



**Siskiyou County**  
**Planning Commission Staff Report**  
**February 19, 2020**

**Agenda Item Number 2**  
**Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)**

- Applicant:** Jason Hensley
- Property Owners:** Bonnie L & Jason M Hensley  
4117 N Old Stage Road  
Mount Shasta, CA 96067-9130
- Representatives:** Alfred D. Morris, PLS  
Al Morris Land Surveying  
PO Box 60  
Gazelle, CA 96034
- Project Summary** Proposed minor rezone of approximately 5.06 of a 5.22-acre parcel from Rural Residential Agricultural, 5-acre minimum (RRB5) to Rural Residential Agricultural, 2.5 acre minimum (RRB2.5). A tentative parcel map to split the existing 5.22-acre parcel into two parcels of approximately 2.51 and 2.71 acres is also proposed.
- Location:** The project site is located at 4117 N Old Stage Road, northwest of Mt. Shasta City on APN 030-010-520; Township 40N, Range 5W, Section 1 MDB&M; Latitude 41.34776°, Longitude -122.36840°.
- General Plan:** Building Foundation Limitations; Severe Pressure Limitations Soils; Wildfire Hazard; Woodland Productivity; Prime Agricultural Soils
- Current Zoning:** Rural Residential Agricultural, 5-acre minimum parcel size (RRB5); Prime Agricultural (AG1)
- Proposed Zoning:** Rural Residential Agricultural, 2.5-acre minimum parcel size (RRB2.5); Prime Agricultural (AG1)
- Exhibits:**
- A. Recommended Findings
  - B. Draft Resolution PC-2020-003
  - B-1. Notations and Recommended Conditions of Approval
  - C. Comments
  - D. Rezoning and Vesting Tentative Parcel Map

## **Background**

The property owner has applied for a minor zone change and tentative parcel map to reconfigure existing minimum parcels sizes and to create one additional parcel.

The property is located at 4117 North Old Stage Road, northwest of the City of Mount Shasta. The subject parcel is a legal parcel originally created as Parcel B, as shown on the map titled, "Boundary Line Adjustment and Parcel Map for John J. and Patricia A. Tanner", filed in the Siskiyou County Recorder's Office on June 1, 2000 in Parcel Map Book 23, Page 75.

The project site is generally flat, sloping at 1-4% southwesterly, and vegetation consists of conifer trees, native brush, weeds, and grasses. Native ground squirrels, birds, coyotes, and deer may be found on the project site. Soils consist primarily of Deetz gravelly loamy sand, which is not prime.

As shown in Exhibit D: Rezoning and Vesting Tentative Parcel Map, proposed Parcel II is currently developed with a single-family dwelling and septic system. Proposed Parcel I is developed with a well and an existing 60' easement for ingress, egress, and public utilities. Both proposed parcels have an existing driveway.

Surrounding parcels are primarily residential, with Rural Residential Agricultural (RR) zoning and Combining District (B) zoning ranging from 1-acre to 40-acre minimum parcel sizes, as shown in Figure 2. Prime Agricultural zoned properties are south and southeast of the subject parcel. Actual acreages of surrounding parcels range from 1.07 acres (APN 030-010-480) to 9.97 acres (APN 030-010-440).

