal, or issuance of a building permit.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

MM GEO-2:

The ECP required herein shall be administered through all phases of grading and project construction. The ECP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The ECP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The Plan and proposed measures shall be consistent with the County's Land Development Manual and shall include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into area waterways; (6) the requirement that it is the responsibility of the Developer and/or Contractor to inspect and repair all erosion control facilities within 24 hours before each forecasted precipitation event and at the end of each work day during the rainy season; (7) the requirement that it is the responsibility of the Developer and/or Contractor to inspect the erosion and sedimentation control measures every day of a storm event, immediately after each storm event and that all repairs shall be made immediately when the measures are not functioning as intended. In addition, the Developer and/or the Developer's contractor shall notify the County of any repairs or corrections made to

the erosion or sedimentation control measures; and (8) any other suitable measures determined by the Planning Director. The ECP shall be submitted to the Siskiyou County Planning Division for review and approval.

Timing/Implementation: Prior to any earthmoving or vegetation removal activities.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division

MM GEO-3:

The Developer, and their successors, shall either revegetate soils disturbed by land clearing for driveways and the construction of residential dwellings and accessory structures or provide and maintain an adequate ground cover within these disturbed areas. Adequate ground cover may be accomplished through paving and/or laying down wood chips, shredded bark, or similar material(s). If construction activities are suspended for six (6) or more months, disturbed soils shall be revegetated or adequately covered until construction activities resume.

Upon completion of construction activities, soils shall be revegetated or adequately covered within six (6) months.

Timing/Implementation: During ground disturbance activities associated with land clearing for driveways and construction of residential dwellings and accessory structures.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.7 GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

No air district or other regulatory agency in northern California has identified a significance threshold for greenhouse gas (GHG) emissions generated by a proposed project, or a methodology for analyzing impacts related to GHG emissions or global climate change. By the adoption of Assembly Bill (AB) 32 and Senate Bill (SB) 97, however, the State of California established GHG reduction targets and has determined that GHG emissions as they relate to global climate change are a source of adverse environmental impacts in California. AB 32, the California Climate Solutions Act of 2006 (see Statutes 2006, Chapter 488, enacting Health and Safety Code, Sections 18500–38599), establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions.

The impact that GHG emissions have on global climate change does not depend on whether the emissions were generated by stationary, mobile, or area sources, or whether they were generated in one region or another. Thus, consistency with the state's requirements for GHG emissions reductions is the best metric for determining whether the proposed project would contribute to global warming. In the case of the proposed project, if the project substantially impairs the state's ability to conform to the mandate to reduce GHG emissions to 1990 levels by the year 2020, then the impact of the project would be considered significant.

Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project would regrade and extend approximately 0.25 miles of Beehive Drive and could result in the construction of up to 6 additional dwelling units. Construction activities would likely result in an increase in greenhouse gas emissions associated with the use of fossil fuel-powered equipment. These emissions would be of a limited scope and would have a less-than-significant impact on the environment. Increased residential use of the project site would likely result in a small increase in greenhouse gas emissions. These emissions would also be of a limited scope and would have a less-than-significant impact.
- b) *No Impact.* The proposed project would not conflict with any adopted plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

Mitigation Measures:

None required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting:

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR), Title 22, Section 662601.10, as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or

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incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

Most hazardous material regulation and enforcement in Siskiyou County is managed by the Siskiyou Community Development Department - Environmental Health Division, which refers large cases of hazardous materials contamination or violations to the Central Valley Regional Water Quality Control Board (RWQCB) and the California Department of Toxic Substances Control (DTSC). When issues of hazardous materials arise, it is not at all uncommon for other agencies to become involved, such as the Air Pollution Control District and both the federal and state Occupational Safety and Health Administrations (OSHA).

Under Government Code Section 65962.5, both the California Department of Toxic Substances Control and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists did not identify any hazardous waste violations in the vicinity of the project site.

Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project could result in the construction of an additional six dwelling units, as indicated in the project description. Future development of the project site would be similar to the existing development and would not allow for types of land use that would involve routine transport, use, or disposal of hazardous materials. Therefore, the impact would be less than significant.
- b) *Less Than Significant Impact.* See Response 4.8(a). Permitted land uses on the project site under the proposed zoning do not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Construction activities related to the regrading and extension of Beehive Drive could cause an upset or spill condition that could release hazardous materials into the environment. However, any such condition would not present a significant hazard to the public due to the remote nature of the project site. Therefore, the impact would be less than significant.
- c) *No Impact.* The nearest school to the project site is Hornbrook Elementary School, which is located approximately 7 miles to the south, on the other side of the Interstate Highway.
- d) *No Impact.* According to the DTSC Envirostor database and SWRCB GeoTracker database, which were reviewed on June 6, 2017, the project site has not been identified as a hazardous material spill site.
- e) *No Impact.* The project site is approximately 12 miles from the Ashland Municipal Airport and approximately 18 miles from the Siskiyou County Airport.
- f) *No Impact.* See Response 4.8(e). The project site is not located in the vicinity of a private airstrip.
- g) *Less Than Significant Impact.* The project site is located less than 2 miles away from an Interstate Highway interchange. Roads from the project site to the interchange are paved or graded to Siskiyou County and CAL FIRE requirements and carry little traffic, so that the site has adequate capacity for egress during an emergency or evacuation scenario without

impairing the orderly implementation of an adopted emergency response or evacuation plan. The project as proposed would not create a significant impact to this situation.

- h) *Less Than Significant Impact*. There is the potential for wildland fires in the region given the relatively dry summer climate, with hot days and wind. However, the project site location is not in a Wildfire Hazard Area identified in the Siskiyou County General Plan. Nevertheless, both the current project and any future development would be required to comply with Fire Safe Regulations enacted pursuant to Public Resources Code Sec. 4290.

Mitigation Measures:

None required.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.9 HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The most significant hydrologic feature in the project vicinity is an ephemeral drainage flowing from the northeast section of the project site to the southwest into Cottonwood Creek, a tributary of the Klamath River. No other significant surface water features exist in the project

vicinity. The three dwelling units and the accessory structures are served by a groundwater well approximately 880 feet north of the project site. Both existing parcels are served by on-site sewage disposal systems.

None of the project area is located within the 100-year floodplain as identified in the Siskiyou County General Plan Land Use Element.

Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project could result in the construction of up to 6 additional dwelling units. These dwelling units would be served by septic systems and would not increase the potential to significantly impact water quality standards and/or waste discharge requirements.
- b) *Less Than Significant Impact.* The proposed project would include the regrading and extension of approximately 0.25 miles of Beehive Drive and could result in the construction of up to 6 additional dwelling units. This development would not substantially increase the amount of groundwater drawn relative to the recharge capacity of the surrounding undeveloped lands. The existing groundwater well has served the two single-family residences, dwelling unit, and associated buildings on the project site as well as those on surrounding properties, and there is no indication that the proposed project would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c) *Less Than Significant with Mitigation Incorporated.* The proposed project would include the regrading and extension of approximately 0.25 miles of Beehive Drive and could result in the construction of up to 6 additional dwelling units. This development would not substantially alter drainage patterns or significantly increase the amount of impervious surface on the project site. Construction of the Beehive Drive extension included with the project could have the potential of increasing sediment in the ephemeral drainage. The project incorporates a 25-foot no-construction buffer for all structures from the top of the drainage bank as recommended by CDFW. Future development of the driveways and other improvements on the proposed parcels would result in an increase in impervious surfaces on the project site. Implementation of mitigation measures **MM GEO-1**, **MM GEO-2**, and **MM GEO-3** will reduce this impact to a less than significant level.
- d) *Less Than Significant Impact.* See Response 4.9(c) above. The minor grading activities associated with roadway improvement and potential construction of an additional six dwelling units and adherence to the 25-foot no-construction buffer would not substantially alter the existing drainage pattern such that there would be an increased risk of flooding on- or off-site.
- e) *Less Than Significant Impact.* See Responses 4.9(c) and 4.9(d) above.
- f) *Less Than Significant Impact.* See Responses 4.9(a) through 4.9(d).
- g) *No Impact.* The project is not within a 100-year flood hazard area.
- h) *No Impact.* See Response 4.9(g) above.
- i) *No Impact.* The project would not result in the failure of a levee or dam, nor would it expose people or structures to a significant risk of loss, injury or death involving flooding.

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- j) *No Impact.* The project site is not located near an ocean or large body of water with potential for seiche or tsunami and is not downstream of any such body of water. As discussed under Responses 4.6(a)(iii) and 4.6(a)(iv), the project area is not at risk of mudflows.

Mitigation Measures:

MM GEO-1:

Prior to earth-disturbing activities for on- and off-site roadways, parking areas, buildings, utility infrastructure, trails in excess of 2 feet wide, or recreational facilities that require more than 100 cubic yards of excavation or deposition or cover more than 10,000 sq. ft. in area, an Erosion Control Plan (ECP) be prepared and submitted to the Planning Director for review and approval for the proposed construction activity.

Timing/Implementation: Prior to any earth moving, vegetation removal, or issuance of a building permit.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division.

MM GEO-2:

The ECP required herein shall be administered through all phases of grading and project construction. The ECP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The ECP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement, and petroleum products. The Plan and proposed measures shall be consistent with the County's Land Development Manual and shall include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into area waterways; (6) the requirement that it is the responsibility of the Developer and/or Contractor to inspect and repair all erosion control facilities within 24 hours before each forecasted precipitation event and at the end of each work day during the rainy season; (7) the requirement that it is the responsibility of the Developer and/or Contractor to inspect the erosion and sedimentation control measures every day of a storm event, immediately after each storm event and that all repairs shall be made immediately when the measures are not functioning as intended. In addition, the Developer and/or the Developer's contractor shall notify the County of any repairs or corrections made to the erosion or sedimentation control measures; and (8) any other suitable measures determined by the Planning Director. The ECP shall be submitted to the Siskiyou County Planning Division for review and approval.

Timing/Implementation: Prior to any earthmoving or vegetation removal activities.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division

MM GEO-3:

The Developer, and their successors, shall either revegetate soils disturbed by land clearing for driveways and the construction of residential dwellings and accessory structures or provide and maintain an adequate ground cover within these disturbed areas. Adequate ground cover may be accomplished through paving and/or laying down wood chips, shredded bark, or similar material(s). If construction activities are suspended for six (6) or more months, disturbed soils shall be revegetated or adequately covered until construction activities resume.

Upon completion of construction activities, soils shall be revegetated or adequately covered within six (6) months.

Timing/Implementation: During ground disturbance activities associated with land clearing for driveways and construction of residential dwellings and accessory structures.

Enforcement/Monitoring: Siskiyou County Community Development Department – Planning Division

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.10 LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The basis for land use planning at the project site is the Siskiyou County General Plan. The Land Use Element of the General Plan provides the primary guidance on issues related to land use and land use intensity. The Land Use Element provides designations for land within the County and outlines goals and policies concerning development and use of that land.

The primary goal of the Land Use/Circulation Element of the Siskiyou County General Plan is to allow the physical environment to determine the appropriate future land use pattern that will develop in Siskiyou County. Its focus is for future development to occur in areas that are easiest to develop without entailing great public service costs, that have the least negative environmental effect, and that do not displace or endanger critical natural resources.

The Siskiyou County General Plan *Land Use Element* identifies the project site as containing areas identified under the following conditions:

- High Erosion Hazard
- Soils – Severe Septic Tank Limitations
- Excessive Slope
- Prime Agricultural Soils

The following are the applicable policies established for development within those mapped resource and natural hazard areas:

Erosion Hazard (High)

Policy 7. Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to less the effect of seasonal factors (rainfall and wind).

Soils – Severe Septic Tank Limitations (Severe)

Policy 9. The minimum parcel size shall be one acre on zero to 15 percent slope and five acres on 16 to 29 percent slope.

Policy 10. Single-family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

Excessive Slope

Policy 11. All areas with 30% or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.

Policy 12. If areas designated as 30% or greater natural slope are proven to be less than 30% slope, the minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

Policy 13. Proof that an area is not an excessive slope area can only be made by an on-site inspection.

Policy 14. Reducing the percentage of slope below 30% by grading is prohibited and not acceptable as a means of conforming to the density requirement of Policy 12 for sewage disposal purposes.

Policy 15. Areas designated 30% of greater natural slope, but proven to be less than 30% slope shall only be developed when a grading plan for roads, acceptable to the Department of Public Works, has been submitted.

Policy 16. Single family residential, light industrial, light commercial, open space, non-profit and non-organizational in nature recreational uses, and public or quasi public uses only may be permitted, if the area is proven to be less than 30% slope. The permitted uses will not create erosion or sedimentation problems.

Prime Agricultural Soils

Policy 34. All Class I, II and III soils, and the soils that become Class III under irrigation, with the exception of Class III soils determined to be non-irrigable, are defined as prime agricultural land.

Policy 35. The minimum parcel size on prime agricultural land shall be 40 acres. The permitted density will not create erosion or sedimentation problems.

Policy 36. In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land or land clearly committed to urbanization, but not within a city or service district sphere of influence, the minimum parcel size shall be 10-20 acres, depending on distance from major agricultural areas.

The permitted density will not create erosion or sedimentation problems.

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A minimum parcel size of 20 acres is required in areas that are adjacent to or in close proximity to major commercial agricultural operations.

The intent of this policy is to allow a higher density on land that is not capable of being productive for agriculture, and at the same time retaining a residential density in the major agricultural areas of the county that is compatible with agricultural interests.

Policy 37. Only agricultural uses are permitted on prime agricultural land.

Policy 38. In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land, single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasipublic uses may be permitted.

The permitted uses will not create erosion or sedimentation problems.

