



SISKIYOU COUNTY
PLANNING COMMISSION STAFF REPORT
April 17, 2019

PRESLEY ZONE CHANGE (Z1809)

APPLICANT:	Ronald Presley 9030 Guys Gulch Yreka, CA 96097
PROPERTY OWNER(S):	Presley Trust 9030 Guys Gulch Yreka, CA 96097
PROJECT SUMMARY:	Proposed rezone of approximately 430.7 acres from Prime Agricultural (AG1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG2B40) to Timber Production Zone (TPZ).
LOCATION:	The project site is located in Guys Gulch, approximately 3.8 miles southwest of the community of Grenada, on APNs 014-340-320, 014-340-330, and 014-340-340; Township 44N, Range 7W, Section 36, MDB&M.
GENERAL PLAN:	Soils: Erosion Hazard; Soils: Severe Septic Tank Limitations; Slope; Critical Deer Wintering Area – 40-acre minimum; Wildfire Hazard – High; Prime Agricultural Soils
CURRENT ZONING:	Prime Agricultural (AG1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG2B40)
PROPOSED ZONING:	Timber Production (TPZ)
EXHIBITS:	A. Recommended Findings B. Resolution PC-2019-011, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Approve the Presley Zone Change (Z1809) B-1. Notations and Recommended Conditions of Approval C. Draft Board of Supervisors Ordinance D. Agency Comments E. Timber Management Plan

BACKGROUND

Ronald Presley has applied for a zone change to rezone approximately 430.7 acres from Prime Agricultural (AG1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG2B40) to Timber Production (TPZ).

Pursuant with Siskiyou County Code Section 10-6.5102, the proposed zoning generally allows for growing and harvesting of timber; compatible uses as defined in Section 5110 of the Government Code; recreational and/or educational uses not interfering with the primary purpose of the district; grazing; a single-family dwelling, provided a Timber Management Plan has been prepared.