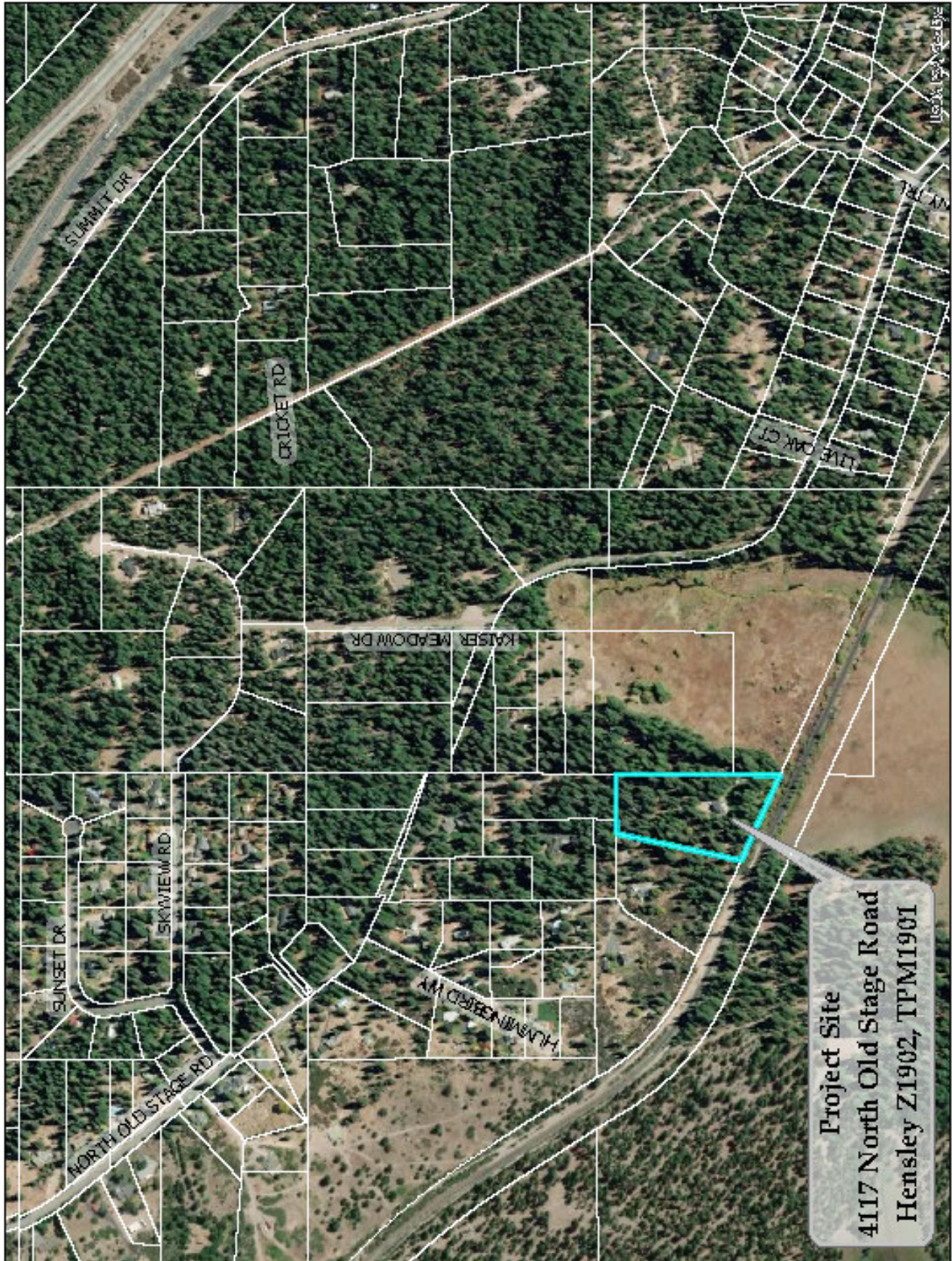


Figure 1: Project Location

## **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 Building Foundation Limitations: Severe Pressure Limitations Soils; Wildfire Hazard; Woodland Productivity; and Prime Agricultural Soils. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5 through 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 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 commissioner's review, consideration, and approval.

### **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 to subdividing the property, the project entails the minor rezone of a portion of the site. Minor rezone projects are those which change only the Combining District. The applicant proposes to change approximately 5.06 acres of RRB5 to RRB2.5. Given the proposed zoning and proposed lot configuration, each of the two proposed lots would need to contain a minimum of 2.5 acres. Proposed Parcel "I" and Proposed Parcel "II" would be approximately 2.51 and 2.71 acres, respectively. Subsequent to the proposed zone change, both proposed lots would conform to the 2.5-acre minimum parcel size for the district they are in.

Based on staff's analysis of the proposed use, staff believes that the necessary findings can be made for the approval of this application.

