



Siskiyou County
Planning Commission Staff Report
March 16, 2022

Agenda Item Number 4
Menne Zone Change (Z-22-02) and
Boundary Line Adjustment (BLA-21-31)

Applicant: Tom Menne

Property Owners: Menne Family Partners, LP
4421 Pruet Drive
Yreka, CA 96097

Thomas R. Menne and Deborah S. Menne, Trustees of the 2015
Thomas R. Menne and Deborah S. Menne Revocable Trust
PO Box 591
Fort Jones, CA 96032-0591

Representatives: Gregg Neitsch, PLS
North State Land Surveying
1511 Kylynn Court
Mt. Shasta, CA

Project Summary The project is a proposed rezone of two acres of a 10.9-acre parcel and two acres from a 207.89-acre parcel from Prime Agricultural (AG-1-B-80) to Rural Residential (R-R-B-10). The rezone is to correct a mapping error and is necessary to effectuate the proposed boundary line adjustment, which is proposed to consolidate all lands improved for agricultural production onto a single, 393-acre parcel.

Location: The project site is located south of Scott River Road, approximately five miles west of the Town of Fort Jones on APNs 014-130-370, 014-130-390, 014-130-490, 014-361-380, 014-361-420, 014-361-460, and 014-361-470; Sections 29 and 30, Township 44N, Range 7 & 9 W, MDB&M; Latitude 41°38'04"N, Longitude 122°56'10"W.

General Plan: Soils: Erosion Hazard; Flood Hazard; Surface Hydrology; Wildfire Hazard; Prime Agricultural Soils

Scott Valley Area Plan: Prime Agricultural Land; Flood Plain

Zoning: Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80);
Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40);
Rural Residential Agricultural, 10-acre minimum parcel size (R-R-B-10)

- Exhibits:**
- A. Resolution PC-2022-005, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Menne Boundary Line Adjustment (BLA-21-31) and recommending that the Board of Supervisors Approve the Menne Zone Change (Z-22-02)
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
 - B. Comments
 - C. Soils Analysis by Giuliano Galdi, UC Cooperative Extension
 - D. USDA Natural Resources Conservation Service Soils Mapping and Data Sheets
 - E. BLA and Zone Change Exhibit Maps

Background

Tom Menne has applied for a Boundary Line Adjustment to reconfigure two parcels to better suit the historic and existing uses of the parcels and a Zone Change. The Zone Change is to correct a mapping error in which a rocky hillside area of his property was zoned for Prime Agricultural (AG-1) land and to effectuate the Boundary Line Adjustment. The parcels are located at south of Scott River Road and north of the Scott River.

APNs 014-130-490, 014-361-380, 014-361-460 and 014-361-470 together are one legal parcel created as the Menne Parcel of a Boundary Line Adjustment (BLA-98-02) recorded on September 9, 1998, and filed in the Siskiyou County Recorder's Office as Document Number 1998-0011162. APN 014-130-370 and 014-130-390 are together one legal parcel created by Parcel Map for Gordon Dunlap recorded in Parcel Map Book 3 Page 10 and filed in the Siskiyou County Recorder's Office on June 4, 1975. APN 014-631-420 consists of two separate legal parcels. The eastern parcel was created by a grant deed recorded in the Siskiyou County Official Records on October 13, 1971, in Volume 638 Page 203 and the western parcel by grant deed recorded on August 17, 1979, in Volume 866 Page 210.

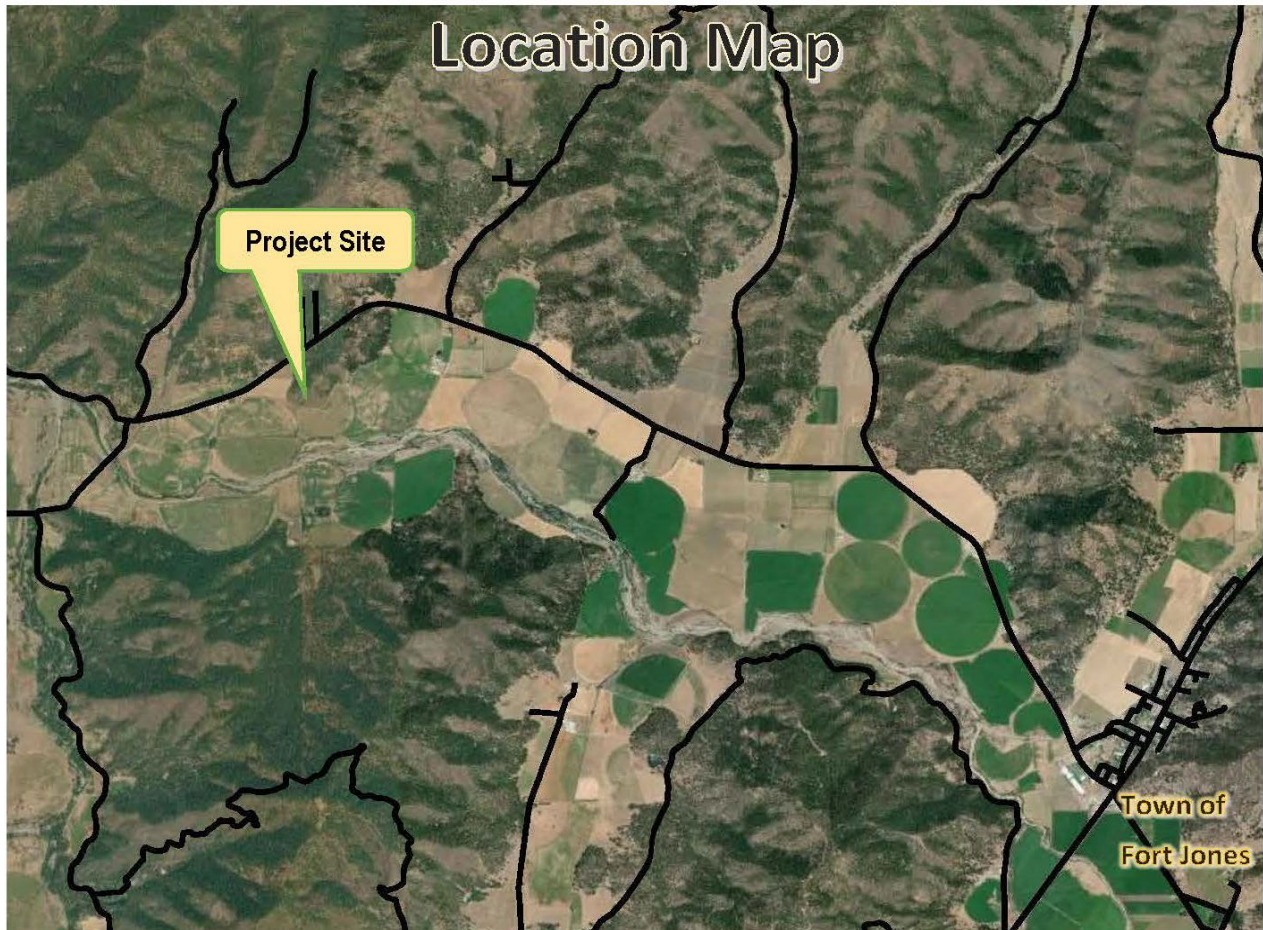
All parcels, with the exception of APN 014-631-420, are included in Williamson Act contracts, which will be required to be rescinded and reissued as Condition of Approval #3 for this project.

The majority of the project site is relatively level and slopes gently to the southwest, with an area of foothills that are slightly higher in elevation in the northeastern portions of the site.

Scott River runs through the southern boundary. The site is developed for hay production with approximately 330 acres consisting of irrigated fields, including three pivot lines, wheel lines, agricultural wells, and outbuildings. In addition to the agricultural use and development on the properties, there is a single-family dwelling on the 340-acre parcel. The 10.9-acre parcel (014-361-420) is currently vacant land.

Riparian vegetation exists along much of the Scott River. Approximately 52 acres of higher elevation foothills on the site are undeveloped and contain a mixture of pines, oaks, shrubs, and annual grasses.

Surrounding parcels are generally large and are predominately zoned Prime Agricultural, with some Non-Prime Agricultural zoning that follows the Scott River. Properties to the northwest are smaller in size (3-10 acres) and are zoned Rural Residential Agricultural.