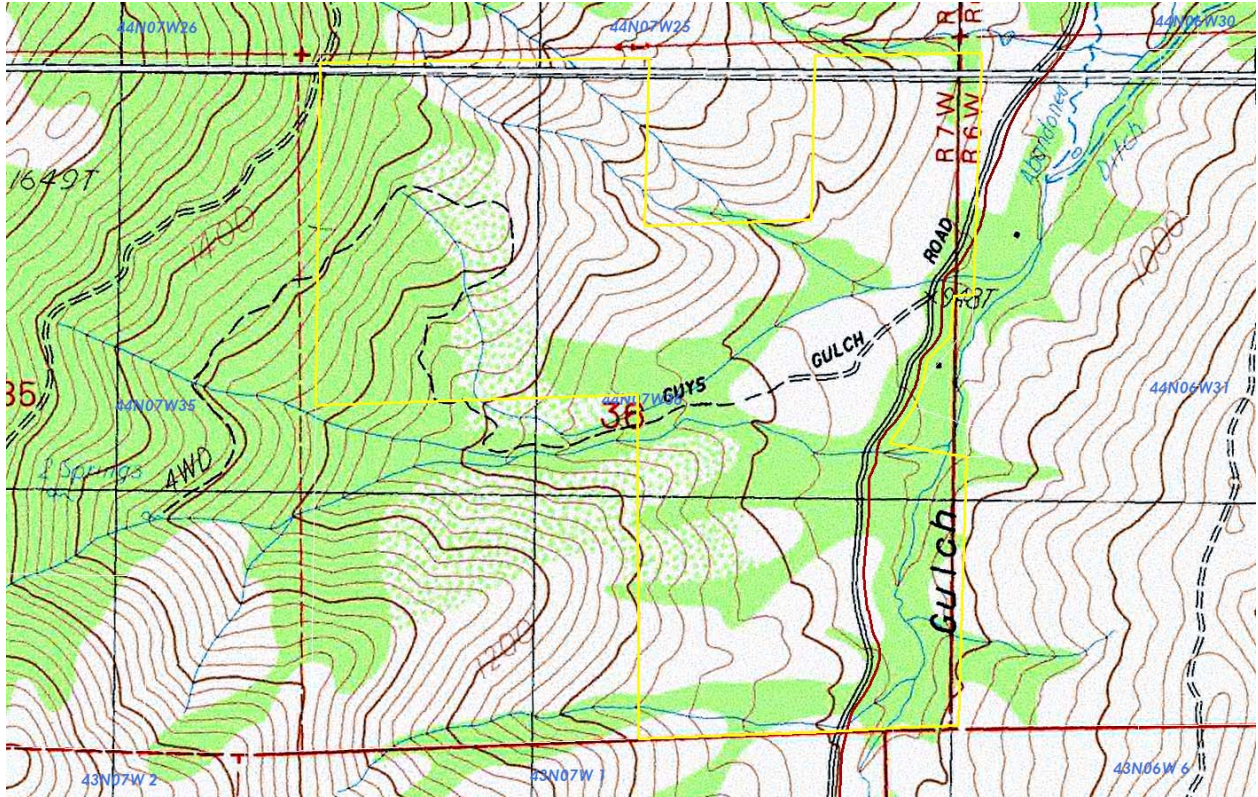


FIGURE 1: TOPO MAP/PROJECT LOCATION

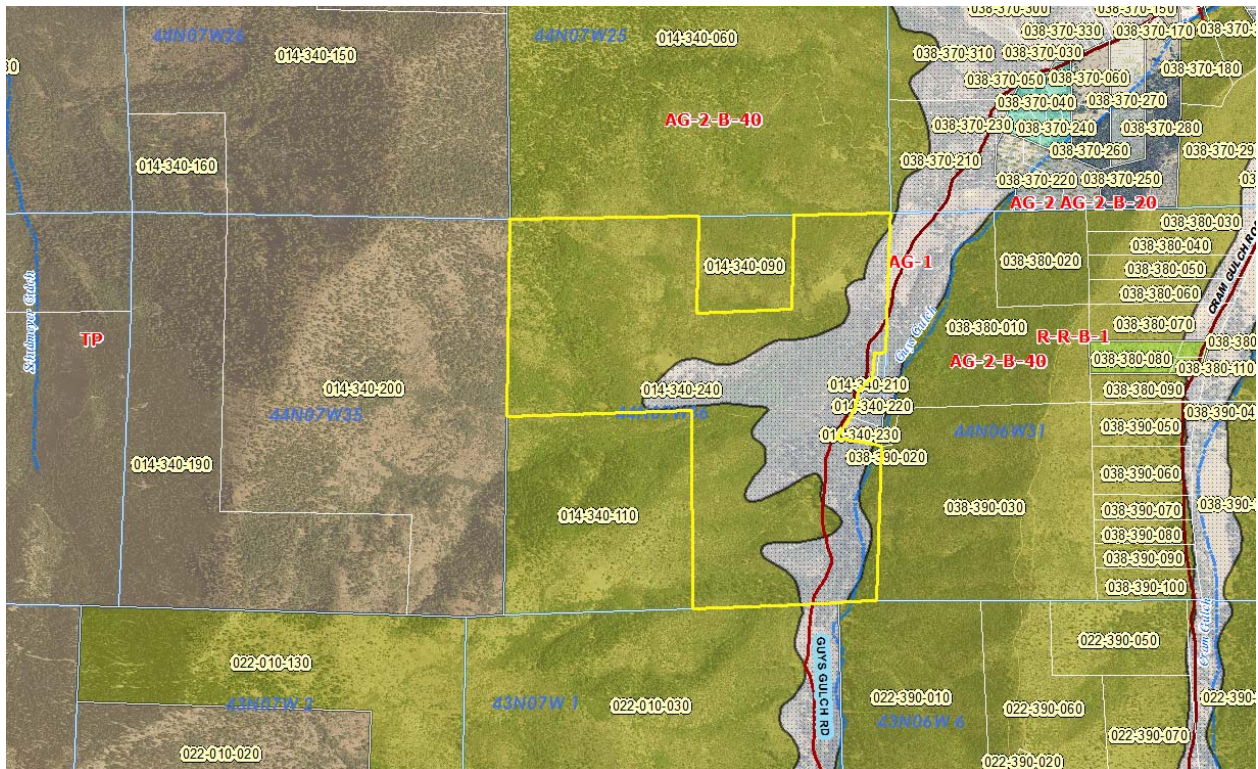


FIGURE 3: EXISTING ZONING MAP

ANALYSIS

The site has previously been used for growing and harvesting timber and recreational purposes. The applicant is currently proposing to rezone the site to TPZ with proposed uses to include the continuation of growing and harvesting of timber and recreational uses.

Currently, the property is undeveloped with the exception of one undeveloped surface road. Guys Gulch Road also runs through a portion of the property. The project site is mostly open country with trees, brush, and a small intermittent stream. There are no homes or prior home sites on the property, but it was used for agriculture prior to the 1970s. The forest stands on the property are a mix of ponderosa pine, Douglas Fir, sugar pine, incense cedar, western juniper, black oak, and white oak. White alder, willow, and maple are found along the creek. Understory species include manzanita, Oregon grape, ceanothus, scrub oak, snowbrush, serviceberry, and various forbs and grasses. Surrounding properties are mostly timberland and rangeland with a few rural residential uses along Guys Gulch Road.

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 Hazard; Soils: Severe Septic Tank Limitations; Slope; Critical Deer Wintering Area – 40-acre minimum; and Wildfire Hazard – High; Prime Agricultural Soils. In addition, planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.9, and 41.18 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 project site. In addition, the use as conditioned 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 approval.

Zoning Consistency

Currently, the property is zoned Prime Agricultural (AG1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG2B40). Subsequent to the proposed zone change, the area would be rezoned to Timber Production (TPZ).

As shown in **Figure 3** above, the project site is located adjacent to parcels zoned TPZ, AG2B40, and AG1. Subsequent to the zone change, the zoning of the project site would remain consistent with adjacent timber production and rural residential and agriculturally zoned properties.

Pursuant to Siskiyou County Code Section 10-6.5102, permitted uses in the TPZ zoning district include growing and harvesting of timber; compatible uses as defined in Government Code Section 51100, except where conditionally permitted by County Code; recreational and/or educational uses not interfering with the primary purpose of the district, which purpose is the growing and harvesting of timber; grazing; and a single-family residence provided a Timber Management Plan for the property has been prepared. Proposed uses of the site are consistent with the uses permitted in the TPZ zoning district and surrounding uses. No new development is proposed as part of this project.

The parcel is approximately 430.7 acres and would meet the minimum acreage requirements of the TPZ zoning district.

Section 51104(f) of the California Government Code defines “timberland” as “privately owned land...which is devoted to and used for growing and harvesting of timber, or for growing and harvesting of timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre”. Pursuant to Government Code Section 51113(3)(A), “the parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in which the parcel is located, or the owner shall sign an agreement with the board or council to meet those stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement”. The parcels meet the stocking standards required by California Public Resources Code Section 4561 as evidenced by the Timber Management Plan and maps submitted by the applicant (Exhibit E).

PRELIMINARY PROJECT REVIEW

Prior to preparing an initial study to analyze potential environmental impacts associated with the project, a Project Application Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. As a result, the Planning Division received comments from the Siskiyou County Environmental Health Division and the California Department of Fish and Wildlife (CDFW). Comments received are summarized below and are included in their entirety in Exhibit D.

AGENCY COMMENTS:

Environmental Health – November 1, 2018

The Siskiyou County Environmental Health Division submitted comments indicating that the parcels had not been evaluated for onsite sewage disposal or water supply. Prior to development, each parcel would need to be reviewed and approved for onsite sewage disposal and water supply. Environmental health has no objections to the project as proposed.

CA Fish and Wildlife (CDFW) – November 29, 2018

CDFW submitted comments. These comments are predominantly related to the Timber Harvest Plan process which includes additional environmental review.

ENVIRONMENTAL REVIEW

The proposed Timber Production Zone (TPZ) is a more restrictive zoning than the current Prime Agricultural (AG1) and Non-Prime Agricultural (AG2) zoning. The current and proposed uses of the property, growing and harvesting of timber and recreational uses, are allowed in the AG1, AG2, and TPZ zone districts. As the proposed rezone would be to a more restrictive zone district and the proposed uses are a continuation of the current uses, which are allowed under the current zoning, there is no potential for significant environmental impacts from the project. Staff is recommending that the project be considered exempt from CEQA review pursuant to Section 15061(b)(3), the “common sense” exemption.

PUBLIC COMMENTS:

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

PLANNING STAFF RECOMMENDATION

- **Recommend** that the Board of Supervisors adopt the “common sense” exemption in accordance with Section 15061(b)(3) of the CEQA Guidelines.

- **Recommend** that the Board of Supervisors approve the zone change request in accordance with the Presley Zone Change (Z1809) application subject to the findings in Exhibit A and notations and conditions of approval in Exhibit B-1.

SUGGESTED MOTION

I move that we adopt Resolution PC-2019-011, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Approve the Presley Zone Change Request (Z1809).

PREPARATION

Prepared by the Siskiyou County Planning Division.

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

Christy Cummings Dawson
Deputy Director, Planning
806 S. Main Street
Yreka CA 96097

Exhibit "A"
Recommended Findings
Presley Zone Change (Z1809)

FINDINGS

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).