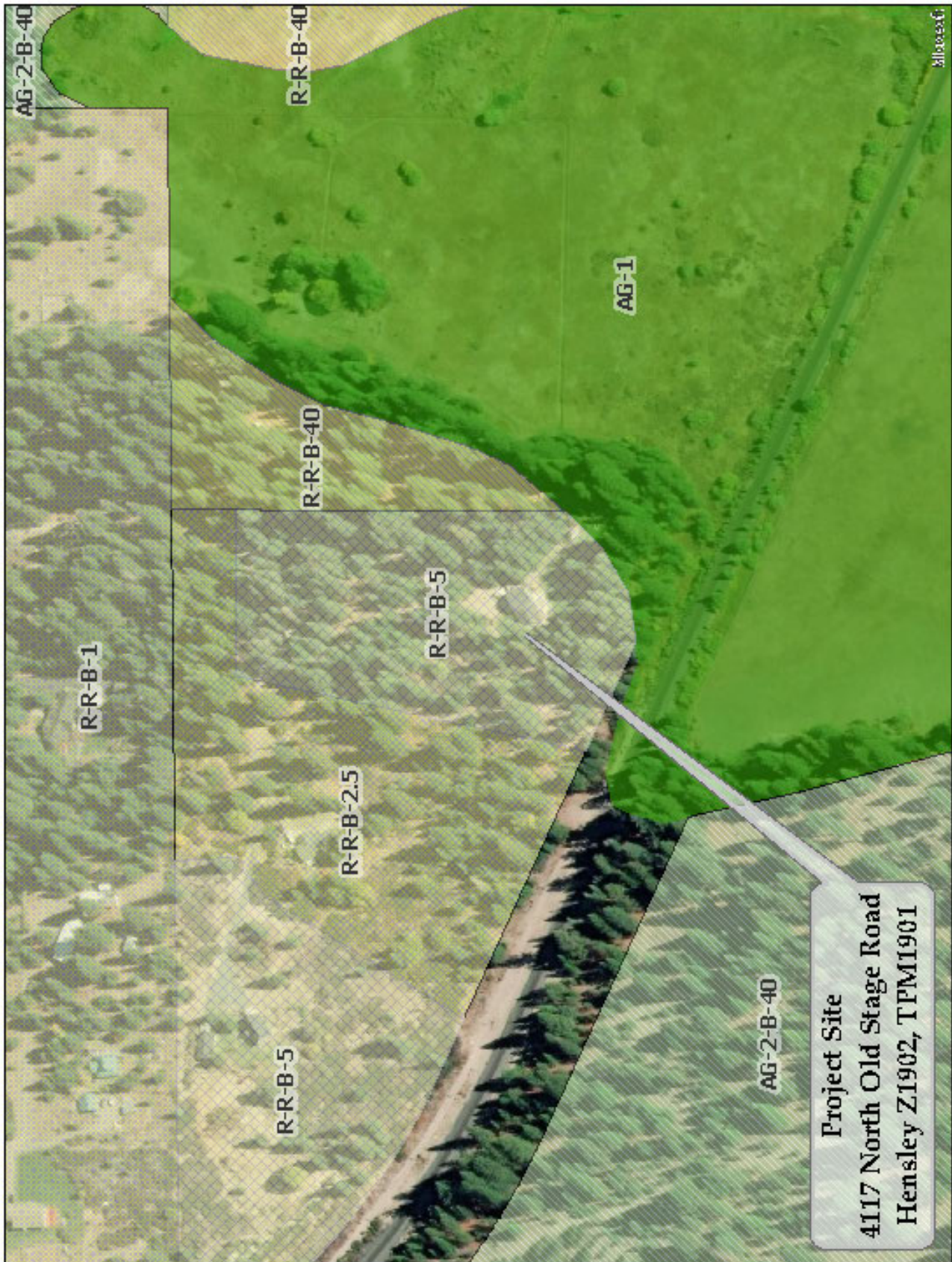


Figure 2: Existing Zoning Map

Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)

## **Environmental Review**

Staff evaluated the project's potential for environmental impacts by reviewing the project relative to Appendix G of the CEQA Guidelines. Based on this review, it was determined that the rezone and subdivision of the property, as proposed, would not adversely impact the environment.

The project site is currently developed with one single-family dwelling and accessory structures. The proposed rezone and tentative parcel map would potentially result in one additional single-family dwelling and one additional Accessory Dwelling Unit to be developed on proposed Parcel I, in addition to other uses permitted by right in the RR zoning district. Additionally, the rezone is a minor rezone that is only changing the Combining District (B) minimum parcel size, not the primary district, so the uses permitted by right remain the same.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and tentative parcel map may have a significant effect on the environment, staff is recommending that the Planning Commission and Board of Supervisors make the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the "common sense exemption" of CEQA Guidelines Section 15061(b)(3), which states 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."