Discussion

Approval of the Menne Boundary Line Adjustment (BLA-21-31) would reconfigure two parcels and result in one 52-acre parcel and one 393-acre parcel. The Boundary Line Adjustment is being proposed to consolidate all the lands improved and utilized for agricultural uses on one large parcel.

The smaller proposed parcel has limitations that prevent it from being utilized as part of the agriculture operation that is established on the larger proposed parcel. The proposed 52-acre parcel consist of a primarily gravelly hill side. In addition to the poor soils, the slope would impose challenges for irrigation equipment installation and there would be lack of irrigation efficiency due to runoff. The hillside portion of the proposed parcel has been identified as containing native vegetation that would also impose challenges for land management and crop production. It is due to these limitations that the property owner is requesting to relocate the boundary line to its proposed location, thereby separating the non-agricultural land from the portion of the property which contains lands capable of being utilized as part of a large-scale agricultural operation.

Current zoning on the subject parcels is agricultural and residential. Approximately two acres of the proposed Resultant Parcel A of the proposed Boundary Line Adjustment and two acres of APN 014-361-420 are currently zoned AG-1-B-80, with the remaining being zoned R-R-B-10. The separation

between the two zoning districts follows the Scott Valley Area Plan mapping of Prime Agricultural Soils, rather than the actual conditions and uses, both historic and potential that exist on the ground. The project proponent has provided an evaluation from a qualified professional (see Exhibit C) and USDA Soils mapping and data (see Exhibit D) that confirm the land was mapped as Prime Agricultural land in error. The proposed zone change would transfer four acres from AG-1-B-80 into R-R-B-10, making the entirety of Resultant Parcel A of the boundary line adjustment and APN 014-361-420 within the R-R zoning district. The zoning district for Resultant Parcel A would then be more correct for the potential uses on the site. The current uses allowed on those four acres are allowed uses within the R-R zoning district and are not proposed to change as part of this project.

Should the Boundary Line Adjustment and Zone Change be approved, the existing Williamson Act contracts are planned to be rescinded and reissued (APA-21-02) and recorded simultaneously with the Boundary Line Adjustment in compliance with Siskiyou County’s “Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts.” This requirement has been included as Condition of Approval #8.

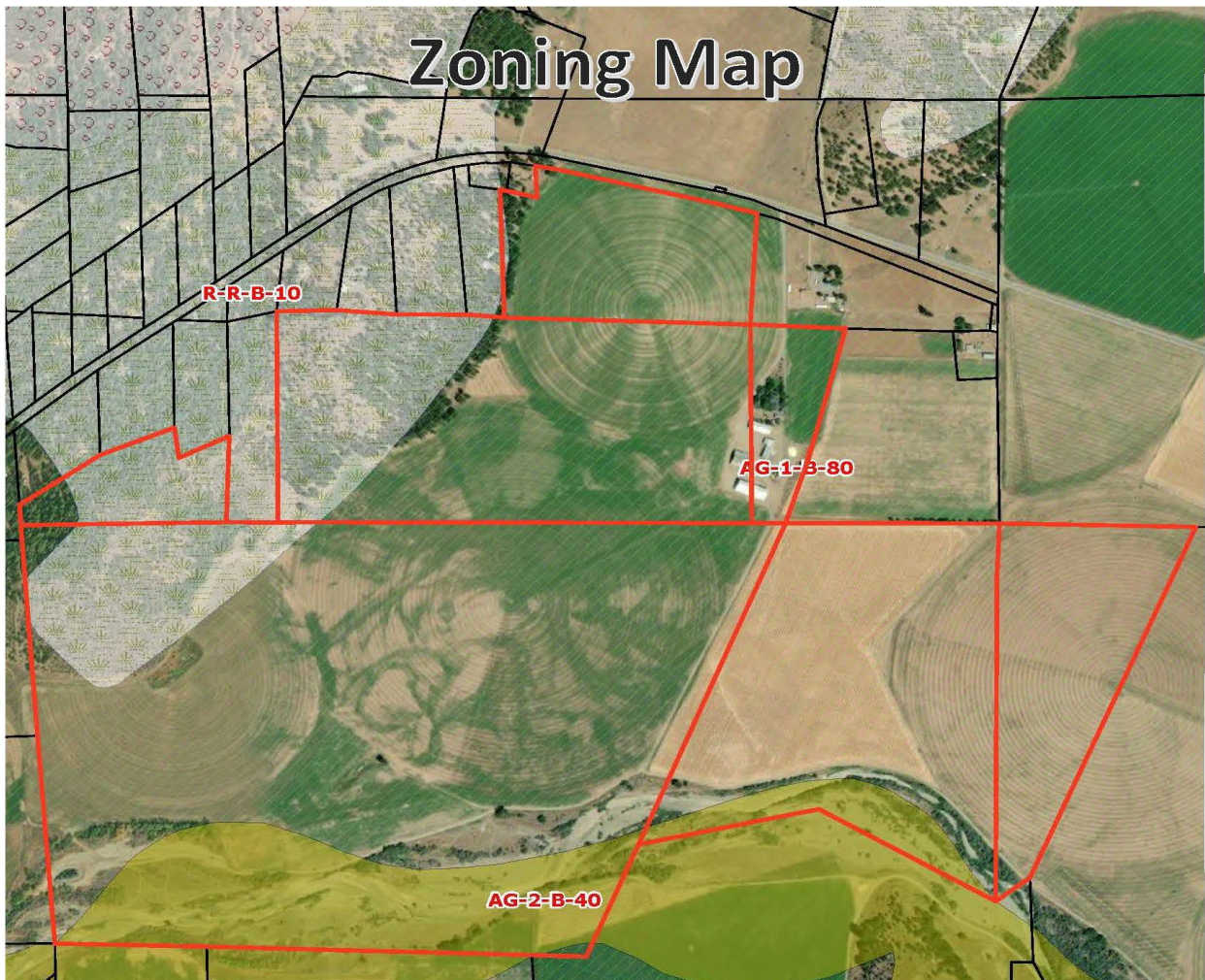


Figure 2: Zoning Map

Analysis

Zoning Consistency

Currently the subject properties are zoned Rural Residential Agricultural, 10-acre minimum parcel size (R-R-B-10), Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40), and Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80).

Subsequent to the proposed zone change, four acres will be transferred from the AG-1-B-80 zoning district to the R-R-B-10 zoning district. There are no proposed changes to the existing use of the property that would make it inconsistent with the proposed zoning. Future changes would be subject to the zoning requirements in effect at the time they are proposed.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay area for Soils: Erosion Hazard, Flood Hazard, Wildfire Hazard, and Prime Agricultural Soils. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5 through 41.7, 41.9, 41.10 and 41.18, also apply to the proposed project.

Scott Valley Area Plan Consistency

The Scott Valley Area Plan identifies the project site as being within the mapped natural resources and physical hazard areas for Prime Agricultural Soils and Flood Plain. Planning staff has identified that Comprehensive – Composite Plan Policies 34, 35, 36 and 38, also 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 and Scott Valley Area Plan policies governing the subject site. Additionally, the allowed uses would be compatible with the surrounding land uses and existing zoning designations, would have adequate roadway address for transportation and public health and safety provisions, and would not create adverse environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings and Scott Valley Area Plan Consistency Findings section of Exhibit A-2 of PC Resolution 2022-005 attached to this staff report and are submitted for the commissioner's review, consideration, and approval.

It is staff's opinion that the proposed project is consistent with the Siskiyou County General Plan including the Scott Valley Area Plan for the following reasons:

- The project is reconfiguring two existing parcels to consolidate the historic and existing agricultural uses on a single parcel, and the non-farmable land for residential uses on a second parcel; and
- The project would not result in the loss of any agricultural production land; and
- The resultant 52-acre parcel would be rezoned to include a minimum parcel size of 10-acres, which would ensure consistency with the surrounding Rural Residential zoned properties and agricultural zoned properties.