Policy 39. Proof that mapped prime agricultural soils are in fact not prime can only be done by providing the following information:

- a. Submission of a soils test prepared by a California Certified Soil Scientist.
- b. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes.
- c. A letter from the applicable irrigation district stating that they will not and cannot provide water.
- d. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.
- e. If an on-site field inspection by the Planning Department reveals that the land is not prime agricultural land, the data itemized in a, b, c and d above may not be required; i.e., obvious mapping errors
- f. 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.

In addition to the policies noted above, the following composite policies have been determined to be applicable to the proposed project:

Policy 41.3. The following policies shall determine the location of any proposed use of the land:

- b. All light commercial, light industrial, multiple family residential, and commercial-recreational, public and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

- e. All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.
- f. All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

In concert with the General Plan, the Siskiyou County Code establishes zoning districts within the County, and specifies allowable uses and development standards for each district. Under state law, each jurisdiction's zoning must be consistent with its general plan. The existing zoning of the project site is Prime Agricultural (AG-1). Pursuant to Section 10-6.4802 of the Siskiyou County Code, the AG-1 district is intended to be applied to land areas which *are used or are suitable for use for intensive agricultural production*. A complete list of permitted and conditionally permitted uses in the Non-Prime Agricultural District (AG-2-B-40); the change to which from the site's current AG-1 designation is the goal and objective of the project as proposed, is included in **Attachment A**.

Discussion of Impacts:

- a) *No Impact*. The project would not result in the division of an existing community, and would allow uses that are compatible the surrounding uses and appropriate for the site conditions.
- b) *Less Than Significant Impact*. The project consists of a proposed zone change and tentative subdivision of two parcels totaling 126.5 acres from Prime Agricultural District (AG-1) to three parcels each over 40 acres in size and zoned Non-Prime Agricultural District (AG-2-B-40). The intent of the rezoning is to reflect soil conditions that are not appropriate for AG-1 zoning and maintain consistency with the existing residential use of the site and adjacent parcels.

The proposed AG-2-B-40 zoning district generally allows uses for agricultural and accessory uses and housing for families, farm laborers, and guests.

The project site is mapped as Prime Agricultural Soils according to the Siskiyou County General Plan Land Use Element, Map 12; however, pursuant to Policy 39 of the Land Use Element, a California Certified Soil Scientist has identified the project site as containing only isolated Class III soils and that the soil has low range potential and is not viable for farming or forage. The soil survey for the site, indicates two soil types found within the site boundaries: Jenny Clay 2-15 percent slopes and Terwilliger silty clay loam 2-9 percent slopes. Both soil types are Class IIIe, indicating limitations on plant choice and a risk of erosion present without close-growing plant cover. The Jenny Clay soil is also identified as having poor drainage, further limiting its suitability as a prime agricultural soil.

The Land Use Element of the General Plan shows that approximately 1.3 acres of the project site is located in an excessive slope area and other portions of the site are located in a severe septic tank limitation area could not be developed with a septic system under Policy 11. The existing two septic systems serving the site have been in place and operational for decades and have not suffered failure or impairment due to the site soils. Given the proposed lot layout, this limitation would restrict development of the amount of housing allowed under the proposed General Plan and zoning designations to be constructed.

- c) *No Impact*. See Section 4.4, Biological Resources. No habitat conservation or natural community conservation plans are applicable to the project area.

4.0 ENVIRONMENTAL CHECKLIST

Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.11 MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Historically, gold mining was responsible for the establishment of several communities within Siskiyou County. Although some mining still takes place, the resource is greatly diminished and no longer plays a significant role in the economy. Nevertheless, gold continues to draw interest in the region, especially when gold prices are high.

The State Mining and Geology Board has the responsibility to inventory and classify mineral resources and could designate such mineral resources as having a statewide or regional significance. If this designation occurs, the local agency must adopt a management plan for such identified resources. At this time, there are no plans to assess local mineral resources for the project area or Siskiyou County.

Discussion of Impacts:

- a) *No Impact.* The project would not result in the loss of an available known mineral resource that would be of value to the region or residents of the state.
- b) *No Impact.* See Response 4.11(a) above. There are no locally important mineral resource recovery sites within the project area delineated in the County general plan.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.12 NOISE. Would the project result in:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

In order to ensure land use compatibility, the Siskiyou County General Plan Noise Element establishes maximum exterior community noise levels for a variety of land uses. For residential land uses, an exterior noise level of 60 Ldn (Day-Night Level) is identified as being "acceptable" requiring no special noise insulation or noise abatement features unless the proposed development is itself considered a source of incompatible noise for a nearby land use. The outdoor noise level planning criteria identified in the Noise Element are intended to "assure that a 45 Ldn indoor level will be achieved by the noise attenuation of regular construction materials."

Existing noise sources in the project vicinity includes sporadic local traffic along Hilt Road. Construction of the Beehive Drive extension would entail the temporary use of noise-generating equipment.

Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project would include the regrading and extension of approximately 0.25 miles of Beehive Drive and could result in the construction of up to 6 additional dwelling units. Construction of the Beehive Drive extension would entail the use of grading equipment, but this construction would occur during daytime hours and would be of a temporary nature, therefore the impact would be less than significant.

Expanded residential use of the project site would be consistent with exterior noise levels appropriate for residential land uses.

- b) *Less Than Significant Impact.* See Response 4.12(a). Because construction would be limited to road construction and construction of residential or agricultural buildings, there would be no construction activities that would result in significant exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels relative to existing conditions on the project vicinity.
- c) *Less Than Significant Impact.* See Response 4.12(a). Because future development would be limited to residential, rural and agricultural uses similar to existing uses, there would be no significant permanent increase in ambient noise levels in the project vicinity above existing levels.
- d) *Less Than Significant Impact.* See Response 4.12(a).
- e) *No Impact.* The project is not located within two miles of a public airport or within an airport land use plan area.
- f) *No Impact.* The project is not located in the vicinity of a private airstrip.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.13 POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The California Department of Finance, Demographic Research Unit estimates that Siskiyou County's population was 45,119 as of January 1, 2015, and 44,896 as of July 1, 2010. This equates to a population increase of 223 people, or 0.5 percent, over 4.5 years.

The project site is located in the unincorporated area of Siskiyou County immediately south of the Oregon state line. It is roughly 7 miles north of the community of Hornbrook. According to the 2010 United States Census, Hornbrook had a population of 248.

Discussion of Impacts:

- a) *Less Than Significant Impact.* The proposed project could result in the construction of up to 6 additional dwelling units and would therefore not result in a substantial increase in population on the project site. The extension of Beehive Drive would terminate within the project site and would not induce further development.
- b) *No Impact.* There are currently three dwelling units present on the site. None will be removed as a result of the project.
- c) *No Impact.* No people, residences or businesses would be displaced by the project.

Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.14 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

FIRE PROTECTION

The California Department of Forestry and Fire Protection (CAL FIRE) provides wildland fire protection services to the project area, which has been identified as being located within a State Responsibility Area (SRA). Fire Safe Regulations have been prepared and adopted by the state to establish minimum wildfire protection standards for development within the SRA. Fire Safe Regulations are not intended to apply to existing structures, roads, streets, private lanes, or facilities. However, these regulations are applicable to all construction activities in conjunction with the creation of new parcels, new roads, use permit, and building permit approvals within the SRA, approved after January 1, 1991.

Improvements to Beehive Drive will comply with CAL FIRE standards, including road bed construction, turnouts and turnarounds, and required signage. The existing gravity water system at the project site includes wells for fire protection and a three-inch fire hose connection, two 3,000 gallon storage tanks, and a 20,000 gallon pool that would be available for fire supply. Additionally, the Hilt Volunteer Fire Department has a station on an adjoining parcel.

POLICE PROTECTION

Police protection services are provided by the Siskiyou County Sheriff's Department. The nearest Sheriff's Department substation is located in Yreka, approximately 19 miles south of the project site. Additionally, the California Highway Patrol has an office in Yreka, approximately 21 miles south of project site. This agency would likely provide additional support to the Sheriff's Department in case of an emergency on the project site.

SCHOOLS

The area is served by the Hornbrook Elementary School, approximately 7 miles south of the project site, for kindergarten through 8th grade and Yreka High School, approximately 18 miles south of the project site, for high school-aged children in grades 9 through 12.

4.0 ENVIRONMENTAL CHECKLIST

RECREATION

The closest park or recreation area to the project site is the Klamath National Forest, located approximately 2 miles to the southeast. There are no neighborhood or regional parks in the project vicinity.

Discussion of Impacts:

- a) *Less than Significant Impact.* The proposed project could result in the construction of up to 6 additional dwelling units and therefore would not result in a substantial increase in demand for fire protection services.
- b) *Less than Significant Impact.* The proposed project could result in the construction of up to 6 additional dwelling units and therefore would not result in a substantial increase in demand for police protection services.
- c) *Less than Significant Impact.* The proposed project could result in the construction of up to 6 additional dwelling units and therefore would not result in substantial increase in demand for school services.
- d) *Less than Significant Impact.* There are no neighborhood or regional parks in the project vicinity. The proposed project could result in the construction of up to 6 additional dwelling units and therefore could result in a very small increase in demand for recreational facilities. Given the large sizes of the parcels, and the proximity of the National Forest, there would be no unmet increase in demand for parks or other recreation facilities.
- e) *No Impact.* The project would not impact any other governmental services or facilities.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.15 RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

Recreational opportunities for both youth and adults are found in the larger communities located some distance away from project area. The nearest park or recreational facility is the Klamath National Forest, approximately 2 miles east of the project site. There are no public parks serving the community of Hilt or near the immediate project area.

Discussion of Impacts:

- a) *Less Than Significant Impact.* There is not likely to be a substantial increase in population resulting from the project, and accordingly there would be no impact on neighborhood or regional parks or recreation facilities and would not cause deterioration or the need for expanded or new facilities.
- b) *No Impact.* See Response 4.15(a). The project does not include the construction of recreational facilities or require the construction or expansion of such.

Mitigation Measures:

None required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.16 TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The project site is located at 1965 Hilt Road near the Oregon state line and approximately 0.3 miles west of Interstate 5 (I-5). Access to the site from I-5 is via the Hilt Road intersection (Exit 796), approximately 0.9 miles southeast of the project site.

The County of Siskiyou provides a public bus system, Siskiyou Transit and General Express (STAGE), which makes several daily stops in communities along the Interstate 5 corridor, as well as elsewhere in the county on a more limited basis. The nearest bus stop is in Hornbrook, approximately 8 miles south of the project site.

Discussion of Impacts:

- a) *No Impact.* There would be no conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.16 TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

The project site is located at 1965 Hilt Road near the Oregon state line and approximately 0.3 miles west of Interstate 5 (I-5). Access to the site from I-5 is via the Hilt Road intersection (Exit 796), approximately 0.9 miles southeast of the project site.

The County of Siskiyou provides a public bus system, Siskiyou Transit and General Express (STAGE), which makes several daily stops in communities along the Interstate 5 corridor, as well as elsewhere in the county on a more limited basis. The nearest bus stop is in Hornbrook, approximately 8 miles south of the project site.

Discussion of Impacts:

- a) *No Impact.* There would be no conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system

- b) *No Impact.* See Response 4.16(a). The proposed project would not conflict with an applicable congestion management program or level of service standard.
- c) *No Impact.* The closest public airport to the project site is the Ashland Municipal Airport, located approximately 12 miles to the north. The project would have no effect upon air traffic patterns.
- d) *Less Than Significant Impact.* The proposed project would regrade and extend Beehive Drive. This improvement is designed to CalFire and Siskiyou County requirements and would not directly substantially increase hazards due to a design feature or incompatible use.
- e) *Less Than Significant Impact.* The proposed project would include an extension of Beehive Drive designed to CAL FIRE requirements for emergency access. Therefore, the proposed project would not impair emergency access to the site, or create off-site impediments to emergency access vehicles.
- f) *No Impact.* The project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Mitigation Measures:

None Required.

4.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.17 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting:

WATER

Domestic water is provided to both the existing dwelling units and auxiliary buildings by a domestic well located approximately 800 feet north of the project site. Water is stored in two 3,000 gallon tanks, with a 20,000 gallon pool available for use for fire protection. Two groundwater wells are available for fire protection purposes on the project site.

WASTEWATER

Wastewater treatment is provided by two individual on-site septic systems. Siskiyou County ordinance requires that a permit be obtained from the Environmental Health Division of the Community Development Department prior to installation, repair or alteration of an individual sewage disposal system.

The County minimum site requirements for individual sewage disposal systems are as follows:

1. The area required for a disposal field is determined by REHS. Determination based on soils, percolation tests, ground water level, drainage conditions, maximum sewage load, slope and

other factors required by Siskiyou County Ordinance and State Water Quality Control Board regulations. Generally requires an area of approximately 50 feet by 100 feet.

2. Minimum soil depth for installation of a leach field system is six (6) feet for slopes less than 30% and eight (8) feet for slopes greater than 20%.
3. Depth to ground water: Greater than 8 feet (many need to be more, depending on soil conditions).
4. Land leveling is not permitted for leachfield area, unless the required 6 or 8 feet of native soil depth still exists after leveling. Leach fields are not permitted in fill material.
5. Maximum ground slope for installation of a leachfield system is 30%.
6. Individual sewage disposal system and dwelling must be on same parcel. Additional lot area may be required because of limiting topographic features or soil characteristics.

STORM DRAINAGE

Given the low density of development in the project vicinity, existing storm drainage facilities are limited. No curb or gutter is located in the project vicinity. An ephemeral drainage carries stormwater runoff into the Klamath River watershed.

SOLID WASTE

The Yreka - Oberlin Road Transfer & Recycling Station is located at 2420 Oberlin Road in Yreka. Solid waste from this transfer station is subsequently transported and disposed of at the Dry Creek Landfill in White City, Oregon. Dry Creek Landfill has an operational life of 100 years (Rogue Disposal and Recycling 2017).