No development is proposed as part of this project.

MAP 4: SEVERE SEPTIC TANK LIMITATIONS

Policy 9. The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope.
The permitted density will not create erosion or sedimentation problems.

The project parcels are all in excess of 5 acres.

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.

No new development is proposed as part of this project.

MAP 5: EXCESSIVE SLOPES

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

Environmental Health does not permit septic systems on areas with 30% or greater slope. Although development of the site is not proposed with the zone change, this policy would be enforced with the review of any development applications(s) for septic system approval.

MAP 9: DEER WINTERING AREAS

Policy 28. Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public and quasi public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

No new development is proposed as part of this project.

Policy 29. The minimum parcel also permitted shall only be those as designated on the critical deer wintering area map.

Exhibit "A"
Recommended Findings
Presley Zone Change (Z1809)

The permitted density will not create erosion or sedimentation problems.

There is no new development proposed as part of this project. The existing parcels exceed the minimum required size.

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.**

No development is proposed with this zone change. Should the parcels be developed with structures in the future, Cal Fire PRC 4290 requirements, as applicable, would need to be satisfied.

MAP 12: 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.

No new development is proposed as part of this project and the parcels are all in excess of the 40-acre minimum.

COMPOSITE OVERALL POLICIES

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

Subsequent to the proposed zoning, the property will continue to be compatible with the surrounding Timber Production, Non-Prime Agricultural, and Rural Residential Agricultural zoning. There is no change in use of the property.

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 proposed zone change would not be disruptive to the mapped resources, as discussed herein.

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.

Currently, access to the existing parcels is via Guys Gulch Road. The proposed zone change would not alter existing access.

Exhibit "A"
Recommended Findings
Presley Zone Change (Z1809)

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.

All applicable Land Use Element policies were analyzed for this project, as detailed herein. The project would be consistent with said policies.

ZONE CHANGE AMENDMENT AND ZONING 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 Timberland Production District (TPZ) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed zone change is compatible with the surrounding zoning of Prime Agricultural (AG1), Non-Prime Agricultural (AG2) and Timberland Production District (TPZ).
5. The existing parcels are consistent with the Timberland Production District (TPZ) district.

TIMBERLAND PRODUCTION ZONE INCLUSION – GOV'T CODE SECTION 51135.5

1. Government Code Section 51104(f) defines "timberland" as "privately owned land...which is devoted to and used for growing and harvesting of timber, or for growing and harvesting of timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre".
2. The property proposed to be rezoned to TPZ meets the definition of "timberland" per Government Code Section 51104(f).
3. The property sought to be included in the Timberland Production Zone meets the stocking standards requirements of Government Code section 51113(3)(A).

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

1. The Board of Supervisors find that there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, and that the Board adopts a "common sense exemption" in accordance with Section 15061(b)(3) of the CEQA Guidelines and a categorical exemption pursuant to CEQA Guidelines Section 15305.
2. The Board of Supervisors 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 individual or cumulatively significant effect.

RESOLUTION PC 2019-011

**A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SISKIYOU,
STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE THE
PRESLEY ZONE CHANGE (Z1809)**

WHEREAS, an application has been received from Ronald and Kimberly Presley to rezone approximately 430.7 acres from Prime Agricultural (AG1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG2B40B40) to Timber Production Zone (TPZ); and

WHEREAS, the rezone covers a 430.7-acre site (APNs 014-340-320, 014-340-330, and 014-340-340); and

WHEREAS, the proposed rezone was reviewed pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Division recommended that the project be determined exempt from CEQA under the “common sense” rule that CEQA only applies to projects with the potential to result in a significant impact on the environment (CEQA Guidelines Sec. 15061(b)(3)); and

WHEREAS, the Planning Division presented its oral and written staff report on the Presley Zone Change (Z1809) at a regular meeting of the Planning Commission on April 17, 2019; and

WHEREAS, the Planning Division recommended the Planning Commission recommend that the Board of Supervisors adopt the above noted CEQA exemption for the Presley Zone Change (Z1809) and approve Z1809 subject to the 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 April 3, 2019; and

WHEREAS, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

WHEREAS, on April 17, 2019, the Chair of the Planning Commission opened the duly noticed public hearing on the Presley Zone Change (Z1809) and CEQA determination to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed the CEQA determination and Zone Change (Z1809) 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 “common sense” exemption from CEQA for the Presley Zone Change (Z1809), and approve the zone change request subject to the notations and conditions of approval contained in Attachment B-1 to this resolution.

IT IS HEREBY CERTIFIED that the foregoing Resolution PC-2019-011 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 17th day of April, 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

SISKIYOU COUNTY PLANNING COMMISSION

Tony Melo, Chair

WITNESS, my hand and seal this 17th day of April, 2019.

Christy Cummings Dawson, Secretary of the Commission

Attachment "B-1" to Resolution PC 2019-011
Notations and Conditions of Approval

NOTATIONS

1. 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.
2. Upon adoption of the CEQA exemptions, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the CEQA exemptions from 35 days to 180 days.

CONDITIONS OF APPROVAL

1. The project shall substantially conform to the project description and zone change map reviewed by the Planning Commission on April 17, 2019, and subsequently approved by the Siskiyou County Board of Supervisors. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code.
2. 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.

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF SISKIYOU, STATE OF CALIFORNIA,
RECLASSIFYING 430.7 ACRES OF LAND LOCATED SOUTHWEST OF THE COMMUNITY
OF GRENADA, FROM PRIME AGRICULTURAL (AG1) AND NON-PRIME AGRICULTURE ,
40-ACRE MINIMUM PARCEL SIZE (AG2B40) TO TIMBER PRODUCTION (TPZ), ON APNS
014-340-320, 014-340-330, AND 014-340-340; SECTION 36, TOWNSHIP 44N, RANGE 7W,
MDB&M**

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU, STATE OF CALIFORNIA
ORDAINS AS FOLLOWS:

SECTION I: Pursuant to Section 10-6.205 and Section 10-6.2801 *et seq.* of the Siskiyou County Code, Sectional District Map No. 10-6.205-93 is hereby amended as shown in Exhibit “A” attached hereto.

Said Sectional District Map Amendment No. 10-6.205-93 shall be kept on file in the Siskiyou County Community Development Department - Planning Division - and made available for public inspection.