## **Comments**

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on February 5, 2020 and mailed to property owners within 300 feet of the applicant's property. No public comments have been received at the time this staff report was written.

### **Siskiyou County Environmental Health Division – April 3, 2019**

Project meets County density standard. Adequate groundwater to service single-family dwelling. No objections to the project as proposed.

Planning Response: No response necessary.

### **California Department of Forestry and Fire Protection (Cal Fire) – June 25, 2019**

Cal Fire has no objection to the proposed project. Per project representative, Alfred D. Morris, the existing road from N. Old Stage Road to the project site will be widened and reconstructed to Public Resource Code 4290 standards. A new turnaround at the end of the roadway extension will be constructed and necessary vegetation clearing will be completed.

Planning Response: Compliance with PRC 4290 Fire Safe Regulations to the satisfaction of Cal Fire has been included as a recommended condition of approval for the project (see Exhibit B-1).

## **Planning Staff Recommendations**

- Recommend that the Board of Supervisors Adopt the "common sense exemption" pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.

**Planning Commission Staff Report  
February 19, 2020**

- Recommend that the Board of Supervisors approve the zone change request to amend the Zoning District Map in accordance with the Hensley Zone Change (Z1902) 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-2020-003, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Adopt the “Common Sense” Exemption and Approve the Hensley Zone Change Request (Z1902).

**Preparation**

Prepared by the Siskiyou County Planning Division.

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

Rachel Jereb, Associate Planner  
Siskiyou County Planning Division  
806 S. Main Street  
Yreka, California 96097

**Exhibit "A"**  
**Recommended Findings – February 19, 2020**  
**Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)**

## **Findings**

### **General Plan Consistency Findings**

#### **Map 3: Building Foundation Limitations**

Policy 8: - Enforce building construction standards (uniform building code) and public works requirements.

*No new development is proposed as part of this project; all future development will be required to meet building code standards.*

#### **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.

*As a condition of approval, the project must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning.*

#### **Map 11: Woodland Productivity**

Policy 31 – The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

*The proposed parcels exceed the one-acre minimum for areas with 0-15% slope and will not create erosion or sedimentation problems.*

Policy 32 – Single family residential, light commercial, light industrial, 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.

*The proposed minor zone change and tentative parcel map will allow single-family residential uses, which are permitted uses per Policy 32, and will not create erosion or sedimentation problems.*

Policy 33 – All land uses and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils. (Class I and II.)

*The proposed parcels are small and surrounded by existing rural residential development.*

#### **Map 12: Prime Agricultural Soils**

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

The permitted uses will not create erosion or sedimentation problems.

**Exhibit "A"**  
**Recommended Findings – February 19, 2020**  
**Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)**

*The prime agricultural land on the project site is very small (0.16 acres) and is will not be divided or rezoned as part of this project. The proposed project will not create erosion or sedimentation problems.*

Policy 37 – Only agricultural uses are permitted on prime agricultural soil.

*No new uses are proposed on prime agricultural soil as part of this project.*

**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.

*The uses presently established on the project site are compatible with the surrounding area and would remain the same.*

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 uses presently established on the project site are not be disruptive or damaging to mapped resources and would remain the same.*

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.

*The project site contains existing residential uses and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems. No new development is proposed as part of this project.*

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

*The existing septic system on proposed Parcel II has been approved by the Siskiyou County Environmental Health Division. No new development is proposed as part of this project; however, a future septic site has been identified for proposed Parcel I. Any future development will be required to meet Siskiyou County Environmental Health Division standards.*

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

*Proposed Parcel I has an existing well. Adequate groundwater exists to serve the existing single-family dwelling on proposed Parcel II with a new well.*

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 the 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

**Exhibit “A”**  
**Recommended Findings – February 19, 2020**  
**Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)**

that will meet minimum water quality and quantity requirements, and the requirements of the county’s flood plain management ordinance.

*The existing dwelling on proposed Parcel II is served by an individual sewage disposal system. A sewage disposal site has been identified for any future development on proposed Parcel I. Both proposed parcels meet the Environmental Health density standard.*

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.