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

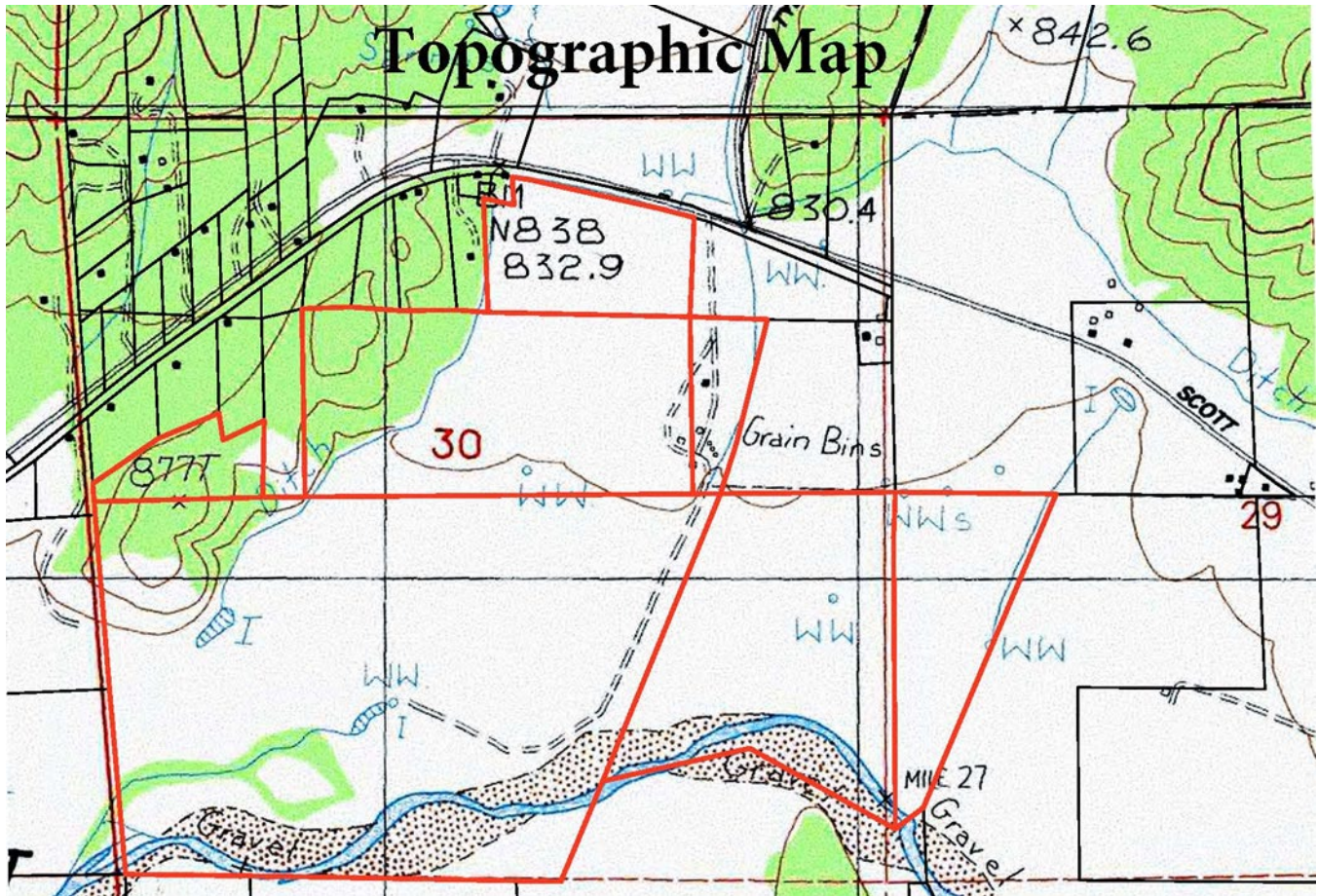


Figure 3: Topographic Map

Environmental Review

The project proposes to reconfigure two parcels to better suit the historic and existing uses of the parcels, and a zone change to effectuate the boundary line adjustment and correct a mapping error. 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 boundary line adjustment, as proposed, would not adversely impact the environment.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and boundary line adjustment may have a significant effect on the environment, staff is recommending that the Planning Commission recommend to the Board of Supervisors 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." Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to *Existing Facilities* (CEQA Guidelines Section 15301) and the Class 5 exemption that is applicable to *Minor Alterations in Land Use Limitations* (CEQA Guidelines Section 15305(a)). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures,

facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1 applies to the project because the project includes an existing facility, such as the existing agricultural operation and single-family dwelling that are on the project site. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes of land use or density, including minor lot line adjustments, such as the one proposed as part of this project. Class 5 applies to this project because a BLA is considered a minor lot line adjustment.

The proposed CEQA exemptions must be considered together with any comments received during the public review process. Further, the exemptions can only be approved if the finding is made, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities) which might reasonably result in the project having a significant effect on the environment.

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 March 2, 2022 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 – October 22, 2021

Environmental Health has reviewed the proposed zone change and boundary line adjustment regarding on-site sewage disposal, water supply, and sewage density standard for the resultant parcels, and has no objections as proposed.

Planning Response: No Response necessary.

California Department of Forestry and Fire Protection (Cal Fire) – November 4, 2021

Cal Fire has no requirements to the boundary line adjustment and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways.

Planning Response: No response necessary.

February 25, 2022

Cal Fire had no comments regarding the Zone Change portion of the project. They did note that all future building on the parcels is to be compliant with the applicable code sections of PRC 4290.

Planning Response: No response necessary.

Siskiyou County Treasurer-Tax Collector – December 3, 2021

The Treasurer-Tax Collector provided comments related to tax bill due dates.

Planning Response: No response necessary.

California Department of Fish and Wildlife – December 22, 2021

Fish and Wildlife had no comments regarding the Boundary Line Adjustment portion of the project.

Planning Response: No response necessary.

March 1, 2022

Fish and Wildlife had no comments regarding the Zone Change portion of the project. They did request, if there were changes to the project description or additional biological resource information becomes available, they should be notified and given an opportunity to offer comments on the updated information.

Planning Response: There have been no changes to the project description and there is no additional biological information.

Siskiyou County Department of Agriculture – March 10, 2022

The Agriculture Commissioner agrees that the soil classification as Prime Farmland was mapped incorrectly and supports the zone change request.

Planning Response: No response necessary.

Planning Staff Recommendations

- Adopt Resolution PC-2022-005 taking the following actions:
 - Conditionally approve the proposed Boundary Line Adjustment based on the recommended findings and subject to the recommended conditions of approval; and
 - Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
 - Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), Section 15301, and Section 15305(a) of the CEQA Guidelines.

Suggested Motion

Move to adopt Resolution PC-2022-005, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Menne Boundary Line Adjustment (BLA-21-31) and Recommend that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Menne Zone Change (Z-22-02) by Adopting a Draft Ordinance Rezoning 4 acres of APN: 014-361-420 and 014-130-490 from AG-1-B-80 to R-R-B-10.

Preparation

Prepared by the Siskiyou County Planning Division.

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

Bernadette Cizin, Assistant Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2022-005

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Menne Boundary Line Adjustment (BLA-21-31) and Recommending that the Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Menne Zone Change (Z-22-02) by Adopting a Draft Ordinance Rezoning 4 acres of APN: 014-361-420 and 014-130-490 from AG-1-B-80 to R-R-B-10.

Whereas, an application has been received from Tom Menne to rezone approximately 4 acres (approximately 2 acres of APN 014-361-420 and approximately 2 acres of APN 014-130-490) from Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80) to Rural Residential Agricultural, 10-acre minimum parcel size (R-R-B-10); and

Whereas, the applicant concurrently submitted a boundary line adjustment application (BLA-21-31) to adjust the boundary between two legal parcels (APN 014-130-370, 014-130-390, 014-130-490, 014-361-380, 014-361-460, and 014-361-470) in order to consolidate all lands improved and utilized for agricultural uses on one large parcel; and

Whereas, the proposed boundary line adjustment was evaluated along with the proposed rezone pursuant to the California Environmental Quality Act (CEQA); and

Whereas, a Notice of Public hearing was published in the Siskiyou Daily News on March 2, 2022; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; 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 Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31) at a regular meeting of the Planning Commission on March 16, 2022; and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) based on the “common sense” that CEQA only applies to projects with the potential to result in a significant impact on the environment in accordance with CEQA Guidelines Section 15061(b)(3); and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) pursuant to *Existing Facilities* (Section 15301), which includes the operation of existing public or private

structures, facilities, or mechanical equipment involving negligible or no expansion of existing or former use; and

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant to the *Minor Alterations in Land Use Limitations* (Section 15305(a)), which includes minor lot line adjustments not resulting in the creation of any new parcel; and

Whereas, the Planning Division recommended approval of Boundary Line Adjustment BLA-21-31 and Zone Change Z-22-02 subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on March 16, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31) to received 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-2 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-2, hereby takes the following actions on the Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31):

1. Conditionally approves Boundary Line Adjustment BLA-21-31 based on the recommended findings and subject to the recommended conditions of approval contained in Attachment A-1 to this resolution; and
2. Recommends that the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), Section 15301, and Section 15305(a); and
3. Recommends that the Board of Supervisors of Siskiyou County approve Zone Change (Z-22-02), subject to the conditions of approval contained in Attachment A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC-2022-005 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 16th day of March 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 16th day of March 2022

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC-2022-005
Notations and Recommended 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 categorical exemption, 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 categorical exemption from 35 days to 180 days.
3. If timber is to be commercially harvested as part of the zone change, 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.
4. If any timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required.
5. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP is 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 14CCR 1104.