Discussion of Impacts:

- a) *No Impact.* Wastewater disposal is regulated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act. The North Coast Regional Water Quality Control Board (RWQCB) implements these acts by administering the National Pollutant Discharge Elimination System (NPDES), issuing water discharge permits, and establishing best management practices.

The conventional on-site sewage disposal systems are adequate to accommodate the existing level of development without adversely impacting groundwater or exceed applicable RWQCB standards. Any expansion of existing septic systems or construction of new septic systems related to the increase in population would be done to applicable standards.

- b) *Less Than Significant Impact.* See Response 4.17(a). The existing level of development and land use is served by an individual domestic water well and individual conventional on-site sewage disposal systems. Any additional dwelling units constructed would also be served by wells and septic.
- c) *Less Than Significant Impact.* See Responses 4.9(c), 4.9(d) and 4.9(e). No new or expanded stormwater drainage facilities are required for the project.
- d) *Less than Significant Impact.* The project would be served by individual domestic water wells. The proposed parcel sizes and soils at the site can accommodate the proposed wells.

4.0 ENVIRONMENTAL CHECKLIST

- e) *No Impact*. See Response 4.17(a).
- f) *Less Than Significant Impact*. Solid waste from the project site will be transported to the Yreka-Oberlin Road Transfer & Recycling Station and subsequently disposed of at the Dry Creek Landfill in southern Oregon. The project's daily contribution to the landfill relative to the landfill's capacity is considered less than significant.
- g) *No Impact*. Future development allowed by the proposed project would be limited to residential, rural and agricultural uses similar to existing uses. Solid waste would be disposed of at the existing facilities.

Mitigation Measures:

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4.18 MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts:

- a) *Less Than Significant with Mitigation Incorporated.* With the mitigation proposed in this Initial Study, the proposed project would not result in significant environmental impacts.
- b) *Less Than Significant Impact.* There are no other projects, past, present or future planned, that would be cumulatively considerable when viewed in connection to this project as proposed. The previous subdivision was very small, and the number of additional lots created by this proposed zoning change and subdivision does not significantly alter the potential development of the project site and does not conflict with surrounding land uses.
- c) *Less Than Significant with Mitigation Incorporated.* With the mitigation proposed in this Initial Study, the proposed project would not result in adverse impacts on human beings either directly or indirectly.

5.1 DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE

The following documents were used or to determine the potential for impact from the proposed project. Compliance with federal, state, and local laws is assumed in all projects.

California Air Resources Board. 2016. "Ambient Air Quality Standards." <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>.

DOC (California Department of Conservation). 2016. Division of Land Resource Protection, Farmland Mapping and Monitoring Program. "Siskiyou County Important Farmland 2016." GIS data

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Caltrans (California Department of Transportation). 2015. "California Scenic Highway Mapping System." http://www.dot.ca.gov/hq/LandArch/scenic_highways/. Website accessed July 28, 2015.

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RWQCB (Central Valley Regional Water Quality Control Board). 2011. *Water Quality Control Plan for the Central Valley Region*.

Siskiyou County. 2014. *Siskiyou County General Plan, 2014 Housing Element for the County of Siskiyou*. http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_HousingElement.pdf.

———. 1980. *Siskiyou County General Plan, Land Use and Circulation Element*. http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_LandUse-CirculationElement.pdf

———. 1975. *Siskiyou County General Plan, Seismic Safety and Safety Element*. http://www.co.siskiyou.ca.us/sites/default/files/docs/GP_SeismicSafety-SafetyElement.pdf.

SWRCB (State Water Resources Control Board). 2015. GeoTracker Database. <http://geotracker.waterboards.ca.gov/>.

USDA-NRCS (United States Department of Agriculture, Natural Resources Conservation Service). 1994. *Soil Survey of Intermountain Area, California, Parts of Lassen, Modoc, Shasta, and Siskiyou Counties*.

USGS (US Geological Society). 2015. Earthquake Hazards Program. <http://earthquake.usgs.gov/>. Website accessed July 30, 2015.

6.0 ATTACHMENTS

ATTACHMENT A

SISKIYOU COUNTY ZONING CODE
NON-PRIME AGRICULTURAL DISTRICT (AG-2)

Attachment A

Siskiyou County Municipal Code

Article 49. - Non-Prime Agricultural District (AG-2)

Sec. 10-6.4901. - AG-2 District.

The regulations set forth in this article shall apply in the Non-Prime Agricultural District. The AG-2 District is intended to provide an area where general agricultural activities and agriculturally related activities can occur. Because the soil, climatic, and cropping history of the County differs from area to area, minimum parcel sizes for the AG-2 District shall vary in order to account for such differences.

(§ 1, Ord. 86-2, eff. February 27, 1986)

Sec. 10-6.4902. - Uses permitted.

The following uses shall be permitted in the AG-2 District:

- (a) Farm labor housing;
- (b) Single-family dwellings or mobile homes in lieu thereof, incidental and necessary for agricultural pursuits;
- (c) Accessory uses incidental to agriculture;
- (d) Agricultural uses, including, but not limited to tree, vine, row, and field crops, growing and harvesting of trees, and livestock farming and animal husbandry, but not including dairies, commercial feed lots, or commercial poultry; and hog raising operations;
- (e) Wholesale nurseries with retail sales incidental thereto, greenhouses, fish farms, frog farms, and roadside stands for sales of agricultural products from the premises;
- (f) One guest house; and
- (g) One second dwelling unit per legal lot subject to the limitations as set forth in the General Provisions section of this code.

(§ 1, Ord. 86-2, eff. February 27, 1986 and § 1, Ord. 92-17, eff. June 9, 1992, as amended by § 1, Ord. 92-20, eff. July 14, 1992, and § 1, Ord. 9407, eff. April 14, 1994)

(Ord. No. 10-15, § IV, 12-7-2010)

Sec. 10-6.4903. - Conditional uses permitted.

Subject to obtaining a use permit, the following uses shall be permitted in the AG-2 District:

- (a) Churches, schools, parks, playgrounds, and public utility and public and quasi-public buildings and uses to the extent such are necessary to serve the AG-2 District;
- (b) Private airports and landing fields;
- (c) Dairies, commercial poultry operations, commercial feed lots, and hog farms;
- (d) Golf courses;
- (e) Kennels and animal hospitals;
- (f) Guest ranches and public stables;
- (g) Agricultural enterprises, including, but not limited to agricultural sheds and warehouses; processing, storage, or sale of agricultural products and supplies; and the repair, storage, maintenance, and servicing of agricultural supplies and equipment;
- (h) Home occupations;
- (i) In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit; and
- (j) Continued operation of the Yreka Landfill, and any expansion or modification of municipal solid waste activities at the Yreka Landfill.

(§ 1, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 94-07, eff. April 14, 1994, and § 1, Ord. 04-07, eff. June 1, 2004)

Article 53. - Combining Districts (B)

Sec. 10-6.5301. - B-Districts.

Regulations set forth in this article shall apply in the B-Combining Districts. The B-Combining Districts are hereby provided. The B-Districts shall be combined with all other zoning districts. When combined with any other zoning district, the minimum parcel size upon division shall be as designated, notwithstanding any lesser requirement of a minimum building site area for such district with which the B-District is combined. All of the requirements of the district with which the B-District is combined shall remain in full force and effect.

(§ 1, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 94-07, eff. April 14, 1994)

Sec. 10-6.5302. - Minimum parcel sizes.

The allowable minimum parcel sizes in the B-Combining Districts shall be as follows:

- 1 acre
- 2 ½ acres
- 5 acres
- 10 acres

20 acres

40 acres

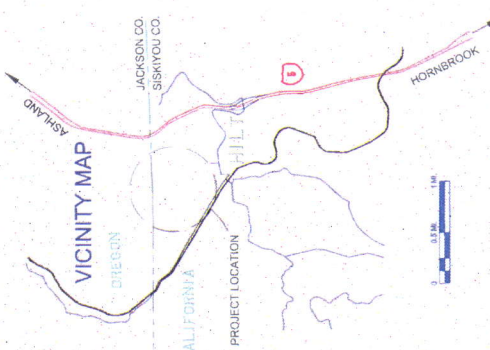
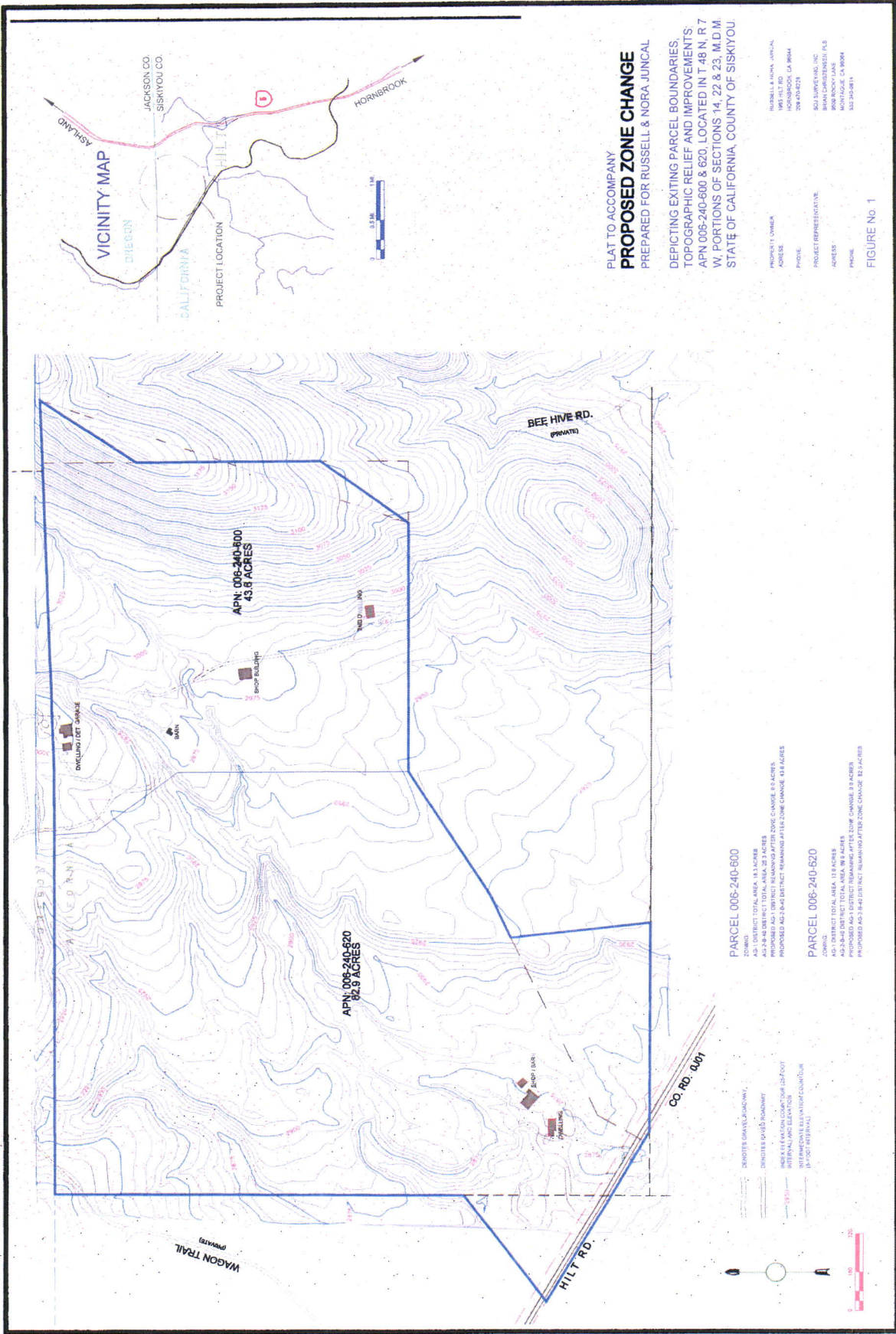
80 acres

160 acres

(§ 1, Ord. 8b-2, eff. February 27, 1986)

ATTACHMENT B

MAPS — PROPOSED ZONE CHANGE



PLAT TO ACCOMPANY
PROPOSED ZONE CHANGE
 PREPARED FOR RUSSELL & NORA JUNCAL

DEPICTING EXISTING PARCEL BOUNDARIES,
 TOPOGRAPHIC RELIEF AND IMPROVEMENTS,
 APN 006-240-600 & 620, LOCATED IN T 48 N R 7
 W, PORTIONS OF SECTIONS 14, 22 & 23, M.D.M
 STATE OF CALIFORNIA, COUNTY OF SISKIYOU