*Both proposed parcels have access to N. Old Stage Road, a public road capable of handling traffic generated from the proposed parcels, via a 60’ easement for ingress, egress and public utilities (see PMB 12, Page 75). Additionally, a 40’ easement is proposed as part of this project on behalf of proposed Parcel II, to be located on the east side of proposed Parcel I.*

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 the project is consistent with the Siskiyou County General Plan.*

### **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 is consistent with existing and permitted land uses surrounding the project site.
4. The proposed parcels are consistent with Rural Residential Agricultural, 10-acre minimum (R-R-B-10) and Rural Residential Agricultural, 2.5-acre minimum (R-R-B-2.5) zoning districts.

### **California Environmental Quality Act Findings**

1. The Planning Commission recommends that the Board of Supervisor’s 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 the Board adopt the “common sense exemption” pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. 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 "B"*  
*Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)*

**Resolution PC-2020-003**

**A Resolution of the Planning Commission of the County of Siskiyou,  
State of California, Conditionally Approving the Hensley Tentative Parcel Map  
(TPM1901) and Recommending that the Board of Supervisors  
Approve the Hensley Zone Change (Z1902)**

**Whereas**, an application has been received from Jason Hensley to (1) rezone approximately 5.06-acres from Rural Residential Agricultural, 5 acre minimum (RRB5) to Rural Residential Agricultural, 2.5 acre minimum (RRB2.5); and (2) a tentative parcel map to subdivided said parcel into two parcels of 2.51 and 2.71 acres, all on an existing 5.22 acre parcel (APN:030-010-520); and

**Whereas**, a vesting tentative parcel map was prepared for the project as required by Section 10-4.501.1 of the Siskiyou County Code; and

**Whereas**, the project site is currently developed with a single-family dwelling and accessory structures; and

**Whereas**, because there is no substantial evidence, in light of the whole record before the County, that the proposed zone change and tentative parcel map would have a significant effect on the environment; and

**Whereas**, the project is determined to be exempt from CEQA based on "common sense" in accordance with the CEQA Guidelines Section 15061(b)(3); and

**Whereas**, comments received on the project resulted in conditions of approval being recommended by staff; and

**Whereas**, the Planning Division presented its oral and written staff report on the Hensley Zone Change Z1902 and Tentative Parcel Map TPM1901 at a regular meeting of the Planning Commission on February 19, 2020; and

**Whereas**, a Notice of Public Hearing was published in the Siskiyou Daily News on February 5, 2020; and

**Whereas**, the Planning Division recommended that the Planning Commission conditionally approve Tentative Parcel Map TPM1903 and that the Planning Commission recommend that the Board of Supervisors adopt findings and approve Zone Change Z1906 subject to the conditions of approval included in Attachment B-1 to this resolution; and

**Whereas**, on February 19, 2020, the chair of the Planning Commission opened the duly noticed public hearing on the Hensley Zone Change Z1902 and Tentative Parcel Map

**Exhibit "B"**

**Hensley Zone Change (Z1902) and Tentative Parcel Map (TPM1901)**

TPM1901 to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project 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, conditionally approves Tentative Parcel Map TPM1901 subject to the conditions of approval contained in Attachment B-1 to this resolution, and recommends that the Board of Supervisors determine that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and approve the Hensley Zone Change Z1902 subject to the conditions of approval contained in Attachment B-1 to this resolution.

**It is Hereby Certified** that the foregoing Resolution PC-2020-003 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 19<sup>th</sup> day of February 2020 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

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Tony Melo, Chair

Witness, my hand and seal this 19<sup>th</sup> day of February 2020

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Richard J. Dean, Acting Secretary of the Commission

**Exhibit “B-1” to Resolution PC 2020-003  
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, tentative parcel map, and zone change map reviewed by the Planning Commission on February 19, 2020, 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 final map(s) shall be developed in accordance with the revised submitted vesting tentative parcel and rezone map dated as January 2019 with a Revision date of July 19, 2019.
3. 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.
4. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Planning Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
5. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department Environmental Health Division of the Siskiyou County Community Development Department and all other local and state regulatory agencies.
6. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.