Conditions of Approval

1. The project shall substantially conform to the project description, boundary line adjustment map, and zone change map reviewed by the Planning Commission on March 16, 2022, 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. Development of the subject property shall comply with all adopted rules and regulations of the Siskiyou County Code and all other local and state regulatory agencies.
3. The applicant shall provide a legal description of the parcel that is to exist. The legal description must be typed on plain white paper with one-inch borders. The legal description must be prepared and submitted by either a Registered Civil Engineer that is licensed to practice land surveying (registered in California prior to 1982) or a Licensed Land Surveyor and be accompanied by a map showing the parcel as depicted by the legal description. The legal description and exhibit map shall be made to the satisfaction of the Deputy Director of Planning, whereupon they shall be recorded along with the other required boundary line adjustment documents.
4. The applicant shall provide the Planning Division with the name of the local title company that will complete all title documents and record the final approval. Upon recordation, the Planning Division shall be provided with copies of all documents including a "dated down" title report reflecting completion of all requirements.

Exhibit A-1 to Resolution PC-2022-005
Notations and Recommended Conditions of Approval

5. A notation shall be included on the recorded boundary line adjustment stating as follows:
“This approved boundary line adjustment relates only to issues of compliance or non-compliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval.”
6. The boundary line adjustment shall become null and void if the boundary line adjustment documents and any required deed(s) have not been recorded within one (1) year of the date of approval. A twelve (12) month extension of the expiration date may be obtained upon the submittal of a written application and fee to the Planning Division, prior to the expiration of the approved boundary line adjustment.
7. The approval of the boundary line adjustment does not guarantee that said parcel: (1) can be built upon; (2) has legal access; (3) has water and sewer to support development; or (4) there is the ability to obtain the necessary permits or other grant or grants of approval to allow development.
8. The existing Williamson Act contracts shall be rescinded and reissued and recorded simultaneously with the boundary line adjustment and in compliance with the Siskiyou County’s “Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts”.
9. 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.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

Findings

Zoning Consistency Findings

1. The proposed zone change is consistent with the applicable elements and policies of the Siskiyou County General Plan and Scott Valley Area 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 Rural Residential Agricultural (R-R) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed zone change is compatible with the surrounding zoning of Rural Residential Agricultural (R-R), Non-Prime Agricultural (AG-2) and Prime Agricultural (AG-1)
5. The proposed Resultant Parcel A is consistent with Rural Residential Agricultural, 10-acre minimum (R-R-B-10) zoning districts.

General Plan Consistency Findings

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 allowed and 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 allowed and established on the project site are not 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.

Proposed parcel B has an existing onsite sewage disposal system. Proposed Parcel A and APN 014-361-420 have been reviewed and approved for conventional sewage disposal.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

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 has an existing water well. Prior to development of Proposed Parcel A and APN 014-361-420, evidence of water quality and quantity is required.

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 parcel configurations have access to Scott River Road, a public road capable of handling traffic generated by the parcels. APN 014-361-420 has access to Scott River Road by way of an undeveloped Deeded Easement. No new development is proposed as part of this project.

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.

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 new development is proposed as part of this project; any future development will be required to meet building code standards including any local, state, or federal applicable requirements for development. Because on-site soils consist of well drained, very gravelly loam and the terrain is without slopes exceeding 50%, the potential for erosion hazards has been evaluated as minimal and is consistent with Policy 7.

Map 7: Flood Hazard

Policy 21 – Primary and secondary flood plains are defined as follows:

1. Primary flood plains are the designated flood ways.
2. Secondary flood plains are the areas located within the 100-year flood hazard boundaries but located outside the designated floodways.

Policy 22 – No development may be allowed within the designated floodways, and any development proven to be outside the designate floodway and within the 100-year flood hazard boundary shall be in accordance with the requirements of the County's flood plain management ordinance.

No new development is proposed as part of this project; any future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

Policy 24 – Single family residential, light commercial, light industrial, open space non-profit and non-organizational in nature recreation uses, commercial/recreational uses, and public or quasi-public uses only may be permitted if the requirements of Policy 22 have been met.

The permitted uses will not create erosion or sedimentation problems.

No new development is proposed as part of this project and proposed Parcel B is already developed with a single-family dwelling and accessory structures, which are appropriate uses outlined in Policy 24.

Policy 25 – A minimum parcel size of one acre on 0-15% slope, and 5 acres on 16-29% slope only may be permitted if the requirements of Policy 22 have been met.

The permitted density will not create erosion or sedimentation problems.

Both parcels exceed the minimum parcel size of one acre.

Policy 26 – All flood plain requirements of the Federal Government shall take precedence to Policies 21-23.

Any flood plain requirements of the Federal Government take precedence over the County's flood plain management ordinance and are enforced by the Building Division as part of the building application review process.

Map 8 : Surface Hydrology

Policy 27 No residential or industrial development shall be allowed on water bodies. Exceptions may be considered for water supply, hydroelectric power generation facilities, public works projects necessary to prevent or stabilize earth movement, erosion, and the enhancement of migratory fish and other wildlife, light commercial, open space, non-profit and non-organization in nature recreational uses, and commercial/recreational uses.

No new construction is proposed for the site at this time. This policy would be enforced with the review of any development application(s) for future construction purposes.

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 new development is proposed as part of this project. However, this project is on Scott River Road, which is a public road that provide safe ingress and egress. Scott River and multiple wells on the property, domestic and agricultural, provide an adequate water supply for fire suppression purposes. All future development would be required to meet ingress and egress standards to ensure wildfire safety, and future development would be reviewed to ensure there are no impact to existing water supply.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

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.

The applicant has provided supporting documentation consistent with Scott Valley Area Plan Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 was mapped incorrectly and is not prime agricultural land. The project proposes to consolidate the prime agricultural land on one 393-acre parcel and consolidate the non-farmable land for residential uses on one 52-acre parcel. There is no development proposed as part of this project and thus would 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.

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.

The applicant has provided supporting documentation consistent with Scott Valley Area Plan Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 is not prime agricultural land.

The primary objective of the policies applied to prime agricultural land is that of allowing only agricultural uses and not permit a density that will interfere with agricultural production. The 20-acre density requirement has not been applied to properties within the immediate area currently zoned Rural Residential Agricultural therefore, the 20-acre restriction should not be applied to the small portion of the two parcels proposed to be rezoned. They should each be entirely zoned Rural Residential Agricultural with a 10-acre minimum parcel size.

The project includes rezoning four acres from AG-1-B-80 to R-R-B-10, which would ensure both resultant parcels are compliant with the proposed zoning designations of the resultant parcels.

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

No new uses are proposed as part of this project. The applicant has provided supporting documentation consistent with Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 was mapped incorrectly and is not prime agricultural land. The project proposes to consolidate the prime agricultural land on one 393-acre parcel and consolidate the non-farmable land for residential uses on one 23-acre parcel. The project includes rezoning four acres from AG-1-B-80 to R-R-B-10, which would ensure all parcels proposed as part of this project are compliant with the proposed zoning designations of the resultant parcels.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

Scott Valley Area Plan Consistency Findings

Prime Agricultural Land

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

The applicant has provided supporting documentation consistent with Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 was mapped incorrectly and is not prime agricultural land. The project proposes to consolidate the prime agricultural land on one 393-acre parcel and consolidate the non-farmable land for residential uses on one 23-acre parcel. The project includes rezoning four acres from AG-1-B-80 to R-R-B-10, which would ensure all parcels proposed as part of this project are compliant with the proposed zoning designations of the resultant parcels.