PREPARED BY: OWNER
 ADDRESS: 1945 HILT RD
 HORN BROOK, CA 97644
 PHONE: 530 476-8273

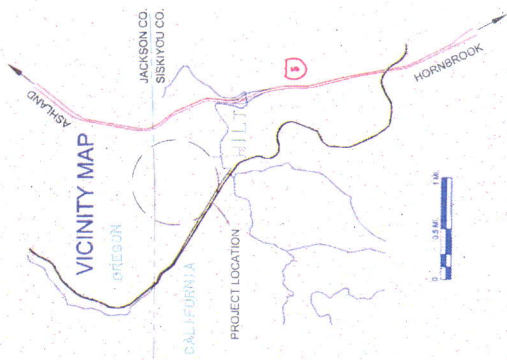
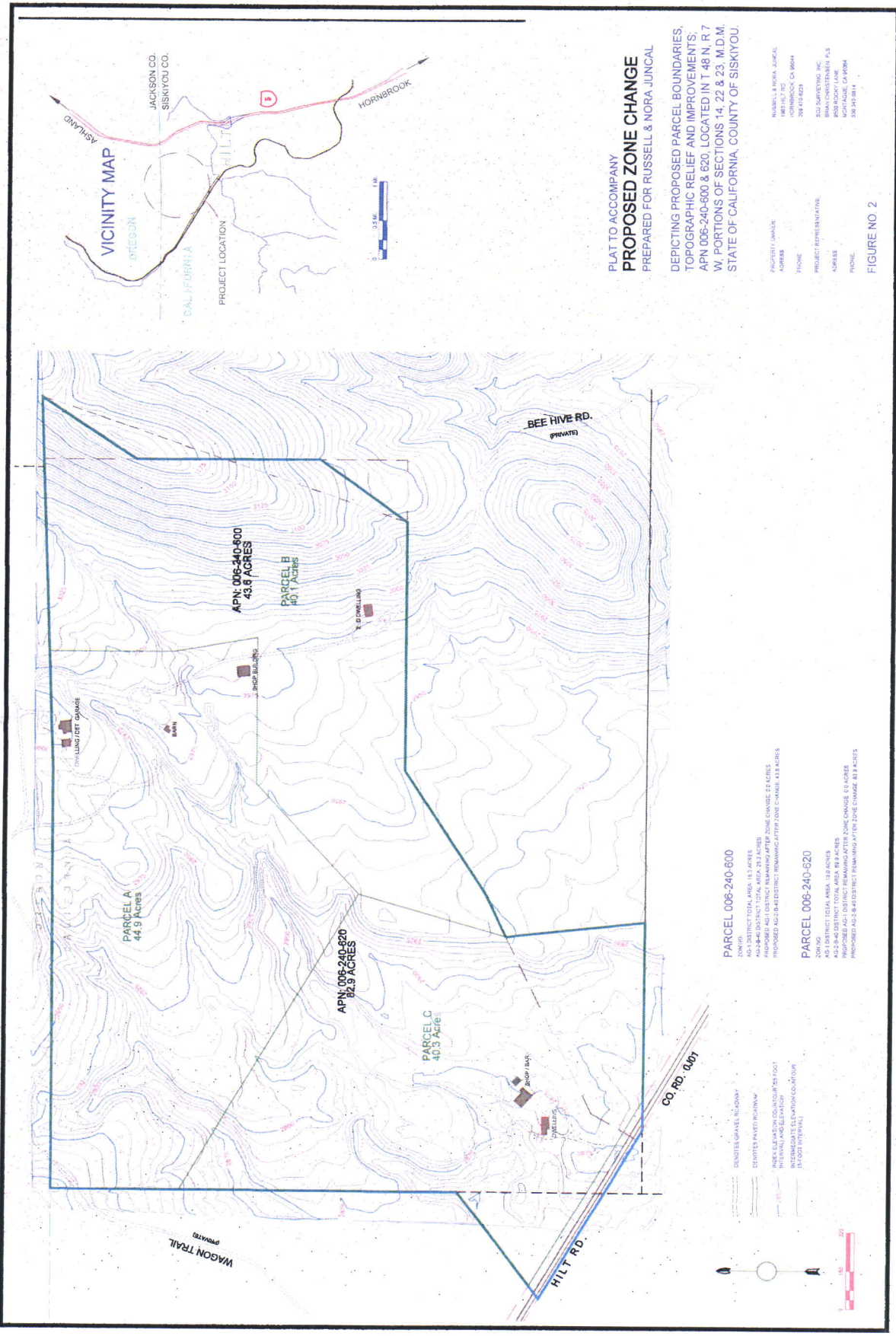
PROJECT REPRESENTATIVE:
 ADDRESS: 8024 SURVEYORS INC
 1000 UNIVERSITY BLVD
 MONTAGUE, CA 96004
 PHONE: 530 340-9114

FIGURE No. 1

PARCEL 006-240-600
 ZONE: AS-3
 DISTRICT TOTAL AREA: 83.3 ACRES
 AS-3-8-848 DISTRICT TOTAL AREA: 23.3 ACRES
 PROPOSED AS-3 DISTRICT REMAINING AFTER ZONE CHANGE: 8.9 ACRES
 PROPOSED AS-3-8-848 DISTRICT REMAINING AFTER ZONE CHANGE: 14.4 ACRES

PARCEL 006-240-620
 ZONE: AS-3
 DISTRICT TOTAL AREA: 11.5 ACRES
 AS-3-8-848 DISTRICT TOTAL AREA: 8.8 ACRES
 PROPOSED AS-3 DISTRICT REMAINING AFTER ZONE CHANGE: 8.9 ACRES
 PROPOSED AS-3-8-848 DISTRICT REMAINING AFTER ZONE CHANGE: 8.9 ACRES

SHOWS GRAVEL ROADWAY
 SHOWS PAVED ROADWAY
 INTERMEDIATE ELEVATION (EACH FOOT)
 INTERPOLATED ELEVATION (EACH FOOT)
 10 FOOT INTERVAL



PLAT TO ACCOMPANY
PROPOSED ZONE CHANGE
 PREPARED FOR RUSSELL & NORA JUNCAL

DEPICTING PROPOSED PARCEL BOUNDARIES,
 TOPOGRAPHIC RELIEF AND IMPROVEMENTS;
 APN 006-240-600 & 620, LOCATED IN T 48 N, R 7
 W, PORTIONS OF SECTIONS 14, 22 & 23, M.D.M.
 STATE OF CALIFORNIA, COUNTY OF SISKIYOU.

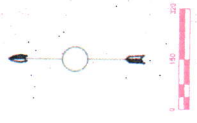
PROJECT OWNER:
 ADDRESS:
 PHONE:
 PROJECT REPRESENTATIVE:
 ADDRESS:
 PHONE:

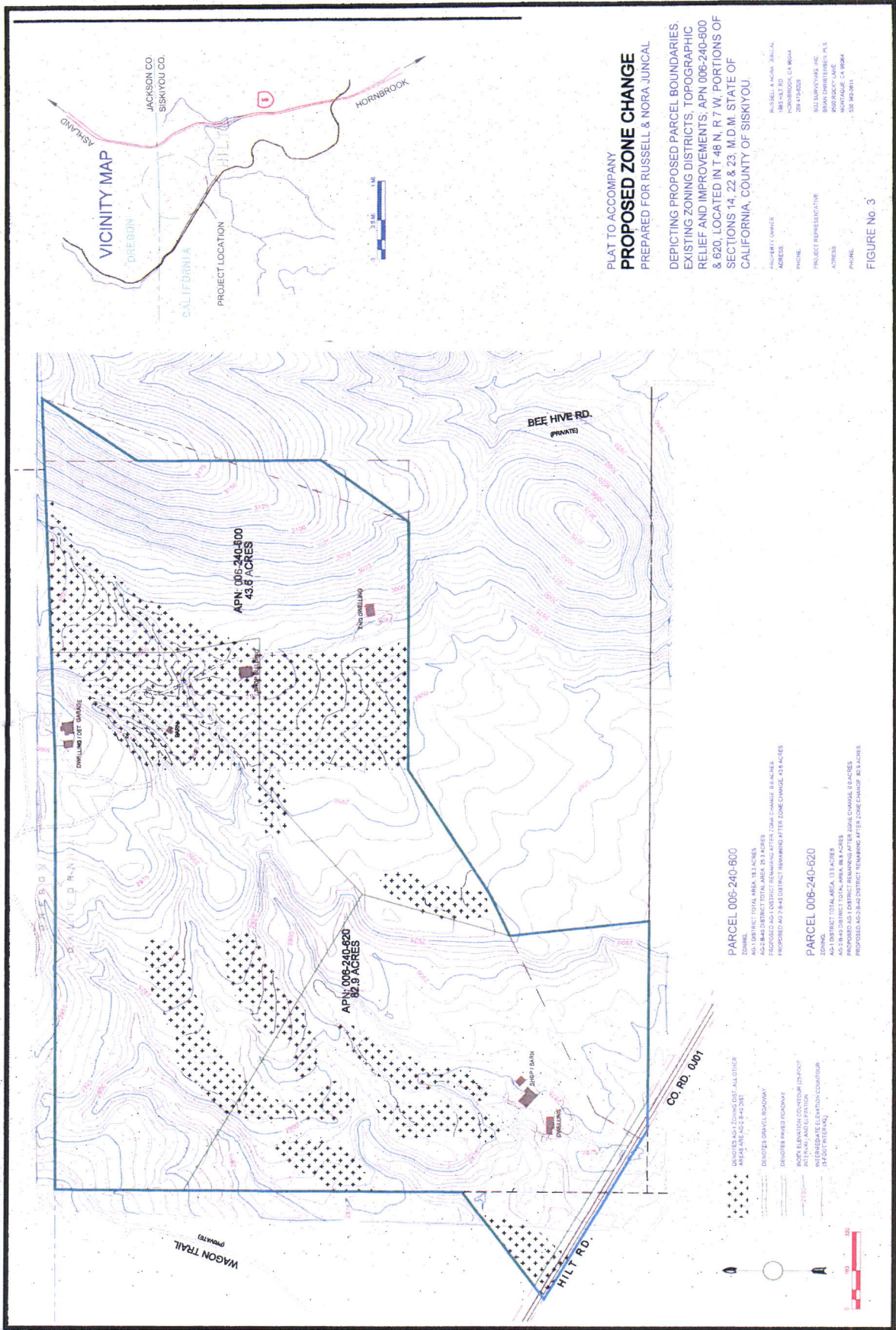
FIGURE NO. 2

PARCEL 006-240-600
 ZONING:
 AD 1 DISTRICT TOTAL AREA: 43.9 ACRES
 AD 2-3-4B DISTRICT REMAINING AFTER ZONE CHANGE: 1.6 ACRES
 PROPOSED AD 1 DISTRICT REMAINING AFTER ZONE CHANGE: 42.3 ACRES

PARCEL 006-240-620
 ZONING:
 AD 1 DISTRICT TOTAL AREA: 40.3 ACRES
 AD 2-3-4B DISTRICT TOTAL AREA: 40.3 ACRES
 PROPOSED AD 1 DISTRICT REMAINING AFTER ZONE CHANGE: 40.3 ACRES

DEMOTES GRAVEL ROADWAY
 DEMOTES PAVED ROADWAY
 DEMOTES UNPAVED ROADWAY
 INTERMEDIATE ELEVATION COUNTOUR
 (5 FOOT INTERVAL)





PLAT TO ACCOMPANY
PROPOSED ZONE CHANGE
 PREPARED FOR RUSSELL & NORA JUNCAL

DEPICTING PROPOSED PARCEL BOUNDARIES,
 EXISTING ZONING DISTRICTS, TOPOGRAPHIC
 RELIEF AND IMPROVEMENTS, APN 006-240-600
 & 620, LOCATED IN T 48 N, R 7 W, PORTIONS OF
 SECTIONS 14, 22 & 23, M.D.M. STATE OF
 CALIFORNIA, COUNTY OF SISKIYOU.

PLANNING CONSULTANT
 ADDRESS: 1885 SALT RD
 HORN BROOK, CA 96044
 PHONE: 530-435-2329

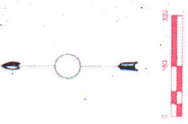
PROJECT REPRESENTATIVE
 ADDRESS: 3422 SHERWOOD AVE
 BRANDBRIDGE FOREST, PLS
 MONTAGE, CA 96064
 PHONE: 530-363-8114

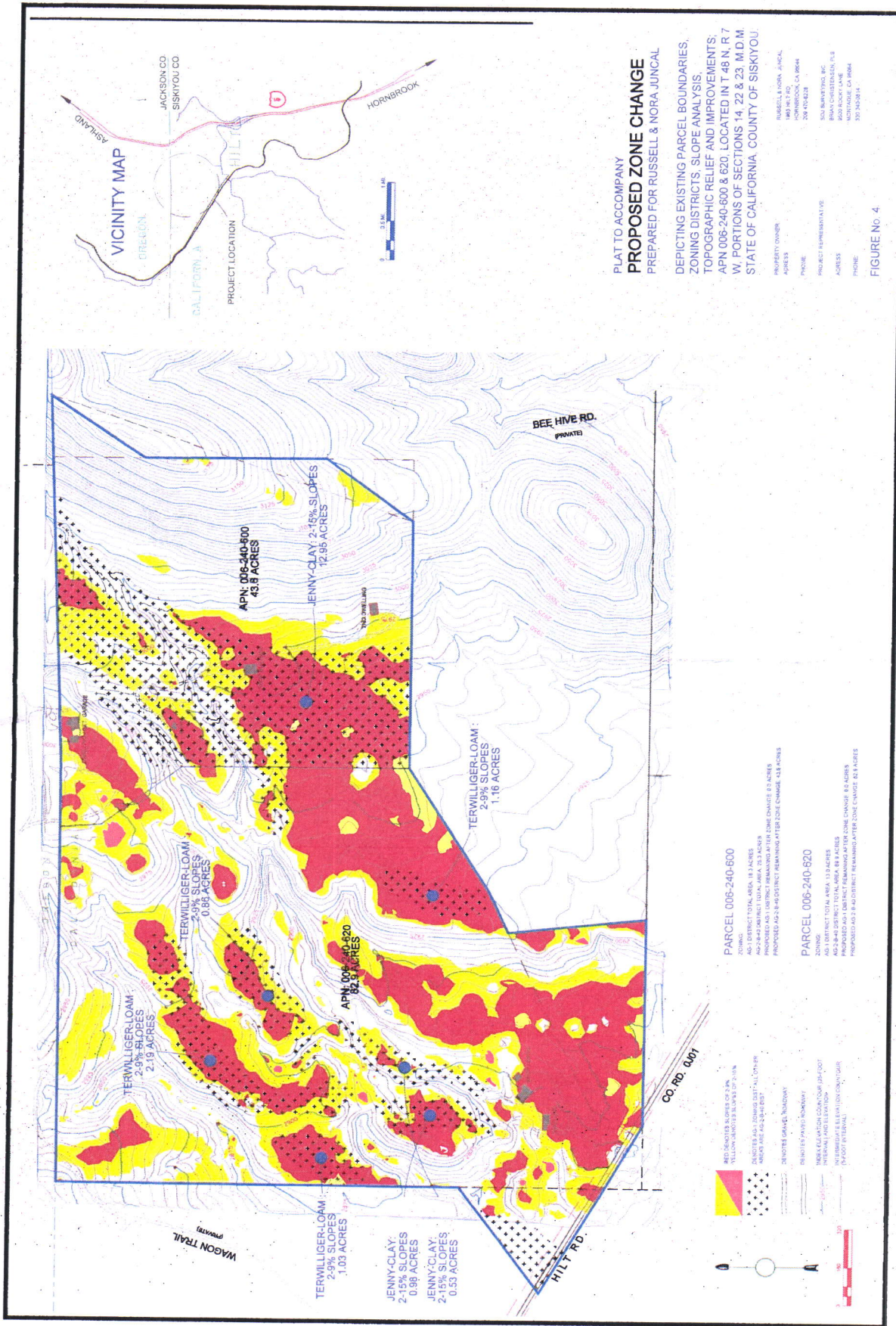
FIGURE No. 3

PARCEL 006-240-600
 ZONING: AG-1
 AG-1 USE DISTRICT TOTAL AREA: 18.3 ACRES
 AG-2 B-40 DISTRICT TOTAL AREA: 29.3 ACRES
 PROPOSED AG-2 B-40 DISTRICT REMAINS AFTER ZONE CHANGE: 0.9 ACRES