SECTION II: Findings

- A. The zone change has been analyzed pursuant to the California Environmental Quality Act (CEQA) and the Board of Supervisors finds:
1. The Board has reviewed and considered the 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 on the environment; and
 2. The project is exempt from CEQA pursuant to the “common sense” rule that CEQA applies only to projects that have the potential to result in a significant impact on the environment (CEQA Guidelines Sec. 15061(b)(3)); and
- B. The zone change is in conformance with all applicable elements and policies of the Siskiyou County General Plan and Zoning Ordinance, specifically:
1. The zone change request is consistent with Siskiyou County Code Section 10-6.2801 *et seq.* and Section 10-6.5101 *et seq.*

EXHIBIT C – Draft Board of Supervisors Ordinance

2. General Plan and County Code Consistency Findings, as detailed in the Planning Commission Staff Report dated April 17, 2019, and referenced in Planning Commission Resolution PC-2019-011 are hereby incorporated into this ordinance.

SECTION III: CONSITITUTIONALITY: If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase of this ordinance irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION IV. This ordinance shall become effective thirty (30) days after its passage and shall, within 15 days after its adoption, be published once in the Siskiyou Daily News, printed and published in the County of Siskiyou.

PASSED AND ADOPTED this ____ day of _____ 2019, at a regular meeting of the Board of the County of Siskiyou, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Brandon A. Criss, Chair
Board of Supervisors

ATTEST:
Laura Bynum, Clerk
Board of Supervisors

By: _____
Deputy

Comments on Z1809 Timberland Management Plan Rezoning Proposal

Andrew Yarusso, ES
California Department of Fish and Wildlife
Timberland Conservation Program, NR

The California Department of Fish and Wildlife (CDFW) has reviewed the Z1809 Timberland Management Plan (project) and offers the following comments on the project as a Trustee and Responsible Agency pursuant to the California Environmental Quality Act (CEQA). These comments are intended to assist the Lead Agency in making informed decisions in the planning process.

The project is a proposed rezone of 430.7 acres of Prime Agriculture and Non-prime Agriculture to Timber Production Zone (TPZ). The project is located within Sections 36 of Township 44 North, Range 7 West, Mount Diablo Base and Meridian approximately 4 miles southwest of Grenada, Siskiyou County California.

The project is situated within planning watershed Cram Gulch (1105.500201) via Calwater Watershed Mapper v2.2. Watercourses within, and adjacent to the property, flow into Julien Creek which is a fish bearing stream. Julien Creek is a tributary to the Shasta River which supports protected salmonid species. Although anadromy is discussed in the project proposal, a discussion of how upstream watercourse protections in ASP watersheds help to benefit downstream fish health would be optimal.

The Forest Practice Rules (FPR) has multiple codes for operations designed to protect fish, wildlife and botanical species. CDFW suggests a discussion with greater detail on which rules and how these rules will be implemented to benefit protected species (if applicable). Fish and Game Codes and other agency permit requirements should also be considered and addressed.

The proposal lacks a general scoping list for fish, wildlife, and botanical species. CDFW proposes adding the following scoping list as reference. CDFW recognizes that species may be added or removed from special status listing and observations may occur at any time. Therefore we recommend species scoping is conducted again at the time of Timber Harvest Plan (THP) or Non-Industrial Timber Management Plan (NTMP) submission.

CDFW utilized multiple methods to develop a scoping list for species that may occur within T 44N, R 07W, and Section 36. Geographic Information System (GIS) methods were used to develop a scoping list and are as follows:

1. The California Natural Diversity Database (CNDDDB) is a library of the status and locations of rare species and natural community types. It includes data for federally and state listed plants and animals, all species that are candidates for listing, all species of special concern, and those that are considered sensitive.

2. The California Wildlife Habitat Relationship (CWHR) System 2.8 was also used. The CWHR system is a comprehensive informational system for California wildlife that describes, models, and predicts: 1) habitat relationships and requirements; 2) management status; (3) geographic distribution; (4) life history; and (5) responses to habitat changes of wildlife species in the area. The CWHR mapping tool available on the CDFW Biogeographical Information and Observation System (BIOS) was used employing data sets for Amphibians [ds523], Birds [ds524 and ds527], Mammals [ds525], and Reptiles [526].

A total of 245 amphibian, avian, mammalian, and reptilian species occur, or have the potential to occur, within the project area. The distribution is represented by 7 amphibian, 155 avian, 65 mammalian, and 18 reptilian species. Of the 245 species, 15 are listed in California as Board of Forestry Sensitive, CDFW species of special concern, Threatened, or Endangered (Table 1) and measures are recommended to avoid take and/or adverse impacts. Presence depends on the availability of the immediate and local habitat and not all species may be found within the project area. An analysis of available habitat would be preferred and is expected upon THP or NTMP submittal.

Table 1: Listed, sensitive, and species of concern

Common Name	Scientific Name	Season	Status*	Taxon
FOOTHILL YELLOW-LEGGED FROG	<i>Rana boylei</i>	Y	SC	Amphibian
BALD EAGLE	<i>Haliaeetus leucocephalus</i>	Y	SE, BOFS	Avian
GOLDEN EAGLE	<i>Aquila chrysaetos</i>	Y	FP	Avian
GREAT BLUE HERON	<i>Ardea herodias</i>	Y	BOFS	Avian
NORTHERN GOSHAWK	<i>Accipiter gentilis</i>	Y	BOFS	Avian
NORTHERN SPOTTED OWL	<i>Strix occidentalis caurina</i>	Y	ST, FT, BOFS	Avian
OLIVE-SIDED FLYCATCHER	<i>Contopus cooperi</i>	S	SSC	Avian
OSPREY	<i>Pandion haliaetus</i>	S	BOFS	Avian
PEREGRINE FALCON	<i>Falco peregrinus</i>	Y	BOFS	Avian
PURPLE MARTIN	<i>Progne subis</i>	S	SSC	Avian
SHARP-SHINNED HAWK	<i>Accipiter striatus</i>	S	SSC	Avian
TOWNSEND'S BIG-EARED BAT	<i>Corynorhinus townsendii</i>	Y	SSC	Mammal

AMERICAN MARTEN	<i>Martes americana</i>	Y	SSC	Mammal
GRAY WOLF	<i>Canis lupus</i>	Y	SE	Mammal
WESTERN POND TURTLE	<i>Actinemys marmorata</i>	Y	SSC	Reptile

***Species Status Codes**

WL	Watch list
SSC	Species of special concern
BOFS	Board of forestry sensitive
ST	State listed as Threatened
SE	State listed as Endangered
SC	State candidate for listing (Threatened or Endangered)
FP	Fully protected

Northern Spotted Owl (*Strix occidentalis*-NSO); the project is within range of the NSO ; however, the closest documented Activity Center (AC) for the species is located approximately 1.8 miles to the West. SIS0538 is an active NSO AC. There are no other documented NSO observations in the vicinity.