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

The applicant has provided supporting documentation consistent with Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 was mapped incorrectly and is not prime agricultural land. The project proposes to consolidate the prime agricultural land on one 393-acre parcel and consolidate the non-farmable land for residential uses on one 23-acre parcel. The project includes rezoning four acres from AG-1-B-80 to R-R-B-10, which would ensure all parcels proposed as part of this project are compliant with the minimum parcel size for the resultant parcels.

Policy 3 - On lands mapped as prime agricultural land, but proven not to be prime agricultural land, the minimum parcel size shall be 40 acres. The intent of this policy is to allow a higher density on land that is not capable of being as productive for agriculture as prime agricultural land and at the same time retaining a density in agricultural areas that is compatible with agricultural interests.

The applicant has provided supporting documentation consistent with Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 is not prime agricultural land. This rezone addresses a mapping error that was within the Scott Valley Area Plan, which incorrectly identified a small portion of the subject parcels with prime agricultural soils. The primary objective of the policies applied to prime agricultural land is that of allowing only agricultural uses and not permitting a density that will interfere with agricultural production. The 40-acre density requirement has not been applied to properties within the immediate area currently zoned Rural Residential Agricultural. Therefore, it would be inconsistent to apply that density to the small portion of the two parcels proposed to be rezoned. To maintain consistency with the correctly mapped portion of the Plan, the 10-acre minimum parcel size is most appropriate.

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

1. Submission of a soils test prepared by a California Certified Soil Scientist or,
2. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes or,
3. A letter from the applicable irrigation district stating that they will not and cannot provide water or,
4. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

Prime Agricultural land depicted on Map III is defined as Class I, II and III soils, or class IV and above soils that are classified as Class I, II and III soils under irrigation. The prime agricultural soils were identified and mapped from the soil type classification index and location as established by the United States Department of Agriculture (USDA).

The parcels that are proposed to have a portion of their zoning changed from AG-1-B-80 to R-R-B-10 are shown to contain prime agricultural land on Map III, however, the current USDA soils map identifies the soils within the proposed zone change as being Class VI and VII. It is important to note that the Siskiyou County General Plan Prime Agricultural Soils Map agrees with the USDA map in that it does not depict the area proposed for rezone as containing prime agricultural soils. In addition, the applicant has provided an evaluation by the UC Cooperative Extension, Agronomy Advisor determining that the hillside area proposed to be zoned from AG-1 to R-R is not prime agricultural soils, consistent with the USDA Soils Mapping.

Flood Plain

Policy 8 - No development shall be allowed within the designated floodways, and any development within the 100-year flood hazard boundary outside the designated floodways shall be in accordance with the requirements of the county's flood plain management ordinance. Proof that land is not within a designated floodway can only be made when so indicated by the county engineer. The county engineer must make this determination prior to any action by the county on any proposed development.

No new development is proposed as part of this project; any future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development.

Policy 9 - Only agricultural, residential, open space, and small-scale commercial, industrial, recreation uses, and public or quasi-public uses may be permitted.

No new development is proposed as part of this project and resultant Parcel B is developed with a single-family dwelling and accessory structures, which are appropriate uses outlined in this Policy

Policy 10 - Residential, small scale commercial, industrial, recreation uses and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding and existing uses of the land.

No new development is proposed as part of this project and resultant Parcel B is already developed with two single-family dwellings and accessory structures, which are appropriate uses outlined in this Policy.

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

Both resultant parcels exceed 10 acres in size.

Comprehensive - Composite Plan

Policy 34 - If more than one development policy affects the same parcel of land, the most restrictive development policy shall apply, first followed by the other policies in order of diminishing restriction.

The project site is within several development policies. The most restrictive of these, regarding parcel size, being Prime Agricultural Land, in which the minimum parcel size permitted is 80-acres. The applicant has provided supporting documentation consistent with Policy 4 as proof

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

that the area proposed to be rezoned from AG-1-B-80 to R-R-B-10 is not prime agricultural land, therefore the 80-acre minimum parcel would only apply to resultant Parcel B, which as designed, exceeds the 80-acre minimum.

Policy 35 - All development will be designed so that every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard, resource preception, or any other environmentally related problems. This policy shall also apply to all proposed uses of the land.

No new development is proposed as part of this project. Resultant Parcel B is already developed with a single-family dwelling and accessory structures, thus would not create erosion or sedimentation problems.

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

Resultant Parcel B has direct access to an existing public road. Resultant Parcel A has direct access to existing private roads. APN 014-361-420 has a deeded easement, which gives access to an existing public road. Existing private roads and any future development, including driveways, are required to be built or upgraded to 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. Upon compliance with the condition of approval, the access will be adequate to accommodate the immediate and cumulative traffic impacts of the project.

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

This policy was included for the situation whereby a landowner merely wants to change the boundary lines of existing parcels and not create any additional parcels. The Scott Valley Area Plan's (SVAP) intention was to provide flexibility for properties to reconfigure existing parcels while ensuring that the least amount of land is taken out of agricultural production. The proposed project would not result in the loss of any agricultural production land and is consistent with the intention of SVAP. Furthermore, the intention of the SVAP is to ensure the existing agricultural operations are protected from non-compatible and intensive uses. As part of the project, the 52-acre resultant parcel would be rezoned to R-R-B-10 to correct a mapping error, which would ensure the existing agricultural operations are not negatively affected by maintaining the existing character of the site and surroundings including the surrounding zoning districts and future uses.

Exhibit "A-2"
Recommended Findings – March 16, 2022
Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31)

California Environmental Quality Act (CEQA) Findings

1. Because there is not substantial evidence, in light of the whole record before the County, that the zone change and boundary line adjustment would have a significant effect on the environment, Staff is recommending the "common sense exemption" be adopted in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use are categorically exempt from the provisions of CEQA. This exemption applies to the project because it involves property that is already developed with an existing agricultural operation, single-family dwelling, and accessory structures.
3. Section 15305(a), Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%. The project proposes a minor lot line adjustment consolidating the commercial agriculture land on one parcel and the non-farmable sloped portion in another parcel primarily for residential uses. No new parcels will be created as part of this project.
4. The Planning Commission has determined that the custodian of all documents and other material which constitute the record of proceedings shall rest with the County of Siskiyou Planning Department.
5. 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.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER MENNE FAMILY PARTNERS, L.P.

FILE # 014-361-380,-460,-470,
014-130-370, -390 -490,
-420

LOCATION SCOTT RIVER RD. FT. JONES T 44N , R 7, 9W , SEC. 29,30 PD# BLA2131
APA2102, Z2202

REQUIREMENTS:

Sewage Disposal Test/Information:

- 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 : 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 no has no objections to this proposed Zone Change and BLA.

Existing parcel 014-361-470, to be incorporated into parcel B, has existing improvements-barns and SFD with no permits on file with Environmental Health. Parcel #014-130-370, also to be incorporated into proposed Parcel B, has an existing AG well permit (w14-145; state well log # 0952176). APN 014-381-420 has not been reviewed for buildability at this time. Environmental Health has no objection to this minor Zone Change at this time.

Proposed parcel A will be incorporated into the RR zoned area and consist of a 52 acre parcel which has been reviewed and approved for conventional onsite sewage disposal.

All parcels conform to Environmental Health density standard and are in an area with ample ground water.

REHS [Signature] DATE 10/22/2021

ENVIRONMENTAL HEALTH ACTION

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

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

REHS [Signature] DATE 10/22/2021

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



Date: 11/4/2021

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

Attention: Dianne Johnson

Subject: Menne Family Partners, L.P. Boundary Line Adjustment BLA2131

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):

Cal fire has no requirements to the boundary line adjustment and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways approved under the following requirements.

ROAD AND STREET NETWORKS

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION

1276.02, 1276.03

SEE THE ATTACHED “4290 CHECKLIST” FOR SPECIFIC CODE REQUIREMENTS.

In addition to the Public Resources Code 4290 requirements, if timber is to be commercially harvested as part of this subdivision creation, the conditions set forth in the Z’berg-Nejedly Forest Practice Act of 1973 (California Code of Regulations Title 14, Division 1.5) must be adhered to.

“The Department of Forestry and Fire Protection serves and safeguards the people and protects the property and resources of California.”