**Exhibit “B-1” to Resolution PC 2020-003  
Notations and Conditions of Approval**

7. All Conditions of Approval must be completed within 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. If timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. Further, a Timber Harvest Plan (THP) and/or Timber Conversion Permit (TCP) may be required.
9. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP will be required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a “Less Than 3-acre Conversion Exemption” under 14 CCR 1104.
10. Section PRC 1104.2 (Exemption for Conversion of Non-TPZ Land for Subdivision Development) allows exemption from the TCP rules if timber operations are conducted as a means to convert Non-TPZ land, three acres or larger, to subdivision development. A Notice of Exemption from the Timber Conversion Permit for Subdivision form will be required. Please reference this section of code for the particulars of the exemption.
11. 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.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
LAND DEVELOPMENT REVIEW

OWNER Jason Hensley FILE # 664340

LOCATION 4117 N. Old Stage Mt. Shasta T 40N , R 5W , SEC. 1 PD# Z1902 / TPM1901

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: Project has been reviewed by Environmental Health.

Adequate groundwater to service single family dwelling. No objections to project as proposed.

Project meets County density standard.

REHS *Jerry A. James* DATE 4/3/19

**ENVIRONMENTAL HEALTH ACTION**

Application Accepted ( ) Application Rejected as Incomplete (see comments)  
\*\*\*\*\*

- Approved ( ) Recommended for Denial
- Approved with conditions (see comments)

REHS *Jerry A. James* DATE 4/3/19

Date sent to Planning:



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 128  
1809 Fairlane Road  
YREKA, CA 96097-0128  
(530) 842-3516  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



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

January 30, 2020

Attn: Rachel Jereb, Associate Planner

Subject: HENSLEY Tentative Parcel Map and Zone Change (TPM1901 / Z1902)

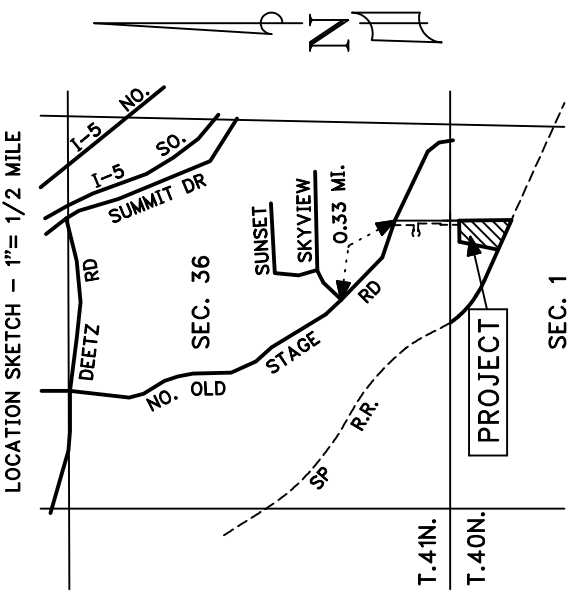
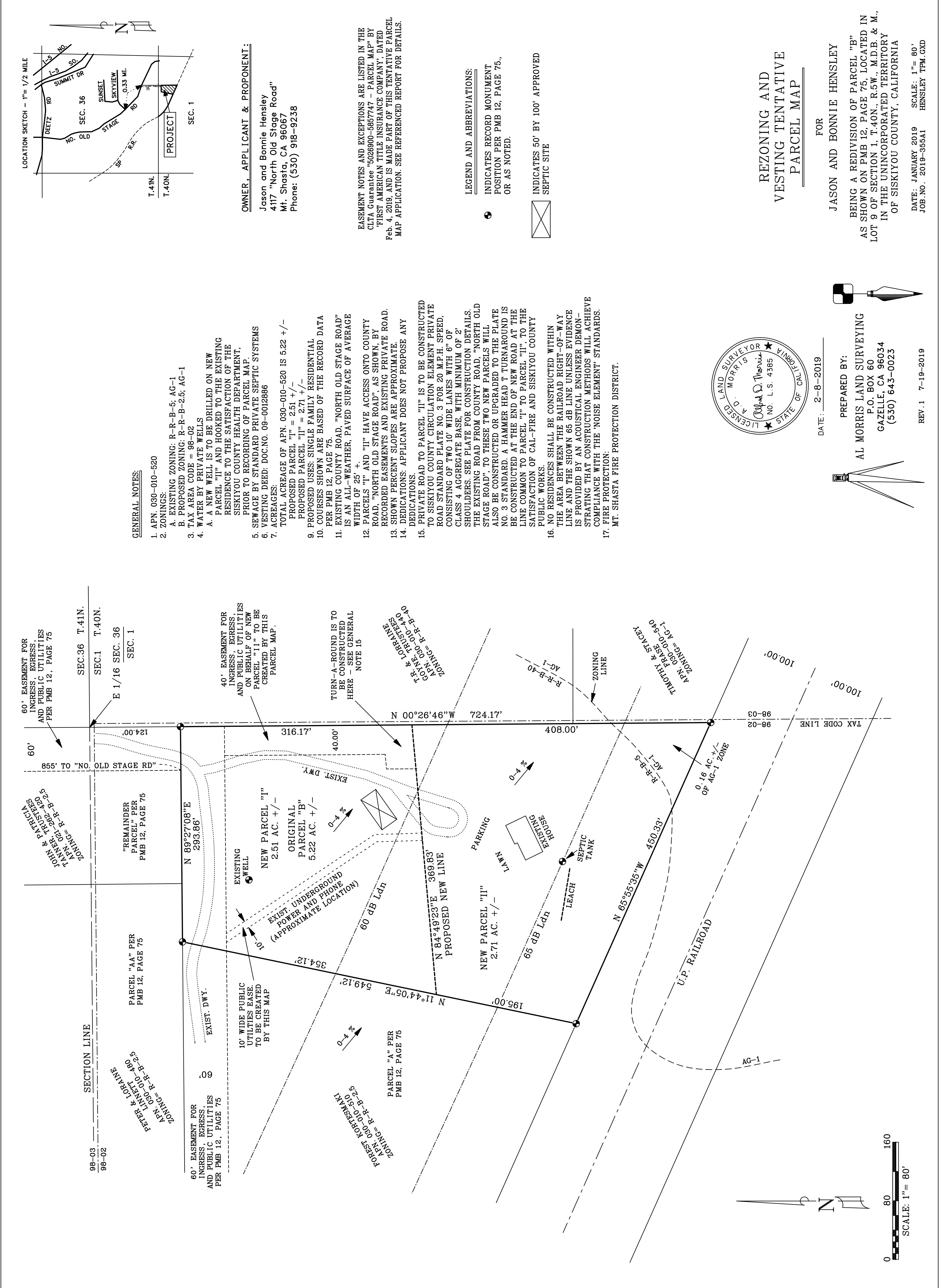
Based on comments from Alfred D. Morris, PLS, CALFIRE has no objection to the proposed tentative parcel map and zone change. Mr. Morris stated the following mitigation measures will be completed prior to the parcel split occurring. The existing road from N. Old Stage Road to the project site will be widened and reconstructed to Public Resource Code 4290 standards. Mr. Morris also stated a new turnaround at the end of the roadway extension will be constructed and necessary vegetation clearing will be completed.