Because the project area and AC SIS0538 is approximately 2 miles apart and separated by the Antelope Mountain Range, the likelihood of NSO establishment within the project area is low. However, an adult may use the area to forage. CDFW prefers a discussion that describes any available NSO habitat throughout the property, any past survey effort, and measures that will be implemented in the event one is discovered. This evaluation is expected to be submitted with any THP or NTMP and is subjected to multi-agency and public review. For all other avian species, CDFW recommends measures to protect adults, nests and eggs.

Foothill yellow-legged frog (*Rana boylei*-FYLF); the project is within range of the species and habitat may exist within the project area. CDFW may recommend surveys for the species prior to watercourse installation and removal, water drafting, and ground disturbing operations within watercourse protection zones.

A botanical review has not been completed at this time and CDFW recommends conducting a botanical scoping list prior to THP or NTMP submission. CDFW may be available upon request to provide a botanical scoping list.

If you have any questions regarding this document please contact Andrew Yarusso at (530) 841-2566 or andrew.yarusso@wildlife.c.agov.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER RONALD PRESLEY FILE # 664237

LOCATION GUYS GULCH RD., YREKA T 44N , R 7W , SEC. 36 PD# Z1809

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 proposed Zone Change and has no objections as submitted.

All parcels in this Zone Change have not been reviewed for Onsite Sewage Disposal or Water Supply. Prior to development, said parcels will need to be reviewed and approved for Onsite Sewage Disposal and obtain an approved water supply.

REHS *Da Wenzel* DATE 11-1-18

ENVIRONMENTAL HEALTH ACTION

Application Accepted Application Rejected as Incomplete (see comments)

Approved Recommended for Denial
 Approved with conditions (see comments)

REHS *Da Wenzel* DATE 11-1-18

Date sent to Planning:

TIMBER MANAGEMENT PLAN

PREPARED FOR RONALD AND KIMBERLEY PRESLEY

**430.7 ACRES LOCATED IN
SECTION 36 T44N R7W MDM&B**

**PREPARED BY
DAN LARIVÉE
RPF #2382
OCTOBER 29, 2018**

**MANAGEMENT PLAN FOR THE PRESLEY TRUST
TPZ APPLICATION
DEVELOPED FOR SISKIYOU COUNTY**

The ownership to be placed into TPZ consists of the following parcels:

APN 014-340-320 154.41 acres

APN 014-340-330 160.00 acres

APN 014-340-340 116.29 acres

Total Acreage 430.70 acres

The parcels are located within Section 36 T44N R7W MDM&B

LANDOWNER'S OBJECTIVES

The landowner's objectives are to maintain, restore, and enhance the forest resources on the ownership. Through careful management, the landowners wish to maintain a healthy forest condition which includes timber production, while enhancing other values, including wildlife habitat, watershed management, and fuel reduction.

GENERAL INFORMATION

Access

The lands are accessed via county road (Guys Gulch Road) and private roads within the individual parcels. There is a recorded easement to access a portion of the property within APN 014-340-320. The owners have the legal right to access all areas of the ownership.

Forest Stand Conditions

The forest stands on the property are a mix of ponderosa pine, Douglas-fir, sugar pine, incense cedar, western juniper, black oak, white oak. White alder, willow and maple are found along the creek. Understory species include manzanita, Oregon grape, ceanothus, scrub oak snowbrush, serviceberry, and various forbs and grasses.

The California Board of Forestry considers ponderosa pine, sugar pine, Douglas-fir and incense cedars to be Group 1 Commercial Species. Western juniper, black oak, white oak, and white alder are considered Group 2 Commercial Species.

The forest stands are not uniform and densities and species composition vary throughout the ownership. The stand structure is unevenaged with trees occurring in all age classes. The areas closest to the creek (Guys Gulch) support stands of ponderosa pine with overstory trees in the 16 through 28 inches diameter range. These overstory trees range in age from 80 to 120 years old. In the upper elevations, and on north facing slopes, the stands are mixed conifer. Ponderosa pine is the dominant species, with Douglas-fir in association. Incense cedar, sugar pine, black and white oak are also common associates.

The stands in the lower elevation, away from the creek, are a mix consisting of pure oak stands,

pine and oak mixed stands, with areas of brush on the harsher south facing sites. Much of the gentle ground on both sides of Guys Gulch Road was cleared for agriculture in the past. These areas support brush grasses and small trees which have returned to the site. These lands were recently purchased by the Owners and restoration and reforestation is a primary objective for these areas. The land was unmanaged for a number of years and has been slowly returning to pine and oak woodland.

The south facing slopes in the area are dominated by brush and western juniper. Juniper cover varies over the landscape. Ponderosa pine and white oak are found nearer the draws in these areas.

The mosaic of forest types with brushy opening provide excellent wildlife habitat. Enhancing the conditions that are favorable to wildlife in the area are of importance to the landowners.

The landowners are in the process of applying for the California Forest Improvement Program (CFIP), administered by Cal Fire. This program provides cost share funds to non-industrial landowners for improvement work on forested property. The funds help to reduce fuel loading through pre-commercial thinning and slash disposal as well as brush clearing. Funds are also available for site preparation and reforestation as well as projects to improve wildlife habitat.

Forest Insects & Disease

The best defense against insects and disease is a well-regulated forest. The landowners have accomplished thinning of the lands that have been in the ownership for some time. The newly purchased land in this rezoning application would benefit from pre-commercial thinning and harvesting of merchantable diseased trees.

The biggest disease problem is mistletoe in ponderosa pine as well as in the black and white oaks. Some mistletoe in the oak stands can be controlled through cutting out of the infected branches. Some trees are so badly infected that removing the tree is the best solution.

The ponderosa pine stands are also infected with mistletoe (a different species than that which is found in oaks). Some of these trees can be helped by removing branches when it occurs in the lower portions of the crown. Trees that have mistletoe throughout the crown should be harvested using the exemption process available from Cal Fire that allows harvesting of dead, dying, and diseased trees in amounts not greater than 10% of the stand.

Stocking

The stocking on the ownership varies greatly. There are areas where the conifer trees are overstocked and require thinning. These areas are found adjacent the creek, in north facing draws throughout the property, in the area between the road and the creek in the south half of Section 36, and in the upper elevations in the western portion of Section 36.

There are numerous areas where small pines are coming up through the brush that require release. This is a common occurrence over much of the landscape especially on the gentle slopes where agriculture and grazing were practiced in the past. Site occupancy by commercial species

can be improved through release either mechanically or chemically.

The landscape reflects a history of past fires and agricultural use. Restocking of any area should be done using a measured approach. Areas that show the most promise are those adjacent stands of pine or oak that occur in the northern aspects of the east-west running draws. Utilizing shade from the existing tree cover as a nurse crop for new conifers will produce the best results.