PARCEL 006-240-620
 ZONING: AG-1
 AG-1 USE DISTRICT TOTAL AREA: 13.5 ACRES
 AG-2 B-40 DISTRICT TOTAL AREA: 18.8 ACRES
 PROPOSED AG-1 USE DISTRICT REMAINS AFTER ZONE CHANGE: 0.2 ACRES
 PROPOSED AG-2 B-40 DISTRICT REMAINS AFTER ZONE CHANGE: 16.3 ACRES

UNSHADDED AREAS DENOTE EXISTING ZONING
 Hatched areas denote proposed zone change
 Dotted areas denote proposed zone change
 Dashed lines indicate tentative boundaries
 Solid lines indicate final boundaries
 Contour lines indicate elevation contours
 (1-foot interval)





VICINITY MAP

JACKSON CO
SISKIYOU CO

CIRIACION

HILL

HORN BROOK

PROJECT LOCATION

0 0.5 MI 1 MI

**PLAT TO ACCOMPANY
PROPOSED ZONE CHANGE**

DEPICTING EXISTING PARCEL BOUNDARIES,
ZONING DISTRICTS, SLOPE ANALYSIS,
TOPOGRAPHIC RELIEF AND IMPROVEMENTS;
APN 006-240-600 & 620, LOCATED IN T 48 N, R 7
W, PORTIONS OF SECTIONS 14, 22 & 23, M.D.M
STATE OF CALIFORNIA, COUNTY OF SISKIYOU

PROPERTY OWNER
RUSSELL & NORA JUNCAL
1800 W. F.D.
ADDRESS
208 425-6238
PHONE

PROJECT REPRESENTATIVE
DICK BARNETT, INC.
1800 W. F.D.
ADDRESS
208 425-6238
PHONE

FIGURE NO. 4.

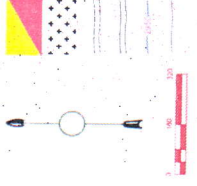
PARCEL 006-240-600

ZONING
AG-1 DISTRICT TOTAL AREA, 13.3 ACRES
AG-23-P DISTRICT TOTAL AREA, 88.8 ACRES
PROPOSED AG-23-P DISTRICT REMAINING AFTER ZONE CHANGE, 43.8 ACRES

PARCEL 006-240-620

ZONING
AG-1 DISTRICT TOTAL AREA, 13.3 ACRES
AG-23-P DISTRICT TOTAL AREA, 88.8 ACRES
PROPOSED AG-23-P DISTRICT REMAINING AFTER ZONE CHANGE, 88.8 ACRES

- EXISTING ZONING DISTRICT BOUNDARIES
- PROPOSED ZONING DISTRICT BOUNDARIES
- EXISTING SLOPE ANALYSIS
- PROPOSED SLOPE ANALYSIS
- EXISTING TOPOGRAPHIC RELIEF
- PROPOSED TOPOGRAPHIC RELIEF
- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS



TERWILLIGER-LOAM
2-9% SLOPES
1.03 ACRES

JENNY-CLAY
2-15% SLOPES
0.99 ACRES

JENNY-CLAY
2-15% SLOPES
0.53 ACRES

TERWILLIGER-LOAM
2-9% SLOPES
0.86 ACRES

TERWILLIGER-LOAM
2-9% SLOPES
1.16 ACRES

JENNY-CLAY
2-15% SLOPES
12.95 ACRES

APN: 006-240-600
43.8 ACRES

APN: 006-240-620
88.8 ACRES

CO RD. 0401

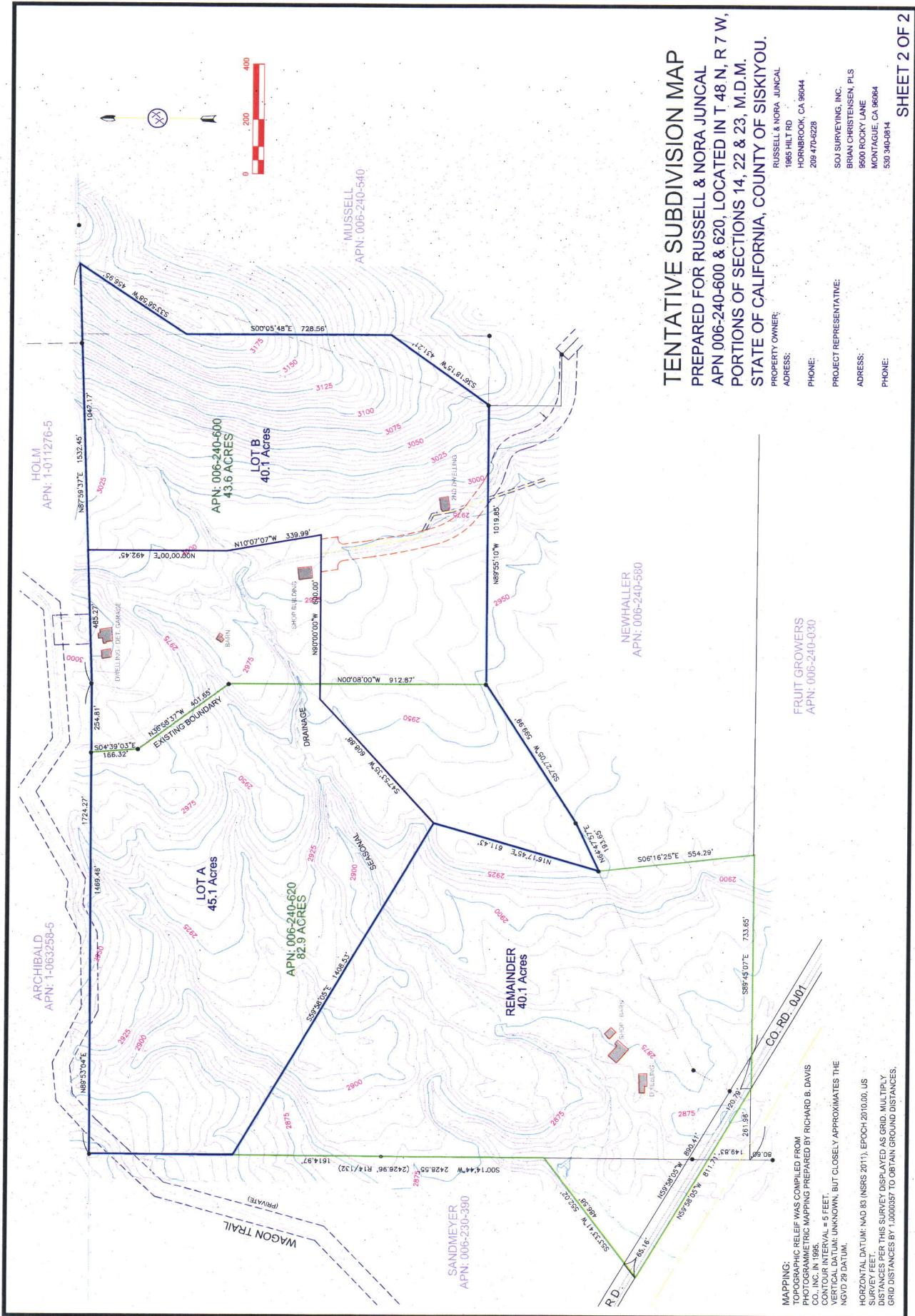
HILL RD.

BEE HIVE RD.
PRIVATE

WAGON TRAIL
PRIVATE

ATTACHMENT C

MAP — PROPOSED TENTATIVE SUBDIVISION



TENTATIVE SUBDIVISION MAP
 PREPARED FOR RUSSELL & NORA JUNCAL
 APN 006-240-600 & 620, LOCATED IN T 48 N, R 7 W,
 PORTIONS OF SECTIONS 14, 22 & 23, M.D.M.
 STATE OF CALIFORNIA, COUNTY OF SISKIYOU.

PROPERTY OWNER:
 RUSSELL & NORA JUNCAL
 1985 HILT RD
 HORN BROOK, CA 96044
 PHONE: 209 470-5228

PROJECT REPRESENTATIVE:
 SOJ SURVEYING, INC.
 BRIAN CHRISTENSEN, PLS
 9800 ROCKY LANE
 MONTAGUE, CA 96064
 530 340-0814

FRUIT GROWERS
 APN: 006-240-030

MAPPING:
 TOPOGRAPHIC RELIEF WAS COMPILED FROM
 DIGITAL TERRAIN ELEVATION DATA
 CO., INC. IN 1988.
 CONTOUR INTERVAL = 5 FEET.
 VERTICAL DATUM: UNKNOWN, BUT CLOSELY APPROXIMATES THE
 NGVD 29 DATUM.
 HORIZONTAL DATUM: NAD 83 (NRS 2011), EPOCH 2010.00, US
 SURVEY FEET.
 DISTANCES FOR THIS SURVEY DISPLAYED AS GRID. MULTIPLY
 GRID DISTANCES BY 1.0000357 TO OBTAIN GROUND DISTANCES.

**JUNCAL ZONE CHANGE (Z-16-03) AND TENTATIVE
SUBDIVISION MAP (TSM-16-01)
MITIGATION MONITORING REPORTING PROGRAM
SCH No. 2017102066**

COUNTY OF SISKIYOU
COMMUNITY DEVELOPMENT DEPT.
806 S. MAIN STREET
YREKA, CA 96097



DECEMBER 2017

MITIGATION MONITORING REPORTING PROGRAM

MITIGATION MONITORING REPORTING PROGRAM CONTENTS

This document is the Mitigation Monitoring Reporting Program (MMRP) for the Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01). The MMRP includes a brief discussion of the legal basis for and the purpose of the program, discussion and direction regarding complaints about noncompliance, a key to understanding the monitoring matrix, and the monitoring matrix itself.

LEGAL BASIS OF AND PURPOSE FOR THE MITIGATION MONITORING PROGRAM

California Public Resources Code Section 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report (EIR) or adopting a mitigated negative declaration (MND). This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The MMRP contains the mitigation measures adopted for the Juncal Zone Change (Z-16-03) and Tentative Subdivision Map (TSM-16-01). It is to be used by Siskiyou County, participating agencies, project contractors, and mitigation monitoring personnel during implementation of the project.

The Initial Study/Mitigated Negative Declaration for the Juncal Zone Change and Tentative Subdivision Map (SCH No. 2017102066) presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation measures, as defined by CEQA Guidelines Section 15370, are measures that do any of the following:

- Avoid impacts altogether by not taking a certain action or parts of an action;
- Minimize impacts by limiting the degree or magnitude of the action and its implementation;
- Rectify impacts by repairing, rehabilitating or restoring the impacted environment;
- Reduce or eliminate impacts over time by preservation and maintenance operations during the life of the project; or
- Compensate for impacts by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMRP will provide for monitoring of development activities as necessary, on-site identification and resolution of environmental problems, and proper reporting to agency staff.

The timing elements of mitigation measures and definition of the development process have been provided in detail throughout this MMRP to assist existing and future County staff by providing the most usable monitoring document possible.

RESPONSIBILITIES AND AUTHORITY

The Siskiyou County Community Development Department - Planning Division will have primary responsibility for the operation and implementation of the MMRP. The Siskiyou County Community Development Department - Planning Division will be responsible for the following activities:

- Coordination of monitoring activities;
- Direction of the preparation and filing of compliance reports; and
- Maintenance of records concerning the status of all mitigation measures.

MITIGATION MONITORING REPORTING PROGRAM

The Siskiyou County Community Development Department - Planning Division, will also oversee implementation of the mitigation measures for which it has been identified as the primary enforcement and monitoring agent. Other agencies or persons which have been identified as enforcement and monitoring agents for specific mitigation measures will be responsible for overseeing implementation of those measures.

MONITORING PERSONNEL

The Siskiyou County Community Development Department - Planning Division, bears responsibility for ensuring that the mitigation measures in this document are implemented by the project proponent and/or future developers of the project site. The Siskiyou County Community Development Department - Planning Division, reserves the right to hire technical experts and professionals to help in evaluating compliance. These may include but are not limited to biologists, archaeologists, and planning professionals. Some of the measures may be assigned to contractors as part of their scope of work.

MONITORING MATRIX

Table 1-1, Monitoring Matrix Reporting Program for the Juncal Zone Change and Tentative Subdivision Map, lists the mitigation measures that have been incorporated into the project. These mitigation measures are reproduced from the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project. The table includes the following columns:

- Mitigation Measure: Lists the mitigation measures identified within the Juncal Zone Change and Tentative Subdivision Map Initial Study for a specific impact, along with the number for each measure as enumerated in the IS/MND.
- Timing: Identifies at what point in time, review process or phase the mitigation measure will be completed.
- Agency/Department Consultation: References the person or agency with which coordination is required to satisfy the identified mitigation measure.
- Verification: Spaces to be initialed and dated by the individual designated to verify adherence to a specific mitigation measure.