BLA2131
Date:11/4/2021
Page 2

Additional Public Resources Code 4290 requirements that must be met during subsequent building permit applications are as follows:

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS

1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

ADDRESSES FOR BUILDING

1274.08, 1274.09, 1274.10

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03,

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

If you have any questions, please call Kieth Dietz, Jake Burgess or Nicholas Pisano at (530) 842-3516.



Nicholas Pisano
Fire Captain Specialist-Prevention

For: Phillip Anzo
Siskiyou Unit Chief

Attachment

Cc: file

SRA Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of July 28, 2020

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 SRA Fire Safe Regulations
Articles 1-5

Contents

Article 1 Administration.....	3
§ 1270.00. Title	3
§ 1270.01. Purpose	3
§ 1270.02. Scope.....	3
§ 1270.03. Provisions for Application of These Regulations.	4
§ 1270.04. Local Ordinances.....	4
§ 1270.05. Inspections.....	4
§ 1270.06. Exceptions to Standards.	5
§ 1271.00. Definitions.....	5
Article 2 Emergency Access and Egress	7
§ 1273.00. Intent	7
§ 1273.01. Width.	7
§ 1273.02. Road Surfaces	8
§ 1273.03. Grades.....	8
§ 1273.05. Turnarounds.....	8
§ 1273.06. Turnouts.....	9
§ 1273.07. Road and Driveway Structures	9
§ 1273.08. Dead-end Roads.....	9
§ 1273.09. Gate Entrances.....	10
Article 3 Signing and Building Numbering	10
§ 1274.00. Intent	10
§ 1274.01. Road Signs.....	10
§ 1274.02. Road Sign Installation, Location, and Visibility.	10
§ 1274.03. Addresses for Buildings.....	11
§ 1274.04. Address Installation, Location, and Visibility	11
Article 4 Emergency Water Standards.....	11
§ 1275.00. Intent	11
§ 1275.01. Application.....	11
§ 1275.02. Water Supply.	11
§ 1275.03. Hydrants and Fire Valves.	12
Article 5 Fuel Modification Standards.....	12
§ 1276.00 Intent	12
§ 1276.01. Setback for Structure Defensible Space.	12
§ 1276.02. Maintenance of Defensible Space Measures.	13
§ 1276.03 Disposal of Flammable Vegetation and Fuels.....	13
§ 1276.04 Greenbelts	13

Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Purpose

(a) These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Area (SRA).

(b) The future design and construction of structures, subdivisions and developments in the SRA shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles.

(c) 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 the SRA approved after January 1, 1991 except as set forth below in subsections (b.)through (d), inclusive, and (f);

(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971, except where being sited or installed as an accessory or junior accessory dwelling unit as set forth in subsection (d) below; (3) all tentative and parcel maps or other developments approved after January 1, 1991; and

(4) 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)(1) At the discretion of the local jurisdiction, and subject to any requirements imposed by the local jurisdiction to ensure reasonable ingress, egress, and capacity for evacuation and emergency response during a wildfire, these regulations shall not apply to the reconstruction or repair of legally constructed residential, commercial, or industrial buildings due to a wildfire, to the extent that the reconstruction or repair does not:

(A) increase the square footage of the residential, commercial, or industrial building or buildings that previously existed; or

(B) change the use of the building or buildings that had existed previously; or

(C) construct a new building or buildings that did not previously exist on the site.

(2) Nothing in this subsection shall be construed to alter the extent to which these regulations apply to the reconstruction or repair of a legally constructed residential, commercial, or industrial building for reasons unrelated to a wildfire.

(d) These regulations do not apply to the creation of accessory or junior accessory dwelling units that comply with Government Code sections 65852.2 or 65852.22, or any local

ordinances enacted thereunder, as applicable, including any local ordinances requiring provisions for fire and life safety.

(e) Unless otherwise exempt pursuant to this subchapter, 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 building construction;
- (3) application for a use permit; and
- (4) road construction.

(f) EXEMPTION: Roads used solely for agricultural, mining, or the management and harvesting of wood products.

§ 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

- (a) the local jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within the SRA.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits 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 or development permit or map.

§ 1270.04. Local Ordinances.

- (a) Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local jurisdiction provided that such ordinance, rule, or regulation is equal to or exceeds these minimum standards.
- (b) Counties may submit their local ordinances for certification via email to the Board, and the Board may certify them as equaling or exceeding these regulations when they provide the same practical effect. If the Board determines that the local requirements do not equal or exceed these regulations, it shall not certify the local ordinance.
- (c) When the Board grants certification, the local ordinances, in lieu of these regulations, shall be applied as described in 14 CCR § 1270.02 and used as the basis for inspections performed under 14 CCR § 1270.05.
- (d) The Board's certification of local ordinances pursuant to this section is rendered invalid when previously certified ordinances are subsequently amended by local jurisdictions, or the regulations are amended by the Board, 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 submitted for re-certification.

§ 1270.05. Inspections.

Inspections shall conform to the following requirements:

- (a) Inspection shall be made by:
 - (1) the Director, or
 - (2) local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) local jurisdictions where 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.
- (d) When inspections are conducted, they shall occur prior to: the issuance of the use permit or 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.

§ 1270.06. Exceptions to Standards.

- (a) Upon request by the applicant, exceptions to standards within this subchapter or to local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR § 1270.05, where the exceptions provide the same 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.
- (b) 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. At a minimum, 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. Local jurisdictions listed in 14 CCR section 1270.05 may establish additional procedures or requirements for exception requests.
- (c) Where an exception is not granted by the inspection entity, 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.
- (d) 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 wildfire protection.
- (e) 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

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 or occupancy, except Utility and Miscellaneous Group U buildings.

CAL FIRE: 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, road 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 their designee.

Driveway: A vehicular access that serves up to two (2) parcels with no more than two (2) residential units and any number of non-commercial or industrial buildings on each parcel.

Note: Driveway standard includes up to a total of four (4) residential Units on one (1) parcel- Board of Forestry

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

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 provides 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 road or driveway 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 or storage system, having either one two and a half (2 1/2) inch or one four and a half (4 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.

Residential unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for one or more persons.

Manufactured homes, mobilehomes, and factory-built housing are considered residential units for the purposes of mandatory measures required in 14 CCR § 1270.01(c), unless being sited or installed as an accessory or junior accessory dwelling unit in accordance with 14 CCR § 1270.02(d).

Road: Vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes public and private streets and lanes.

Road or driveway structures: Bridges, culverts, and other appurtenant structures which supplement the traffic lane 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.

Shoulder: Vehicular access adjacent to the traffic lane.

State Board of Forestry and Fire Protection (Board): As defined in Public Resources Code section 730.

State Responsibility Area (SRA): As defined in Public Resources Code sections 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 road or driveway that provides a single line of vehicle travel.

Turnaround: A road or driveway, 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 road or driveway to allow vehicles to pass.

Utility and Miscellaneous Group U building: A structure of an accessory character or a miscellaneous structure not classified in any specific occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.

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

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

Article 2 Emergency Access and Egress

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) 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. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.

(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02. Road Surfaces

- (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
- (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

§ 1273.03. Grades

- (a) At no point shall the grade for all roads and driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the local authority having jurisdiction and with mitigations to provide for same practical effect.

1273.04. Radius

- (a) No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (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 one hundred (100) feet.