The landowner wishes to increase stocking of both Group 1 and Group 2 species throughout the ownership. Sites chosen for reforestation and afforestation work shall be ranked according to soil type, aspect, and steepness of slope. It is estimated that approximately 80 acres could respond favorably to site preparation and planting.

Forest Protection:

The landowners have done fuels reduction work on the parcels that have been in the ownership for a number of years. On these parcels the areas adjacent the County road have had brush removed and tree pruning work done.

The newly acquired parcels have had some brush clearing done, however, most of this work will be done through grants from both Cal Fire and other funds available through the fire safe council. These parcels have had virtually no fuel reduction work done for many years and need brush clearing and some pre-commercial thinning adjacent both the County road and the private road system within the ownership.

Timetable for Harvest

There could be a harvest for 10% of the dead, dying and diseased trees initiated in 2019-2020. This would be a commercial harvest designed to improve stand conditions by harvesting and culling out the weakest trees in the stands. This type of stand maintenance may take place over a period of years using successive entries. The harvest should be done when market conditions are good.

A commercial harvest utilizing a Timber Harvesting Plan (THP) could be done at any time. There are mature trees that are available for harvest in a number of areas. This type of timber harvest should be done when market conditions are favorable. At present there is a good market for Douglas-fir and cedar. The pine market is lagging; however, it has been improving in the last three to four years and landowners can make a small profit from a commercial operation in pine. The costs for timber harvesting plans have risen considerably in the last decade and now average in the range of \$15,000-\$25,000 for most THP's on non-industrial ownerships. The life span for a THP is 5 years with two one-year extensions.

Soils

146 Duzel gravelly loam 5-9 percent slopes:

This map unit is on mountains. It is formed in residuum derived dominantly from metamorphic rock. The native vegetation is mainly juniper, perennial grasses, shrubs, and forbs. Weathered bedrock is at 38 inches. Permeability is moderately slow, available water capacity is moderate to very low, effective rooting depth is 20 to 40 inches. Runoff is medium. On the ownership this soil supports

juniper, oaks, pine, and grasses. Wildlife habitat potentials according to the Natural Resource Conservation Service are good for hardwoods and fair for conifers.

147 Duzel gravelly loams 9-15 percent slopes:

This map unit is on mountains. It is formed in residuum derived dominantly from metamorphic rock. The native vegetation is mainly juniper, perennial grasses, shrubs, and forbs. Weathered bedrock is at 38 inches. Permeability is moderately slow, available water capacity is moderate to very low, effective rooting depth is 20 to 40 inches. Runoff is medium. On the ownership this soil supports ponderosa pine, black and white oak shrubs and grasses. Wildlife habitat potentials according to the Natural Resource Conservation Service are considered good for hardwoods and fair for conifers.

148 Duzel-Jilson-Facey complex 15-50 percent slopes: This map unit is found on mountains. The native vegetation is mainly mixed perennial grasses shrubs forbs and juniper. Within the ownership these soils support stands dominated by ponderosa pine, white and black oak stands, juniper, and brush. The unit is 40% Duzel gravelly loam, 30% Jilson gravelly loam, and 20% Facey loam.

The Duzel soil is moderately deep and well drained. It is formed in residuum derived dominantly from metamorphosed rock. Effective rooting depth is 20-40 inches.

The Jilson soil is shallow and well drained. It is formed in residuum derived dominantly from metamorphosed rock.

The Facey soil is deep and well drained. It is formed in residuum derived dominantly from metamorphosed rock. Effective rooting depth is 40-60 inches.

Wildlife habitat potentials according to the Natural Resource Conservation Service are considered fair for hardwoods and fair for conifers.

#163 Jilson-Duzel gravelly loams 5 to 50% slope: This soils unit is found on mountains

The Duzel soil is moderately deep and well drained. It is formed in residuum derived dominantly from metamorphosed rock. Effective rooting depth is 20-40 inches. Runoff is medium to rapid.

The Jilson soil is shallow and well drained. The soil is shallow with weathered bedrock found at a depth of 14 inches. Wildlife habitat potentials according to the Natural Resource Conservation Service are considered poor for hardwoods and poor for conifers.

#165 Kindig-Neuns gravelly loam 30 to 80% slopes: This soils unit is 60% Kindig gravelly loam and 30% Nuens gravelly loam, with 10% accounting for other inclusions.

The Kindig soil is deep and well drained derived from metamorphic rock. The permeability of the Kindig soil is moderate. Available water capacity is low to moderate, and the effective rooting depth is from 40 to 60 inches.

Wildlife habitat potentials according to the Natural Resource Conservation Service are considered good for hardwoods and good for conifers.

This soil is capable of producing 29,440 board feet per acre from a fully stocked stand of Douglas-fir at 80 years of age

Site Index Douglas-fir 93-121

Site Index ponderosa pine 93-117

178 Lithic Xerorthents-Rock outcrop complex 0 to 65 percent slopes:

This map unit is on mountains. The vegetation is mainly brush, shrubs, annual grasses and forbs. Lithic xerorthents are very shallow and excessively drained.

#184 Marpa- Kinkel-Boomer, cool complex 5-15 percent slopes:

This soils unit is found on mountains. The native vegetation is mainly mixed conifers, shrubs, perennial grasses and forbs. The unit is 30% Marpa gravelly loam, 25% Kinkel very gravelly loam, and 20% Boomer gravelly loam cool.

The Marpa soil is moderately deep and well drained. It is formed in residuum derived from metamorphosed rock. Effective rooting depth is 20-40 inches.

The Kinkel soil is very deep and well drained. It is formed in residuum derived from metamorphosed rock. Effective rooting depth is 60 inches or more.

Wildlife habitat potentials according to the Natural Resource Conservation Service are considered good for hardwoods and good for conifers. This soil is capable of producing 13,500 to 18,500 board feet of fully stocked 80-year-old ponderosa pine.

Site Index Douglas-fir 97-99

Site Index ponderosa pine 82-90

Site Index white fir 59

#231 Stoner gravelly sandy loam, 5 to 15 percent slopes:

This very deep well drained soil is on alluvial fans. The surface layer is brown gravelly sandy loam about 12 inches thick. Permeability is moderate. Available water holding capacity is low to moderate. Effective rooting depth is 60 inches or more. Runoff is medium and the hazard of erosion is moderate.

Site Classification:

Site Classification ranges from Site I through Site V. Site I is the highest timber site and Site V is the lowest. The vast majority of the timber ground in Siskiyou County on non-industrial ownerships is site III and lower. There is very little Site II and virtually no Site I. Site V is fairly common on many marginal areas.

Estimates of Acreage in various Site Classifications for each parcel are:

Parcel 014-340-320

SITE III	60.56 ac.
SITE IV	62.60 ac.
SITE V	31.25 ac.
TOTAL	154.41 ac.