NONCOMPLIANCE COMPLAINTS

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the Siskiyou County Community Development Department - Planning Division, in written form, providing specific information on the asserted violation. The Siskiyou County Community Development Department - Planning Division, will conduct an investigation and determine the validity of the complaint. If noncompliance with a mitigation measure is documented, the Siskiyou County Community Development Department - Planning Division, will take appropriate action to address any violation that has occurred. The complainant will receive a written response indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

MITIGATION MONITORING REPORTING PROGRAM

TABLE 1-1
MONITORING MATRIX REPORTING PROGRAM FOR THE JUNCAL ZONE CHANGE AND TENTATIVE SUBDIVISION MAP

Mitigation Measure	Timing	Agency/Department Consultation	Verification (Date and Initials)
4.5 CULTURAL RESOURCES			
<p>MM CUL-1: If, during the course of project implementation, cultural resources (i.e., prehistoric sites, historic features, isolated artifacts, and features such as concentrations of shell or glass) are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and a professional archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. The County shall consider mitigation recommendations presented by a professional archaeologist and implement a measure or measures that the County deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p>	<p>During ground disturbance activities associated with development of the site</p>	<p>Siskiyou County Community Development Department - Planning Division;</p>	
<p>MM CUL-2: If, during the course of project implementation, paleontological resources (e.g., fossils) are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. The County shall consider the mitigation recommendations presented by a professional paleontologist and implement a measure or measures that the County deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p>	<p>During ground disturbance activities associated with development of the site</p>	<p>Siskiyou County Community Development Department – Planning Division</p>	
<p>MM CUL-3: If, during the course of project implementation, human remains are discovered, all work shall cease in the area of the find, the Siskiyou County Community Development Department – Planning Division shall be immediately notified, and the County Coroner must be notified, according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the</p>	<p>During ground disturbance activities associated with development of the site</p>	<p>Siskiyou County Community Development Department – Planning Division</p>	

MITIGATION MONITORING REPORTING PROGRAM

Mitigation Measure	Timing	Agency/Department Consultation	Verification (Date and Initials)
<p>coroner will notify the Native American Heritage Commission, and the procedures outlined in California Code of Regulations Section 15064.5(d) and (e) shall be followed.</p>			
<p>4.6 GEOLOGY AND SOILS</p> <p>MM GEO-1: Prior to earth-disturbing activities for on-and off-site roadways, parking areas, buildings, utility infrastructure, trails in excess of 2 feet wide, or recreational facilities that require more than 100 cubic yards of excavation or deposition or cover more than 10,000 sq. ft. in area, an Erosion Control Plan (ECP) be prepared and submitted to the Planning Director for review and approval for the proposed construction activity.</p>	<p>Prior to any earth moving, vegetation removal, or issuance of a building permit.</p>	<p>Siskiyou County Community Development Department – Planning Division</p>	
<p>MM GEO-2: The ECP required herein shall be administered through all phases of grading and project construction. The ECP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. The ECP shall address spill prevention and include countermeasure plans describing measures to ensure proper collection and disposal of all pollutants handled or produced on the site during construction, including sanitary wastes, cement and petroleum products. The Plan and proposed measures shall be consistent with the County's Land Development Manual and shall include (1) restricting grading to the dry season; (2) protecting all finished graded slopes from erosion using such techniques as erosion control matting and hydro-seeding; (3) protecting downstream storm drainage inlets from sedimentation; (4) use of silt fencing and hay bales to retain sediment on the project site; (5) use of temporary water conveyance and water diversion structures to eliminate runoff into area waterways; (6) the requirement that it is the responsibility of the Developer and/or Contractor to inspect and repair all erosion control facilities within 24 hours before each forecasted precipitation event and at the end of each work day during the rainy season; (7) the requirement that it is the responsibility of the Developer and/or Contractor to inspect the erosion and sedimentation control measures every day of a storm event , immediately after each storm event and that all repairs shall be made immediately when the measures are not functioning as intended. In addition, the Developer and/or the</p>	<p>Prior to any earthmoving or vegetation removal activities.</p>	<p>Siskiyou County Community Development Department – Planning Division</p>	

MITIGATION MONITORING REPORTING PROGRAM

Mitigation Measure	Timing	Agency/Department Consultation	Verification (Date and Initials)
<p>Developer's contractor shall notify the County of any repairs or corrections made to the erosion or sedimentation control measures; and (8) any other suitable measures determined by the Planning Director. The ECP shall be submitted to the Siskiyou County Planning Division for review and approval.</p>			
<p>MM GEO-3: The Developer, and their successors, shall either revegetate soils disturbed by land clearing for driveways and the construction of residential dwellings and accessory structures or provide and maintain an adequate ground cover within these disturbed areas. Adequate ground cover may be accomplished through paving and/or laying down wood chips, shredded bark, or similar material(s). If construction activities are suspended for six (6) or more months, disturbed soils shall be revegetated or adequately covered until construction activities resume. Upon completion of construction activities, soils shall be revegetated or adequately covered within six (6) months.</p>	<p>During ground disturbance activities associated with land clearing for driveways and construction of residential dwellings and accessory structures.</p>	<p>Siskiyou County Community Development Department – Planning Division</p>	
<p>4.9 HYDROLOGY AND WATER QUALITY</p>			
<p>MM GEO-1, MM GEO-2, MM GEO-3 per 4.6, GEOLOGY AND SOILS above</p>			

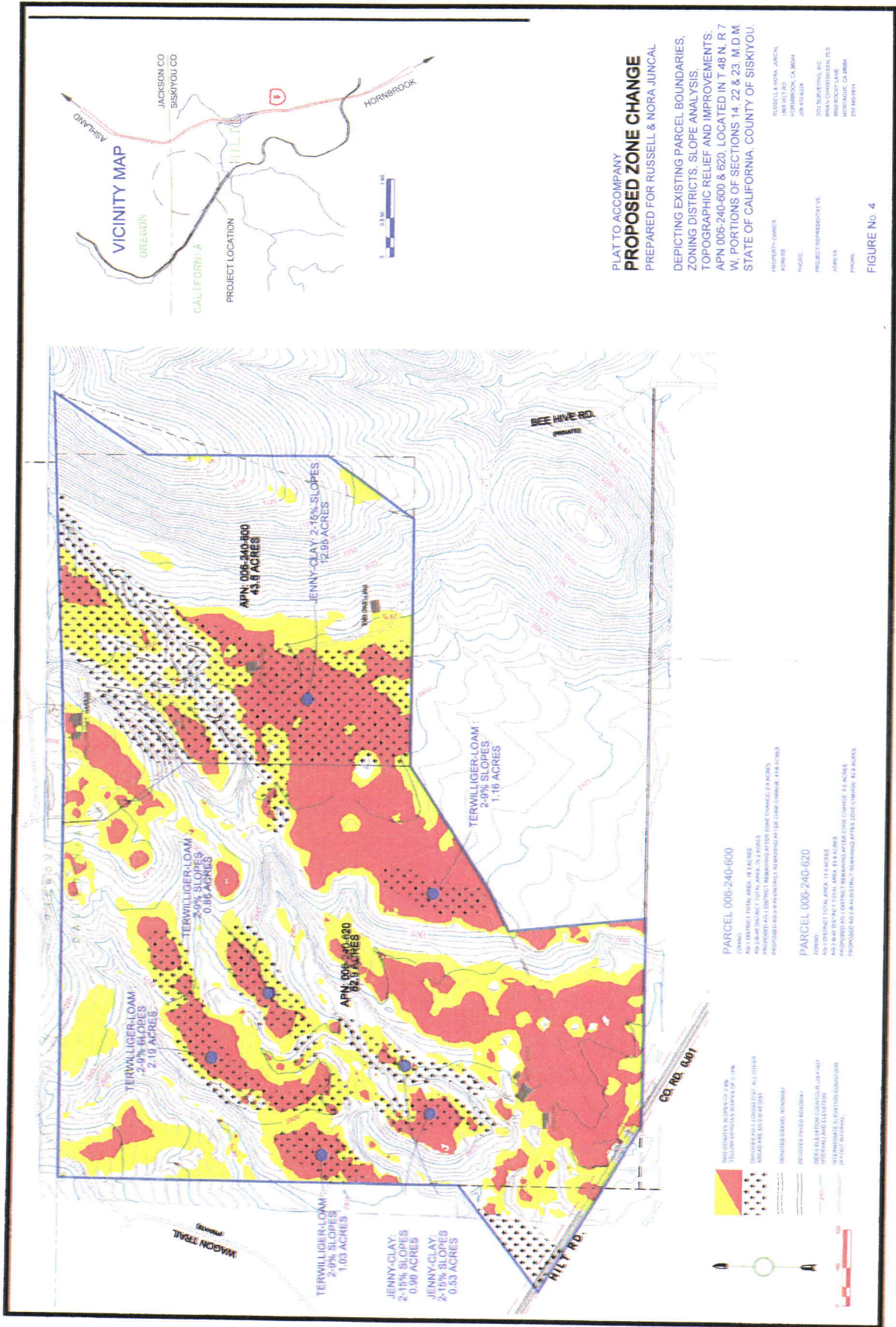


Exhibit F
Soils Analysis-December 20, 2017
Juncal Zone Change (Z-16-03) & Tentative Subdivision Map (TSM-16-01)

Brett Walker

From: Kimberly Sumner
Sent: Monday, July 18, 2016 1:07 PM
To: Brett Walker
Subject: RE: Siskiyou County Application Review; Z-16-03, TPM-16-02, Juncal

Brett-
District has No issues with this project – Juncal Zone Change (Z-16-03) and TPM (16-02)

Kind regards,
Kimberly Sumner
Air Pollution Specialist
525 South Foothill Dr.
Yreka, CA 96097
(530) 841-4030
ksumner@co.siskiyou.ca.us

From: Brett Walker
Sent: Friday, July 15, 2016 10:36 AM
To: Nancy Hayden; Bill Navarre; Pam Piemme; Phil Bray; Kimberly Sumner; Eric Olson; Craig Kay; Jeff Clausen; Linda Isbell; Monty Messenger; monte.whipple@fire.ca.gov; Henderson, Amy@Wildlife; Hubbard, Kristin@Wildlife (Kristin.Hubbard@wildlife.ca.gov); mona.dougherty@waterboards.ca.gov; James Smith; Dan Wessell; Ray Haupt; Marcelino Gonzalez - Callifornia Department of Transportation
Cc: juncalnk@gmail.com; juncalrw@snowcrest.net; brian@sojsurveying.com; Vurl Trytten
Subject: Siskiyou County Application Review; Z-16-03, TPM-16-02, Juncal

TO: Siskiyou County Reviewing Agencies and State Responsible Agencies
FROM: Brett Walker, Senior Planner
DATE: July 15, 2016
SUBJECT: Project Application Review – Juncal Zone Change (Z-16-03) and Tentative Parcel Map (TPM-16-02)

The following is a brief summary of the proposal. Additional information may be found in the attached application materials.

A zone change (Z-16-03) to rezone approximately 31.3 acres of a 126.5± acre site from Prime Agricultural (AG-1) to Non-Prime Agricultural, 40-acre minimum parcel size; and a tentative parcel map (TPM-16-02) to subdivide 2 existing legal parcels into two parcels (40.1 and 45.1 acres) plus a designated remainder parcel (40.1 acres). The three proposed resultant parcels each have a residential dwelling. Improvements at the site include the three residences, a detached garage, and four accessory structures. Domestic water is provided via water wells (See TPM notes regarding the existing groundwater wells). The applicant has proposed a 250-foot wide building exclusion zone along the easterly property line as a buffer between the project site and parcels located to the east. An existing access road (Beehive Road) is proposed to be upgraded and extended to meet current County and Cal Fire 4290 standards. The existing Beehive Road is improved to an 18-foot width plus shoulders for approximately 1/3 mile from Hilt Road north towards the project site. Beehive Road would be extended approximately 1,450 feet, resulting in a 3,200-foot long dead-end road. The project site is located at **1965 and 1701 Hilt Road, in the community of Hilt, approximately 1/2 mile west of Interstate 5 on APNs 006-240-600 and -620; Township 48N, Range 7W, Portions of sections 14, 22, and 23, MDB&M (Latitude 42°00'00.0"N, Longitude 122°37'52.0"W). USGS 7.5' Topographic Maps: Mt. Ashland, Siskiyou Pass, and Cottonwood Peak.**

CALIFORNIA BOARD OF FORESTRY AND FIRE PROTECTION

SRA FIRE SAFE REGULATIONS



As of January 1, 2016

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 SRA Fire Safe Regulations
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Authority cited

NOTE: Authority cited: Section 4290, Public Resources Code. Reference: Sections 4290 and 4291, Public Resources Code.

History

1. New sections filed 5/30/91; operative 5/30/91 pursuant to Government Code section 11346.2(d) (Register 91, No.27)
2. Amendments filed 1-31-2013; operative 4-1-2013 (Register 2013, No. 5)
3. Amendments filed 4-27-2015; operative 1-1-2016 (Register 2015, No. 18)

ARTICLE 1. ADMINISTRATION

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1270.00. Title

These regulations shall be known as "SRA Fire Safe Regulations," and shall constitute the basic wildland fire protection standards of the California Board of Forestry.

1270.01. Purpose

These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in SRA. A local jurisdiction may petition the Board for certification pursuant to section 1270.03. Where Board certification has not been granted, these regulations shall become effective September 1, 1991. The future design and construction of structures, subdivisions and developments in State Responsibility Area (SRA) shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles. These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The fire protection standards which follow shall specify the minimums for such measures.