§ 1273.05. Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) 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.
- (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
- (e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

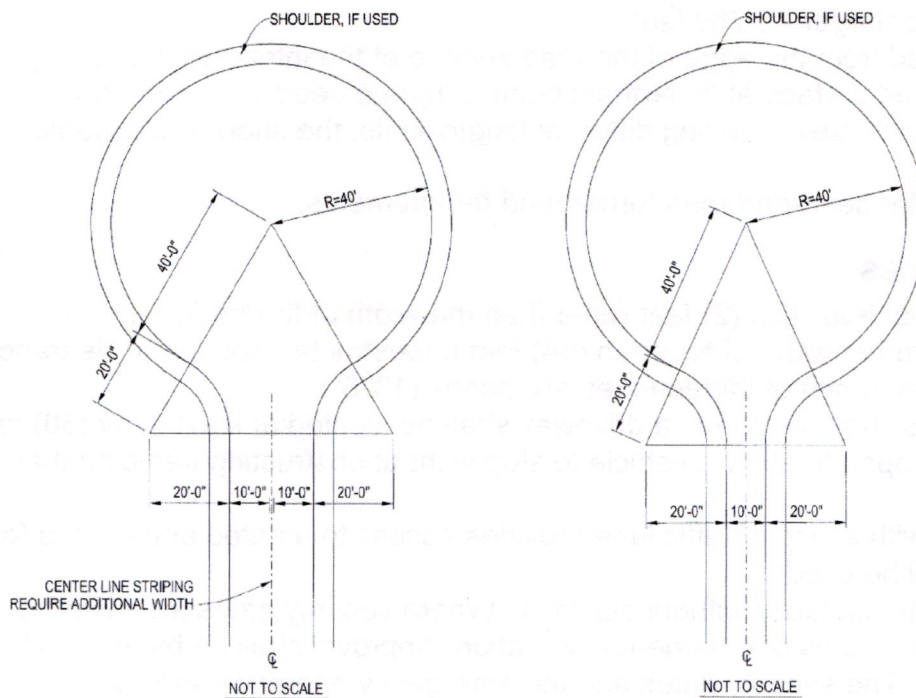


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. 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. Road and Driveway Structures

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

(b) 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.

(c) 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.

(d) 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. Dead-end Roads

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

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge 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) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(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 thirteen feet, six inches (13' 6").

(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) 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.

(d) Security gates shall not be installed without approval. 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.

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

(a) Newly constructed or approved roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each local jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a road providing access only to a single commercial or industrial occupancy require naming or numbering.

(b) The size of letters, numbers, and symbols for road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

§ 1274.02. Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting roads shall be placed at the intersection of those roads.

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

(i) at the intersection preceding the traffic access limitation, and

- (ii) no more than one hundred (100) feet before such traffic access limitation.
- (d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

- (a) All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.
- (b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
- (c) Addresses for residential buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

- (a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.
- (b) Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
- (c) Address signs along one-way roads shall be visible from both directions.
- (d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.
- (e) Where a road 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, or otherwise posted to provide for unobstructed visibility from that intersection.
- (f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 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.

§ 1275.02. Water Supply.

- (a) 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.
- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.

(c) 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.

(d) 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.

(e) Where freeze or crash protection is required by local jurisdictions having authority, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.

(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

(a) Each hydrant, fire valve, or access to water shall be identified as follows:

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

(2) if located along a road,

(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or

(ii) 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

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide for increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways, and a point of attack or defense from a wildfire.

§ 1276.01. Setback for Structure Defensible Space.

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

(b) When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect.

(i) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.

(ii) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the

structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations title 24, part 2, Chapter 7A.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

§ 1276.02. Maintenance of Defensible Space Measures.

To ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

§ 1276.03 Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a 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.

§ 1276.04 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

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



Date: 2/25/2022

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

Attention: Dianne Johnson

Subject: Zoning Change: Minne Z2202

CAL FIRE has no comment regarding change in zoning for this project. CAL FIRE requires future building on the parcel to be compliant with the applicable code sections of Public Resource Code 4290.

If you have any questions, please call Keith Dietz, Jake Burgess or Nicholas Pisano at 530-842-3516.

A handwritten signature in blue ink, appearing to be "NP", written over a horizontal line.

Nicholas Pisano
Fire Captain Specialist Prevention

For: Phillip Anzo
Siskiyou Unit Chief

Attachment cc: file

"The Department of Forestry and Fire Protection serves and safeguards the people and protects the property and resources of California."

SRA Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of July 28, 2020

California Code of Regulations
Title 14 Natural Resources
Division 1.5 Department of Forestry
Chapter 7 - Fire Protection
Subchapter 2 SRA Fire Safe Regulations
Articles 1-5

Contents

Article 1 Administration	3
§ 1270.00. Title	3
§ 1270.01. Purpose	3
§ 1270.02. Scope.....	3
§ 1270.03. Provisions for Application of These Regulations.	4
§ 1270.04. Local Ordinances.....	4
§ 1270.05. Inspections.....	4
§ 1270.06. Exceptions to Standards.	5
§ 1271.00. Definitions.....	5
Article 2 Emergency Access and Egress	7
§ 1273.00. Intent	7
§ 1273.01. Width.	7
§ 1273.02. Road Surfaces	8
§ 1273.03. Grades.....	8
§ 1273.05. Turnarounds.....	8
§ 1273.06. Turnouts.....	9
§ 1273.07. Road and Driveway Structures	9
§ 1273.08. Dead-end Roads.....	9
§ 1273.09. Gate Entrances.....	10
Article 3 Signing and Building Numbering	10
§ 1274.00. Intent	10
§ 1274.01. Road Signs.....	10
§ 1274.02. Road Sign Installation, Location, and Visibility	10
§ 1274.03. Addresses for Buildings.....	11
§ 1274.04. Address Installation, Location, and Visibility.....	11
Article 4 Emergency Water Standards.....	11
§ 1275.00. Intent	11
§ 1275.01. Application.....	11
§ 1275.02. Water Supply.	11
§ 1275.03. Hydrants and Fire Valves.	12
Article 5 Fuel Modification Standards.....	12
§ 1276.00 Intent	12
§ 1276.01. Setback for Structure Defensible Space.	12
§ 1276.02. Maintenance of Defensible Space Measures.	13
§ 1276.03 Disposal of Flammable Vegetation and Fuels.....	13
§ 1276.04 Greenbelts	13

Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Purpose

(a) These regulations have been prepared and adopted for the purpose of establishing minimum wildfire protection standards in conjunction with building, construction and development in the State Responsibility Area (SRA).

(b) The future design and construction of structures, subdivisions and developments in the SRA shall provide for basic emergency access and perimeter wildfire protection measures as specified in the following articles.

(c) 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 the SRA approved after January 1, 1991 except as set forth below in subsections (b.) through (d), inclusive, and (f);

(2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971, except where being sited or installed as an accessory or junior accessory dwelling unit as set forth in subsection (d) below; (3) all tentative and parcel maps or other developments approved after January 1, 1991; and

(4) 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)(1) At the discretion of the local jurisdiction, and subject to any requirements imposed by the local jurisdiction to ensure reasonable ingress, egress, and capacity for evacuation and emergency response during a wildfire, these regulations shall not apply to the reconstruction or repair of legally constructed residential, commercial, or industrial buildings due to a wildfire, to the extent that the reconstruction or repair does not:

(A) increase the square footage of the residential, commercial, or industrial building or buildings that previously existed; or

(B) change the use of the building or buildings that had existed previously; or

(C) construct a new building or buildings that did not previously exist on the site

(2) Nothing in this subsection shall be construed to alter the extent to which these regulations apply to the reconstruction or repair of a legally constructed residential, commercial, or industrial building for reasons unrelated to a wildfire.

(d) These regulations do not apply to the creation of accessory or junior accessory dwelling units that comply with Government Code sections 65852.2 or 65852.22, or any local

ordinances enacted thereunder, as applicable, including any local ordinances requiring provisions for fire and life safety.

(e) Unless otherwise exempt pursuant to this subchapter, 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 building construction;
- (3) application for a use permit; and
- (4) road construction.

(f) EXEMPTION: Roads used solely for agricultural, mining, or the management and harvesting of wood products.

§ 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

- (a) the local jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within the SRA.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits 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 or development permit or map.

§ 1270.04. Local Ordinances.

- (a) Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local jurisdiction provided that such ordinance, rule, or regulation is equal to or exceeds these minimum standards.
- (b) Counties may submit their local ordinances for certification via email to the Board, and the Board may certify them as equaling or exceeding these regulations when they provide the same practical effect. If the Board determines that the local requirements do not equal or exceed these regulations, it shall not certify the local ordinance.
- (c) When the Board grants certification, the local ordinances, in lieu of these regulations, shall be applied as described in 14 CCR § 1270.02 and used as the basis for inspections performed under 14 CCR § 1270.05.
- (d) The Board's certification of local ordinances pursuant to this section is rendered invalid when previously certified ordinances are subsequently amended by local jurisdictions, or the regulations are amended by the Board, 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 submitted for re-certification.

§ 1270.05. Inspections.

Inspections shall conform to the following requirements:

- (a) Inspection shall be made by:
 - (1) the Director, or
 - (2) local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) local jurisdictions where 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.
- (d) When inspections are conducted, they shall occur prior to: the issuance of the use permit or 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.