Parcel 014-340-330

SITE IV	105.15 ac.
SITE V	54.85 ac.
TOTAL	160.00 ac.

Parcel 014-340-340

SITE III	18.25 ac.
SITE IV	58.51 ac.
SITE V	39.53 ac.
TOTAL	116.29 ac.

Watercourses:

The principal watercourse on the ownership is Guys Gulch. This is considered to be a Class II watercourse according to the California Forest Practice Rules. This watercourse flows into Julien Creek which is tributary to the Shasta River. The Shasta River supports Salmon and Steelhead and the watershed where the property is located is considered an ASP watershed. An ASP watershed is one that that supports listed anadromous salmonids. This type of watershed receives additional protection measures for water quality under the Forest Practice Rules.

Schedule for Inventory:

Forest Inventories are designed to estimate the quality and quantity of the trees in the forest. This can be as simple as an estimate of the standing timber on an ownership. An inventory can also be more extensive, taking into account estimates of growth and mortality. An inventory may also measure other values such as watershed and wildlife habitat conditions, habitat for rare or endangered species or other non-wood values such as recreation or fuel loading.

There has been no formal timber cruise on the property. Prior to conducting any forest inventory work the planning process should address the following items:

1. What attributes the inventory shall measure.
2. Time and funds available for the inventory.
3. The forest classification system to be used.
4. The sampling design.
5. Type of photos and maps to utilize.
6. The training of the personal involved.
7. The logistical support necessary to effectively assess the property.

Recommendations for forest inventory are:

1. A low intensity cruise to assess imminent mortality in merchantable trees.
2. Evaluate the areas where pre-commercial thinning is necessary. Sites which yield the greatest potential for successful release should be identified.
3. Regular monitoring of timber stands (every two to three years) to check for bark beetle activity in pine and Douglas-fir. If beetle activity is noted the stands should be addressed to mitigate the beetle activity through harvesting and proper slash treatment.
4. Evaluation of areas that will benefit from planting projects. Areas should be ranked based on soils and topography.

Harvesting Activity

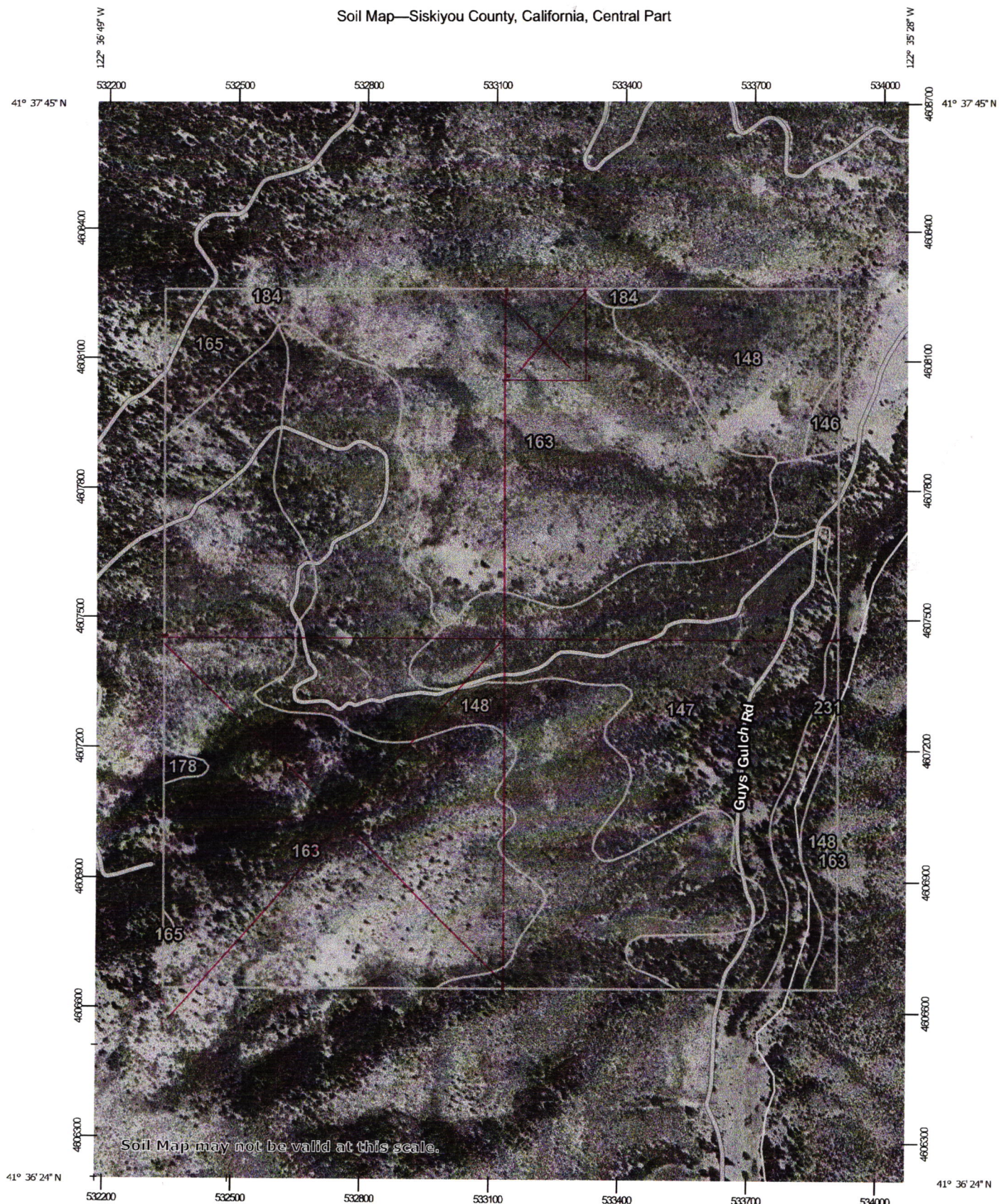
The last timber harvest took place in the 1980's on a portion of the ownership in the higher elevations of Section 36.

Some thinning of pine and oak has taken place in the lower elevations. This appears to have taken place over a period of time. Stumps vary in age but many appear to be at least 40 years old or more.

Fire Protection:

Protecting the forest from fire is a high priority for virtually all timberland owners. The forest composition can be manipulated to become more resistant to wildfire through careful management practices. When working in the forest basic equipment to fight fire should be present on site. Burning of slash should only be done during times when conditions are favorable and winds are calm.