1270.02. Scope

(a) These regulations shall apply to:

- (1) the perimeters and access to all residential, commercial, and industrial building construction within SRA approved after January 1, 1991 except as set forth below in subsection b.);
- (2) all tentative and parcel maps or other developments approved after January 1, 1991; and
- (3) applications for building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map.

(b) These regulations do not apply where an application for a building permit is filed after January 1, 1991 for building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.

(c) Affected activities include, but are not limited to:

- (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d),
- (2) application for a building permit for new construction, not relating to an existing structure,
- (3) application for a use permit,
- (4) the siting of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, section 501A, Standard for Fire Safety Criteria for Manufactured Home Installations, Sites and Communities, chapter 1, section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code sections 18007, 18008, and 19971).
- (5) road construction, including construction of a road that does not currently exist, or extension of an existing road.

(d) EXEMPTION: Roads used solely for agricultural or mining use and roads used solely for the management and harvesting of wood products.

1270.03. Local Ordinances

Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local jurisdiction providing such ordinance, rule, regulation or general plan element is equal to or more stringent than these minimum standards. The Board may certify local ordinances as equaling or exceeding these regulations when they provide the same practical effect. The Board's certification of local ordinances pursuant to this section is rendered invalid when previously certified ordinances are subsequently amended by local jurisdictions without Board re-certification of the amended ordinances. The Board's regulations supersede the amended local ordinance(s) when the amended local ordinance(s) are not re-certified by the Board. Amendments made by local jurisdictions to previously certified ordinances shall be re-certified as described in 14 CCR §§ 1270.01 and 1270.03.

1270.04. Provisions for Application of these Regulations

This subchapter shall be applied as follows:

- (a) local jurisdictions shall provide the Director with notice of applications for building permits, tentative parcel maps, tentative maps, and use permits for construction or development within SRA.
- (b) the Director shall review and make fire protection recommendations on applicable construction or development or maps provided by the local jurisdiction.
- (c) *the local jurisdiction* shall ensure that the applicable sections of this subchapter become a condition of approval of any applicable construction of development permit or map.

1270.05. Inspection Authority

- (a) Inspection shall be made pursuant to section 1270.06 by:
 - (1) the Director, or
 - (2) local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) local jurisdictions where these regulations have been incorporated verbatim into that jurisdiction's building permit or subdivision approval process and the inspection duties have been formally delegated by CAL FIRE to the local jurisdiction, or
 - (4) local jurisdictions where the local ordinances have been certified pursuant to 14 CCR §§ 1270.01 and 1270.03 and the inspection duties have been formally delegated by CAL FIRE to the local jurisdiction.
- (b) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws even when the inspection duties have been delegated pursuant to this section.
- (c) Reports of violations shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the local jurisdiction.

1270.06. Inspections

The inspection entity listed in 14 CCR 1270.05 may inspect for compliance with these regulations. When inspections are conducted, they should occur prior to: the issuance of the use permit; certificate of occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or building permit.

1270.07. Exceptions to Standards

Upon request by the applicant, exceptions to standards within this subchapter or local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR 1270.05, where the exceptions provide the same overall practical effect as these regulations towards providing defensible space. Exceptions granted by the inspection entity listed in 14 CCR 1270.05 shall be made on a case-by-case basis only. Exceptions granted by the inspection entity listed in 14 CCR 1270.05 shall be forwarded to the appropriate CAL FIRE Unit Office that administers SRA fire protection in that county and shall be retained on file at the Unit Office.

1270.08. Request for Exceptions

Requests for an exception shall be made in writing to the inspection entity listed in 14 CCR 1270.05 by the applicant or the applicant's authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception proposed, and a map showing the proposed location and siting of the exception.

1270.09. Appeals

Where an exception is not granted by the inspection authority, the applicant may appeal such denial to the local jurisdiction. The local jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.

Before the local jurisdiction makes a determination on an appeal, the inspection authority shall be consulted and shall provide to that local jurisdiction documentation outlining the effects of the requested exception on wildland fire protection.

If an appeal is granted, the local jurisdiction shall make findings that the decision meets the intent of providing defensible space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that local jurisdiction.

1271.00. Definitions

Accessory building: Any building used as an accessory to residential, commercial, recreational, industrial, or educational purposes as defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1 Occupancy that requires a building permit.

Agriculture: Land used for agricultural purposes as defined in a local jurisdiction's zoning ordinances.

Building: Any structure used or intended for supporting or sheltering any use of occupancy that is defined in the California Building Code, 1989 Amendments, Chapter 11, except Group M, Division 1, Occupancy. For the purposes of this subchapter, building includes mobile homes and manufactured homes, churches, and day care facilities.

CDF: California Department of Forestry and Fire Protection.

Dead-end road: A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

Defensible space: The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an

approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

Development: As defined in Section 66418.1 of the California Government Code.

Director: Director of the Department of Forestry and Fire Protection or his/her designee.

Driveway: A vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory buildings.

Dwelling unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites, that provide mitigation of the problem.

Fire valve: See hydrant.

Fuel modification area: An area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration.

Greenbelts: A facility or land-use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.

Hammerhead/T: A roadway that provides a "T" shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

Hydrant: A valved connection on a water supply/storage system, having at least one 2 1/2 inch outlet, with male American National Fire Hose Screw Threads (NH) used to supply fire apparatus and hoses with water.

Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that issues or approves building permits, use permits, tentative maps or tentative parcel maps, or has authority to regulate development and construction activity.

Occupancy: The purpose for which a building, or part thereof, is used or intended to be used.

One-way road: A minimum of one traffic lane width designed for traffic flow in one direction only.

Roads, streets, private lanes: Vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

Roadway: Any surface designed, improved, or ordinarily used for vehicle travel.

Roadway structures: Bridges, culverts, and other appurtenant structures which supplement the roadway bed or shoulders.

Same Practical Effect: As used in this subchapter means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (a) access for emergency wildland fire equipment,
- (b) safe civilian evacuation,
- (c) signing that avoids delays in emergency equipment response,
- (d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and
- (e) fuel modification sufficient for civilian and fire fighter safety.

State Board of Forestry (SBOF): A nine member board, appointed by the Governor, which is responsible for developing the general forest policy of the state, for determining the guidance policies of the Department of Forestry and Fire Protection, and for representing the state's interest in federal land in California.

State Responsibility Area (SRA): As defined in the Public Resources Code section 4126-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Subdivision: As defined in Section 66424 of the Government Code.

Traffic lane: The portion of a roadway that provides a single line of vehicle travel.

Turnaround: A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

Turnouts: A widening in a roadway to allow vehicles to pass.

Vertical clearance: The minimum specified height of a bridge or overhead projection above the roadway.

Wildfire: As defined in Public Resources Code Section 4103 and 4104.

1271.05. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

1272.00. Maintenance of Defensible Space Measures

To ensure continued maintenance of properties in conformance with these standards and measures and to assure continue availability, access, and utilization of the defensible space provided for these standards during a wildfire, provisions for annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval.

ARTICLE 2. EMERGENCY ACCESS AND EGRESS

- § 1273.00. Intent
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- § 1273.09. Dead-End Roads
- § 1273.10. Driveways
- § 1273.11. Gate Entrances

1273.00. Intent

Road and street networks, whether public or private, unless exempted under section 1270.02(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Sections 1273.00 through 1273.11.

1273.01. Road Width

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and

striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

1273.02. Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

1273.03. Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

1273.04. Roadway Radius

(a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.

(b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

1273.05. Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the following figure. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

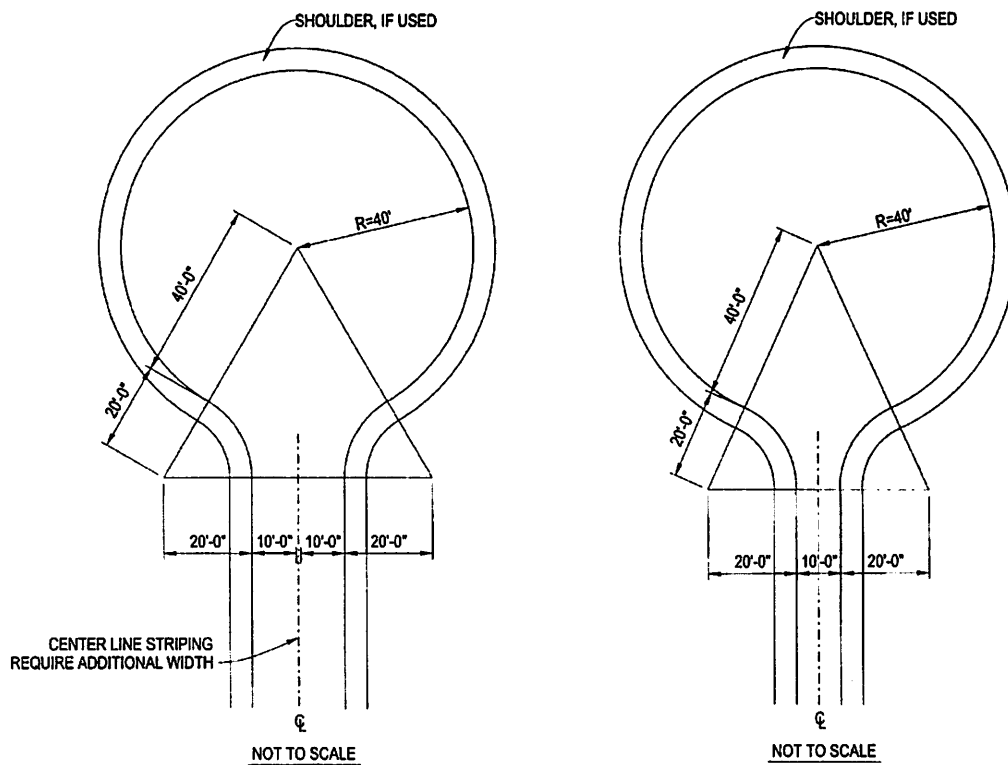


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

1273.06. Roadway Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

1273.07. Roadway Structures

(a) All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.

(b) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.

(c) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

1273.08. One-Way Roads

All one-way roads shall be constructed to provide a minimum, not including shoulders, of one twelve (12) foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than ten (10) dwelling units. In no case shall it exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

1273.09. Dead-End Roads

(a) The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- parcels zoned for less than one acre – 800 feet
- parcels zoned for 1 acre to 4.99 acres – 1320 feet
- parcels zoned for 5 acres to 19.99 acres – 2640 feet
- parcels zoned for 20 acres or larger – 5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

(b) Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

(c) Each dead-end road shall have a turnaround constructed at its terminus.

1273.10. Driveways

(a) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane and fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

(b) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the

midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(c) A turnaround shall be provided to all building sites on driveways over 300 feet in length, and shall be within fifty (50) feet of the building.

1273.11. Gate Entrance

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

(c) Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

(d) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

ARTICLE 3. SIGNING AND BUILDING NUMBERING

- § 1274.00. Intent
- § 1274.01. Size of Letters, Numbers and Symbols for Street and Roads Signs
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- § 1274.07. Installation of Road, Street and Private Lane Signs
- § 1274.08. Addresses for Buildings
- § 1274.09. Size of Letters, Numbers and Symbols for Addresses
- § 1274.10. Installation, Location and Visibility of Addresses

1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. This section shall not restrict the size of letters of numbers appearing on street signs for other purposes.

1274.01. Size of Letters, Numbers and Symbols for Street and Roads Signs

Size of letters, numbers, and symbols for street and road signs shall be a minimum 4 inch letter height, .5 inch stroke, reflectorized, contrasting with the background color of the sign.

1274.02. Visibility and Legibility of Street and Road Signs

Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet.

1274.03. Height of Street and Road Signs

Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this article.

1274.04. Names and Numbers on Street and Road Signs

Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within each county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

1274.05. Intersecting Roads, Streets and Private Lanes

Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets, and/or private lanes.

1274.06. Signs Identifying Traffic Access Limitations

A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, shall be placed:

- (a) at the intersection preceding the traffic access limitation, and
- (b) no more than 100 feet before such traffic access limitation.

1274.07. Installation of Road, Street and Private Lane Signs

Road, street and private lane signs required by this article shall be installed prior to final acceptance by the local jurisdiction of road improvements.

1274.08. Addresses for Buildings

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

1274.09. Size of Letters, Numbers and Symbols for Addresses

Size of letters, numbers and symbols for addresses shall be a minimum 4 inch letter height, .5 inch stroke, reflectorized, contrasting with the background color of the sign.

Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.

1274.10. Installation, Location and Visibility of Addresses

(a) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

(b) Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

(c) Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

(d) Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

ARTICLE 4. EMERGENCY WATER STANDARDS

- § 1275.00. Intent
- § 1275.01. Application
- § 1275.10. General Standards
- § 1275.15. Hydrant/Fire Valve
- § 1275.20 Signing of Water Sources

1275.00. Intent

Emergency water for wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire.

1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority. When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.

1275.10. General Standards

Water systems that comply with the below standard or standards meet or exceed the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2012 Edition, hereby incorporated by reference, and California Fire Code, California Code of Regulations title 24, part 9, shall be accepted as meeting the requirements of this article. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available. Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided.

1275.15. Hydrant/Fire Valve

(a) The hydrant or fire valve shall be eighteen (18) inches above grade, eight (8) feet from flammable vegetation, no closer than four (4) feet nor farther than twelve (12) feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

The hydrant serving any building shall:

- (1) be not less than fifty (50) feet nor more than 1/2 mile by road from the building it is to serve, and
- (2) be located at a turnout or turnaround, along the driveway to that building or along the road that intersects with that driveway.

(b) The hydrant head shall be 2 1/2 inch National Hose male thread with cap for pressure and gravity flow systems and 4 1/2 inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.