If you have any questions, please call Ivan Kaufner at 530-842-3516 ext. 2620

A handwritten signature in blue ink that reads "Ivan Kaufner".

Ivan Kaufner  
Battalion Chief  
Fire Prevention/Law Enforcement  
CAL FIRE, Siskiyou Unit

For: Phillip Anzo  
Unit Chief  
CAL FIRE, Siskiyou Unit



**GENERAL NOTES:**

1. APN. 030-010-520
2. ZONINGS:
  - A. EXISTING ZONING: R-R-B-5; AG-1
  - B. PROPOSED ZONING: R-R-B-2.5; AG-1
3. TAX AREA CODE = 98-02
4. WATER BY PRIVATE WELLS
  - A. A NEW WELL IS TO BE DRILLED ON NEW PARCEL "II" AND HOOKED TO THE EXISTING RESIDENCE TO THE SATISFACTION OF THE SISKIYOU COUNTY HEALTH DEPARTMENT, PRIOR TO RECORDING OF PARCEL MAP.
5. SEWAGE BY STANDARD PRIVATE SEPTIC SYSTEMS
6. VESTING DEED: DOC.NO. 09-0012886
7. ACREAGES:
  - TOTAL ACREAGE OF APN. 030-010-520 IS 5.22 +/-
  - PROPOSED PARCEL "I" = 2.51 +/-
  - PROPOSED PARCEL "II" = 2.71 +/-
8. PROPOSED USES: SINGLE FAMILY RESIDENTIAL.
9. COURSES SHOWN ARE BASED OF THE RECORD DATA PER PMB 12, PAGE 75.
10. EXISTING COUNTY ROAD, "NORTH OLD STAGE ROAD" IS AN ALL-WEATHER, PAVED SURFACE OF AVERAGE WIDTH OF 25' +.
11. PARCELS "I" AND "II" HAVE ACCESS ONTO COUNTY ROAD, "NORTH OLD STAGE ROAD", AS SHOWN, BY RECORDED EASEMENTS AND EXISTING PRIVATE ROAD. SHOWN PERCENT SLOPES ARE APPROXIMATE.
12. DEDICATIONS: APPLICANT DOES NOT PROPOSE ANY DEDICATIONS.
13. PRIVATE ROAD TO PARCEL "II" IS TO BE CONSTRUCTED TO SISKIYOU COUNTY CIRCULATION ELEMENT PRIVATE ROAD STANDARD PLATE NO. 3 FOR 20 M.P.H. SPEED, CONSISTING OF TWO 10' WIDE LANES WITH 6" OF CLASS 4 AGGREGATE BASE, WITH MINIMUM OF 2' SHOULDERS. SEE PLATE FOR CONSTRUCTION DETAILS. THE EXISTING ROAD FROM COUNTY ROAD, "NORTH OLD STAGE ROAD", TO THESE TWO NEW PARCELS WILL ALSO BE CONSTRUCTED OR UPGRADED TO THE PLATE NO. 3 STANDARD. A HAMMER HEAD TURNAROUND IS TO BE CONSTRUCTED AT THE END OF NEW ROAD AT THE LINE COMMON TO PARCEL "I" TO PARCEL "II" TO THE SATISFACTION OF CAL-FIRE AND SISKIYOU COUNTY PUBLIC WORKS.
14. NO RESIDENCES SHALL BE CONSTRUCTED WITHIN THE AREA BETWEEN THE RAILROAD RIGHT-OF-WAY LINE AND THE SHOWN 65 DB LINE UNLESS EVIDENCE IS PROVIDED BY AN ACOUSTICAL ENGINEER DEMONSTRATING THAT CONSTRUCTION METHODS WILL ACHIEVE COMPLIANCE WITH THE "NOISE ELEMENT" STANDARDS.
15. FIRE PROTECTION:
  - MT. SHASTA FIRE PROTECTION DISTRICT.

**OWNER, APPLICANT & PROPONENT:**  
 Jason and Bonnie Hensley  
 4117 "North Old Stage Road"  
 Mt. Shasta, CA 96067  
 Phone: (530) 918-9238

EASEMENT NOTES AND EXCEPTIONS ARE LISTED IN THE CITA Guarantee "5028900-5687747 - PARCEL MAP" BY "FIRST AMERICAN TITLE INSURANCE COMPANY", DATED Feb. 4, 2019, AND IS MADE PART OF THIS TENTATIVE PARCEL MAP APPLICATION. SEE REFERENCED REPORT FOR DETAILS.

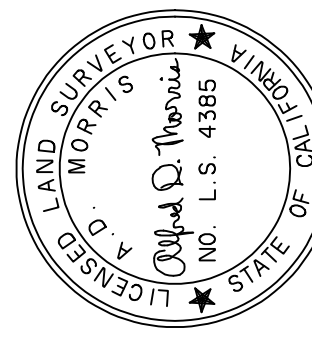
**LEGEND AND ABBREVIATIONS:**

- INDICATES RECORD MONUMENT POSITION PER PMB 12, PAGE 75, OR AS NOTED.
- ⊠ INDICATES 50' BY 100' APPROVED SEPTIC SITE

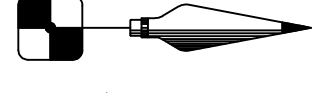
**REZONING AND VESTING TENTATIVE PARCEL MAP**

FOR  
**JASON AND BONNIE HENSLEY**  
 BEING A REDIVISION OF PARCEL "B"  
 AS SHOWN ON PMB 12, PAGE 75, LOCATED IN  
 LOT 9 OF SECTION 1, T.40N., R.5W., M.D.B. & M.,  
 IN THE UNINCORPORATED TERRITORY  
 OF SISKIYOU COUNTY, CALIFORNIA

DATE: JANUARY 2019 SCALE: 1" = 80'  
 JOB.NO. 2019-355A1 HENSLEY TPM.GXD



DATE: 2-8-2019  
 PREPARED BY:  
**AL MORRIS LAND SURVEYING**  
 P.O. BOX 60  
 GAZELLE, CA 96034  
 (530) 643-0023



REV.1 7-19-2019