Soil Map—Siskiyou County, California, Central Part



Map Scale: 1:12,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey
EXHIBIT E - Timber Management Plan

10/29/2018
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146	Duzel gravelly loam, 5 to 9 percent slopes	2.4	0.4%
147	Duzel gravelly loam, 9 to 15 percent slopes	108.1	17.2%
148	Duzel-Jilson-Facey complex, 15 to 50 percent slopes	172.2	27.4%
163	Jilson-Duzel gravelly loams, 5 to 50 percent slopes complex	307.3	48.9%
165	Kindig-Neuns gravelly loams, 50 to 80 percent slopes complex	14.3	2.3%
178	Lithic Xerorthents-Rock outcrop complex, 0 to 65 percent slopes*	1.3	0.2%
184	Marpa-Kinkel-Boomer, cool complex, 15 to 50 percent slopes	1.8	0.3%
231	Stoner gravelly sandy loam, 5 to 15 percent slopes	20.5	3.3%
Totals for Area of Interest		627.9	100.0%

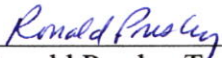
Plan Preparation

I have prepared this management plan in accordance with the outline received from Siskiyou County Planning Department for entry into the Timber Production Zone.



Dan Larivee
RPF #2382
October 28, 2018

We have a working knowledge of forest management. We have sought the advice of professionals in the private sector as well as agency representatives to aid in management decisions.

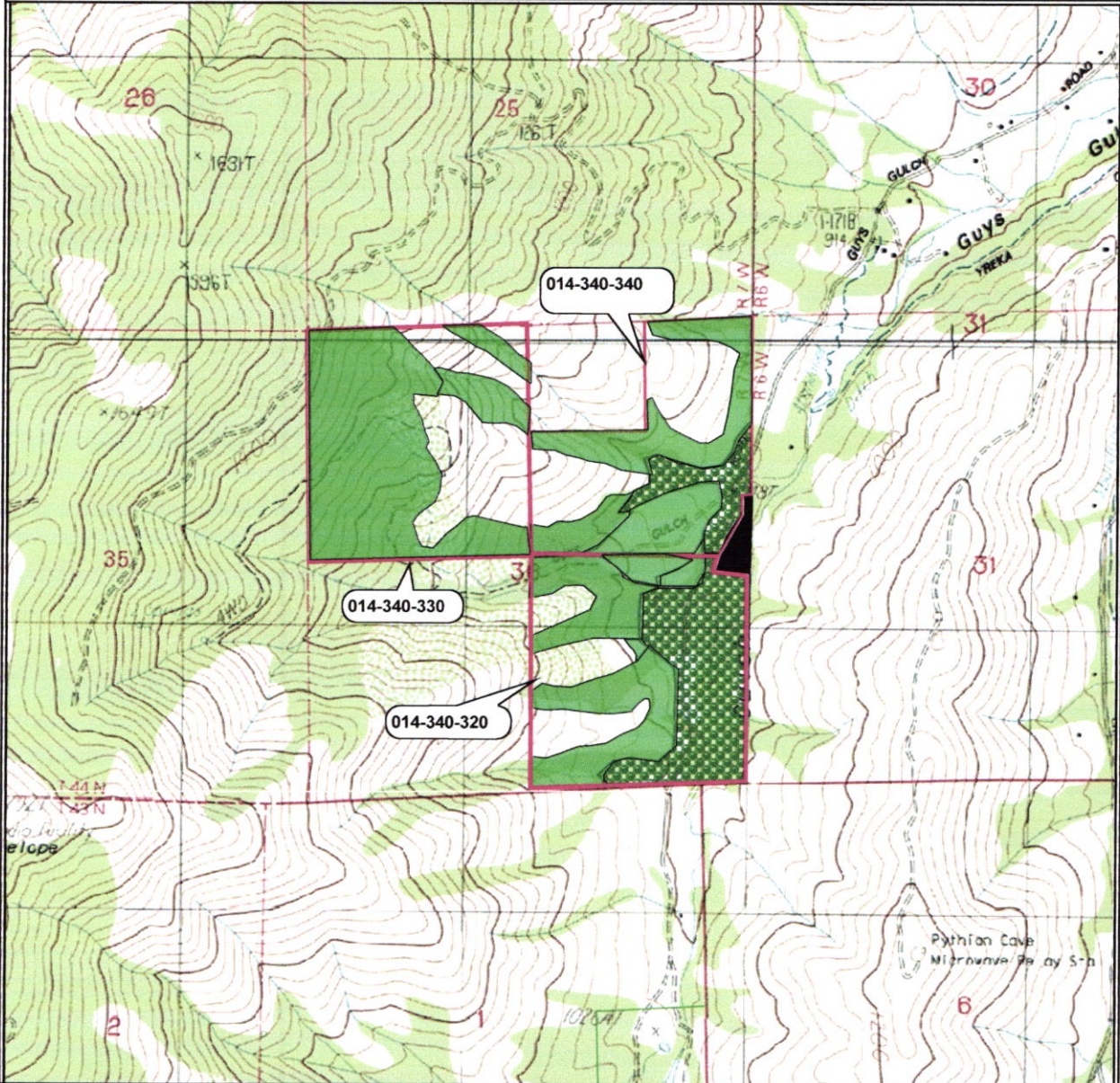






Ronald Presley Trustee
Landowner



Kimberley Presley Trustee
Landowner

**PRESLEY TRUST
REZONING APPLICATION MAP
PORTION OF SECTION 36 T44N R7W MDM&B
APN'S 014-340-320, 330, & 340**



<p>APN 014-340-320</p> <p>SITE III 60.56 AC. SITE IV 62.60 AC. SITE V 31.25 AC. TOTAL 154.41 AC</p>	<p>APN 014-340-330</p> <p>SITE IV 105.15 AC. SITE V 54.85 AC. TOTAL 160.00 AC</p>	<p>APN 014-340-340</p> <p>SITE III 18.25 AC. SITE IV 58.51 AC. SITE V 39.53 AC. TOTAL 116.29 AC</p>	<p>LEGEND</p> <p> SITE III LANDS</p> <p> SITE IV LANDS</p> <p> SITE V LANDS</p> <p> OUT AREA</p>
---	---	---	---

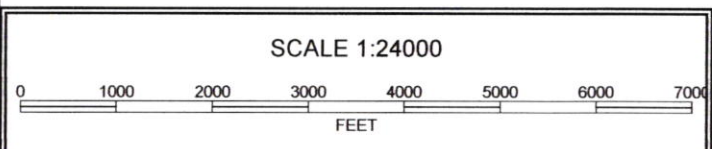
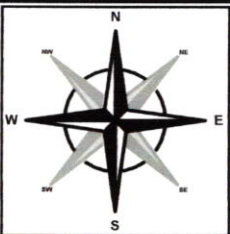


EXHIBIT E - Timber Management Plan