1275.20 Signing of Water Sources

Each hydrant/fire valve or access to water shall be identified as follows:

(a) If located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches shall be located on the driveway address sign and mounted on a fire retardant post, or

(b) If located along a street or road,

- (1) a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway, or
- (2) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

ARTICLE 5. FUEL MODIFICATION STANDARDS

- § 1276.00. Intent
- § 1276.01. Setback for Structure Defensible Space
- § 1276.02. Disposal of Flammable Vegetation and Fuels
- § 1276.03. Greenbelts

1276.00 Intent

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelt shall provide

- (1) increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways; and
- (2) a point of attack or defense from a wildfire.

1276.01 Setback for Structure Defensible Space

(a) All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of the road.

(b) For parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.

1276.02 Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

1276.03 Greenbelts

Subdivision and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically, as a separation between wildland fuels and structures. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.



DEPARTMENT OF FORESTRY AND FIRE PROTECTION – SISKIYOU UNIT

P.O. Box 128
 YREKA, CA 96097
 (530) 842-3516
 Website: www.fire.ca.gov



Revised: January 13, 2016

TREE REMOVAL INFORMATION COMMONLY ASSOCIATED WITH BUILDING PERMITS AND OTHER DEVELOPMENT PROJECTS

STATE REGULATIONS

In addition to Fire Code Regulations for State Responsibility Areas noted in the 4290 Checklist, the California Department of Forestry and Fire Protection (CAL FIRE) is responsible for administering Timber Harvesting Regulations conducted throughout California on all non-federal timberland. This applies regardless of zoning and includes lands inside of city limits. The removal of California native “commercial” timber species from forested lots, areas of pending new construction, and from around existing structures is included under these regulations. The following information is compiled from Title 14, California Code of Regulations and the Public Resources Code to assist in the determination of the necessity of a **Timber Harvest Plan (THP)**, **Timberland Conversion Permit (TCP)**, or other type of timber harvest plan **exemption** document.

Forest Practice Checklist

I. Determining if a harvest document is required

1. Is the project occurring on timberland? (*Refer to PRC 4526 – Timberland*)

Yes....Go to question #2. In Siskiyou County, qualifying commercial timber species include, but are not limited to: Ponderosa Pine, Sugar Pine, Jeffrey Pine, Western White Pine, Lodgepole Pine, White Fir, California Red Fir, Noble Fir, Douglas Fir, Incense Cedar, Port Orford Cedar and California Black Oak. **Timberland** includes areas where the above species are now growing naturally or have grown naturally in the recorded past, even if not currently present.

No....This does not constitute timber operations and a THP or other harvest document is NOT required by CAL FIRE. STOP HERE.

2. Are you cutting trees and plan to sell, barter, exchange or trade any type of wood product?

Yes....A THP or other timber harvest plan exemption document is required by CAL FIRE prior to cutting any trees. Refer to the Section II titled “Types of Harvest Documents”.

No.... A THP or other timber harvest plan exemption document may still be required by CAL FIRE. Go to question #3.

3. Are you cutting or removing trees from timberland, and converting the area to a non-timber use?

NOTE: These requirements apply even if the wood products are not sold commercially or the trees are not of merchantable size.

a) Yes, and the area involved is less than three acres... Do not harvest without an approved Less than 3-acre conversion exemption (14 CCR 1104.1)

b) Yes, and the area involved is greater than three acres...A TCP and THP are required.

c) Yes, and the area is an approved subdivision under the Subdivision Map Act....

An Exemption for Conversion of Non-TPZ¹ Land for Subdivision Development (14 CCR 1104.2) can meet the TCP requirement and either a THP or Less than 3-acre conversion exemption are required.

d) No.... If question number 1, 2, and 3 above are answered no, a THP or other harvest document is NOT required by CAL FIRE.

¹ TPZ: Zoning classified as Timberland Production Zone.

NOTE: In Siskiyou County, the most common examples of conversions include commercial developments or construction of individual residential structures on lands classified as timberland.

II. Types of Harvest Documents

Timber Harvest Plans are detailed documents that allow timber operations and provide analysis of environmental impacts, and will not be discussed in any detail here. The harvest documents required for Timberland Conversions are addressed in Section I, question 3 above. The following list describes the three most commonly used harvest exemptions.

1. Removal of Fire Hazard Trees Within 150 Feet of a Structure Exemption

This exemption is required for the cutting or removal of trees in compliance with sections 4290 and 4291 from within 150 feet of existing permitted structures which is intended to reduce the fuels and fire hazard. This exemption is required only if wood products are offered for sale, barter, exchange or trade. A Registered Professional Forester services are not required, however a Licensed Timber Operator must be listed on the exemption. Extensive slash disposal requirements apply and the exemption is valid for one year. See 14 CCR 1038 (c).

2. Christmas Tree; Dead, Dying, or Diseased; Fuelwood or Split Products Exemption

This exemption is required when removing trees that are dead or are obviously dying from insect attack or disease (harvest can not exceed 10% of the average volume per acre), or when removing fuelwood or other miscellaneous products such as Christmas trees, fencing, etc. This exemption is required only if wood products are offered for sale, barter, exchange or trade. Registered Professional Forester services are not required, however a Licensed Timber Operator must be listed on the exemption. The exemption is valid for one year. See 14 CCR 1038 (a & b).

3. Less Than Three Acre Conversion Exemption

This one-time exemption is required for property owners who intend to cut or remove trees for structures and other needed improvements. *This exemption is required whether or not wood products are offered for sale, barter, exchange or trade.* A Registered Professional Forester must prepare this exemption. *Building contractors are ineligible to perform this work, unless they are also a Licensed Timber Operator (LTO).* Before hiring an LTO, be sure to ask the LTO for proof of valid insurance or call CALFIRE LTO Licensing at (916) 653-7211. The exemption is valid for one year. See 14 CCR 1104.1.

Some of the applicable laws and regulations that apply are summarized on the following pages. The rules cited may not be quoted, and are not intended to be authoritative. The code section has been included to provide reference to the official law or rule language can be found at www.leginfo.ca.gov/calaw.html, or the official publications by Barclays Official California Code of Regulations (1-800-888-3600).

If you have any questions or need additional information on the different types of harvest documents that may be applicable to your project, please contact the Unit Forester or the Area Forester where the project is located.

Area	Forester	Telephone
Western Siskiyou County	Damon Denman	office: (530) 842-3516 cell: (530) 598-2618
Eastern Siskiyou County	Ryan Wimmer Steve Wilson	office: (530) 842-3516 cell: (530) 598-2619
Southern Siskiyou County & Unit Forester	Mike Rosan	office: (530) 842-3516 cell: (530) 598-2604

Z'berg-Nejedly Forest Practice Act of 1973

CAL FIRE has enforcement responsibility for the Z'berg-Nejedly Forest Practice Act of 1973. CAL FIRE is also the lead agency for those parts of projects involving the scope of the Forest Practice Act. This involves the regulation of "Timber Operations", as defined in Section 4527 of the Public Resources Code (PRC), on all non-federal private lands.

PRC 4526 – Timberland

"Timberland" means land, other than land owned by the federal government, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees.

PRC 4527 - Timber Operations

“Timber Operations” means the cutting or removal or both of timber or other solid wood forest products, including Christmas trees, from timberlands for commercial purposes, together with all the work incidental thereto, including, but not limited to, construction and maintenance of roads, fuel breaks, stream crossings, landings, and skid trails. “Commercial purposes” includes (1) The cutting or removal of trees which are processed into logs, lumber, or other wood products and offered for sale, barter, exchange or trade, or; (2) The cutting or removal of trees or other forest products during the conversion of timberlands to land uses other than the growing of timber which are subject to the provisions of Section 4621, including, but not limited to, residential or commercial developments, production of other agricultural crops, recreational developments, ski developments, water development projects, and transportation projects. Removal or harvest of incidental vegetation from timberlands, such as berries, ferns, greenery, mistletoe, herbs, and other products, which action cannot normally be expected to result in a threat to forest, air, water, or soil resources, does not constitute timber operations.

PRC 4581 – Necessity of timber harvest plan

No person shall conduct timber operations unless a timber harvesting plan prepared by a registered professional forester has been submitted for such operations.

Other pertinent rule sections regarding conversion of timberlands: 14 CCR 1100-1110, PRC 4571 and PRC 4621.

PHILLIP R. ANZO, Unit Chief
Siskiyou Unit

By Steve Wilson
Division Chief, Resource Management



DEPARTMENT OF FORESTRY AND FIRE PROTECTION
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Website: www.fire.ca.gov



September 14, 2016

Siskiyou County Department of Public
Health and Community Development
806 South Main Street
Yreka, CA 96097-3321

Attention: Brett Walker, Senior Planner

Subject: Juncal Zone Change and Tentative Parcel Map (Z-16-03, TPM-16-02)

The California Department of Forestry and Fire Protection has the following Public Resources Code 4290 requirements for the above referenced project (reference Calif. Code of Regulations Title 14, Division 1.5, Chapter 7, Article 5, Subchapter 2, SRA Fire Safe Regulations as of January 1, 2016):

ROAD AND STREET NETWORKS

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09, 1273.11 **NOTE: Turnarounds will be needed on Beehive Road at a maximum of 1320 foot intervals**

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04, 1274.05, 1274.06, 1274.07

WATER STANDARDS

1275.01, 1275.10, 1275.15, and 1275.20 - This project is not served by a municipal water system or Insurance Services Office (ISO) rated fire district so on-site water supply for fire protection will be required. Water supply amount will be dictated by the cubic footage of the structure it is to serve.

FUEL MODIFICATION

1276.02, 1276.03

SEE THE ATTACHED "4290 CHECKLIST" FOR SPECIFIC CODE REQUIREMENTS.

In addition to SRA Fire Safe Regulations, if timber is to be commercially harvested as part of this subdivision creation, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) must be adhered to.

Additional SRA Fire Safe requirements that must be met during subsequent building permit applications are as follows:

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS

1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.10, 1273.11

ADDRESSES FOR BUILDING

1274.08, 1274.09, 1274.10

WATER STANDARDS

1275.01, 1275.10, 1275.15, 1275.20 - This project is not served by a municipal water system or Insurance Services Office (ISO) rated fire district so on-site water supply for fire protection will be required. Water supply amount will be dictated by the cubic footage of the structure it is to serve. The water supply must be installed prior to construction.

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02

SEE THE ATTACHED "4290 CHECKLIST" FOR SPECIFIC CODE REQUIREMENTS.

If you have any questions, please call me at 530-842-3516, ext. 220.



Monty Messenger
Fire Prevention Battalion Chief
CAL FIRE – Siskiyou Unit

For: Phillip Anzo
CAL FIRE – Siskiyou Unit Chief

cc: file

Brett Walker

From: Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>
Sent: Monday, July 25, 2016 3:13 PM
To: Brett Walker
Cc: Henderson, Amy@Wildlife
Subject: Juncal Zone Change (Z-1-03) and Tentative Parcel Map (TPM-16-02)
Attachments: image001.jpg

Brett,

The Department has reviewed the Project Application Review Request for the subject Project. The Project proposes to rezone a portion of the site from Prime Agricultural (AG-1) to Non-Prime Agricultural, 40-acre minimum parcel size, and create a tentative parcel map to subdivide two existing parcels into two parcels plus a designated remainder. The Department understands that the resultant parcels each have residential dwellings, two of which have accessory structures. Additionally, Beehive Road (an existing road) is proposed to be extended and upgraded.

Based on our review, we have the following comments and recommendations on this Project:

- In order to protect the ephemeral drainages located throughout the Project site, the Department recommends placing a 25-foot no-construction buffer from the top of bank to preclude the placement of future structures within this buffer.
- If the road extension and upgrade will impact the ephemeral drainages on site, the Project applicant may need to notify for a Lake or Streambed Alteration Agreement. The notification package may be found at: <https://www.wildlife.ca.gov/Conservation/LSA/Forms>

Thank you for the opportunity to review this Project,
Kristin

Kristin Hubbard
Environmental Scientist
California Department of Fish and Wildlife
2440 Athens Avenue
Redding, CA 96001
(530) 225-2138

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SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER JUNCAL, RUSSELL & NORA FILE # 662819

LOCATION 1701 & 1965 HILT ROAD T 48N , R 7W , SEC. 14, 22 & 23 PD# Z-16-03 & TPM-16-02

REQUIREMENTS:

Sewage Disposal Test/Information:

- None Required None Required: Connection to Approved Sewage System
- Engineered Percolation Tests - Parcels # _____
- Wet Weather Testing
- Engineered Sewage Disposal System
- Other _____

Water Supply Tests/Information:

- None Required None Required: Connection to Approved Water System
- Well Logs (Existing Wells) Well Logs for Adjoining Property
- Drilled Well - Parcels # _____ Spring Source-Verification
- Pump Test (Static Level) _____ Hours
- Bacteriological Analysis Chemical Analysis Physical Analysis
- Other _____

Project Information:

- Location Map Mark Project Area Contour Map
- Food Establishment Plans Swim Pool/Spa Plans
- Waste Information (Non-Sewage)
- Other _____

Comments/Conditions: Environmental Health has reviewed this project with regards to onsite sewage disposal, water supply and this Division's density standard, and has no objection to the project as it is proposed.

All proposed parcels contain single family dwellings serviced by individual sewage disposal systems.

Parcel A: PN 84-188; Parcel B: PN 04-256 and Parcel C: PN 99-003.

Proposed parcels A & B have rights to a shared well in Oregon through a maintenance and easement agreement (#97-48771) along with an existing groundwater well located on former APN 006-240-400; PN 2384.

Proposed Parcel C is serviced by an individual groundwater well; PN 4729.

REHS *Don Whaley* DATE 12-7-17

ENVIRONMENTAL HEALTH ACTION

Application Accepted Application Rejected as Incomplete (see comments)

Approved Recommended for Denial

Approved with conditions (see comments)

REHS *Don Whaley* DATE 12-7-17

Date sent to Planning: 12/7/2017