§ 1270.06. Exceptions to Standards.

- (a) Upon request by the applicant, exceptions to standards within this subchapter or to local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR § 1270.05, where the exceptions provide the same 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.
- (b) 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. At a minimum, 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. Local jurisdictions listed in 14 CCR section 1270.05 may establish additional procedures or requirements for exception requests.
- (c) Where an exception is not granted by the inspection entity, 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.
- (d) 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 wildfire protection.
- (e) 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

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 or occupancy, except Utility and Miscellaneous Group U buildings.

CAL FIRE: 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, road 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 their designee.

Driveway: A vehicular access that serves up to two (2) parcels with no more than two (2) residential units and any number of non-commercial or industrial buildings on each parcel.

Note: Driveway standard includes up to a total of four (4) residential Units on one (1) parcel- Board of Forestry

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

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 provides 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 road or driveway 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 or storage system, having either one two and a half (2 1/2) inch or one four and a half (4 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.

Residential unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for one or more persons.

Manufactured homes, mobilehomes, and factory-built housing are considered residential units for the purposes of mandatory measures required in 14 CCR § 1270.01(c), unless being sited or installed as an accessory or junior accessory dwelling unit in accordance with 14 CCR § 1270.02(d).

Road: Vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes public and private streets and lanes.

Road or driveway structures: Bridges, culverts, and other appurtenant structures which supplement the traffic lane 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.

Shoulder: Vehicular access adjacent to the traffic lane.

State Board of Forestry and Fire Protection (Board): As defined in Public Resources Code section 730.

State Responsibility Area (SRA): As defined in Public Resources Code sections 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 road or driveway that provides a single line of vehicle travel.

Turnaround: A road or driveway, 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 road or driveway to allow vehicles to pass.

Utility and Miscellaneous Group U building: A structure of an accessory character or a miscellaneous structure not classified in any specific occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.

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

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

Article 2 Emergency Access and Egress

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) 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. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.

(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02. Road Surfaces

- (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
- (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

§ 1273.03. Grades

- (a) At no point shall the grade for all roads and driveways exceed 16 percent.
- (b) The grade may exceed 16%, not to exceed 20%, with approval from the local authority having jurisdiction and with mitigations to provide for same practical effect.

1273.04. Radius

- (a) No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (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 one hundred (100) feet.

§ 1273.05. Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) 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.
- (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
- (e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

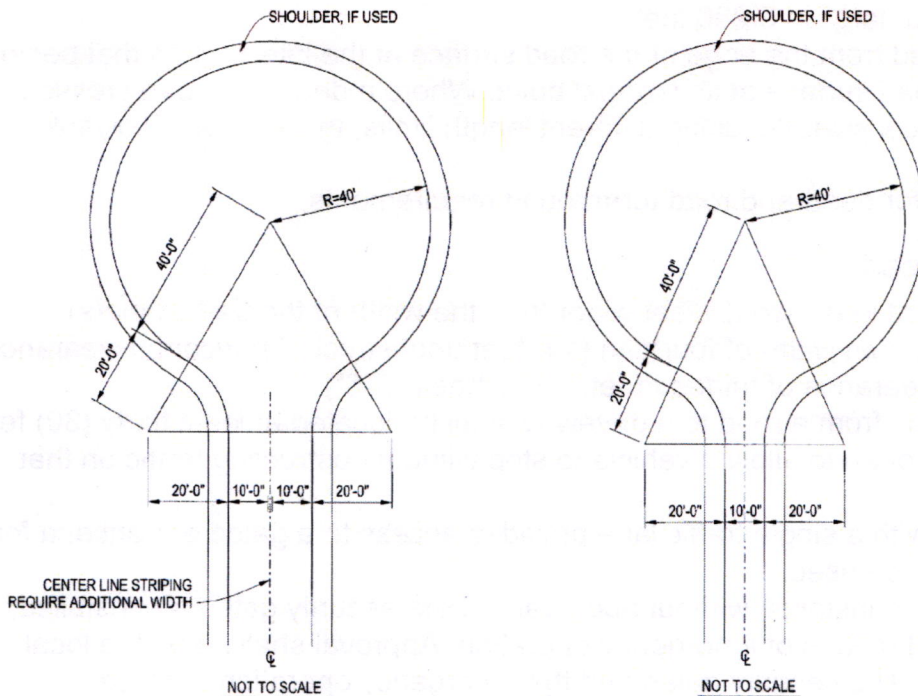


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. 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. Road and Driveway Structures

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

(b) 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.

(c) 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.

(d) 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. Dead-end Roads

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

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet
parcels zoned for 5 acres to 19.99 acres - 2,640 feet
parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge 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) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(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 thirteen feet, six inches (13' 6").

(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) 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.

(d) Security gates shall not be installed without approval. 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.

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

(a) Newly constructed or approved roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each local jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a road providing access only to a single commercial or industrial occupancy require naming or numbering.

(b) The size of letters, numbers, and symbols for road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

§ 1274.02. Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting roads shall be placed at the intersection of those roads.

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

(i) at the intersection preceding the traffic access limitation, and

- (ii) no more than one hundred (100) feet before such traffic access limitation.
- (d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

- (a) All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.
- (b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.
- (c) Addresses for residential buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

- (a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.
- (b) Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.
- (c) Address signs along one-way roads shall be visible from both directions.
- (d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.
- (e) Where a road 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, or otherwise posted to provide for unobstructed visibility from that intersection.
- (f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 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.

§ 1275.02. Water Supply.

- (a) 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.
- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.

(c) 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.

(d) 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.

(e) Where freeze or crash protection is required by local jurisdictions having authority, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.

(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

(a) Each hydrant, fire valve, or access to water shall be identified as follows:

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

(2) if located along a road,

(i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or

(ii) 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

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide for increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways, and a point of attack or defense from a wildfire.

§ 1276.01. Setback for Structure Defensible Space.

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

(b) When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easements, the local jurisdiction shall provide for same practical effect.

(i) Same practical effect requirements shall reduce the likelihood of home-to-home ignition.

(ii) Same practical effect options may include, but are not limited to, noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the

structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with a less than thirty (30) foot setback; or additional structure hardening such as those required in the California Building Code, California Code of Regulations title 24, part 2, Chapter 7A.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

§ 1276.02. Maintenance of Defensible Space Measures.

To ensure continued maintenance of commonly owned properties in conformance with these standards and to assure continued availability, access, and utilization of the defensible space provided by these standards during a wildfire, provisions for annual maintenance shall be provided in emergency access covenants or similar binding agreements.

§ 1276.03 Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a 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.

§ 1276.04 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.



COUNTY OF SISKIYOU

311 Fourth Street, Room 104
Yreka, California 96097-2944
Phone (530) 842-8340
Toll Free (888) 854-2000 ext 8340
<https://www.co.siskiyou.ca.us/treasurer-taxcollector>

Wayne Hammar
Treasurer – Tax Collector

DATE: December 3, 2021
TO: Dianne Johnson. Permit Technician
FROM: Kayla S. Harris, Tax Collection/Treasury Specialist
RE: Menne – Ag Preserve Williamson Act Contract (APA2102) & (BLA2131)

Please inform the Menne's that the second installments are still owing on the following parcels:

014-131-490-000, 014-361-380-000, 014-361-460-000, 014-361-470-000, 014-130-370-000 & 014-130-390-000.

Please contact our office if you have any questions.

Thank you.

Kayla S. Harris

Tax Collection/Treasury Specialist

Dianne Johnson

From: Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>
Sent: Wednesday, December 22, 2021 8:10 AM
To: Dianne Johnson
Subject: RE: BLA-2131/ APA-2102 15 DAY REVIEW PACKAGE

Good morning,

I have reviewed the application materials for the proposed Boundary Line Adjustment and have no comment on this project at this time.

Thank you,
Kristin

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Tuesday, December 21, 2021 4:14 PM
To: Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>; NorthCoast <NorthCoast@Waterboards.ca.gov>
Subject: BLA-2131/ APA-2102 15 DAY REVIEW PACKAGE

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good afternoon,

Please see attached 15 day review for BLA-2131/APA-2102.

Thank you,

Dianne Johnson

Planning Permit Technician
Siskiyou County Community Development
806 S. Main Street, Yreka, CA 96097
530-841-2148

From: [Dianne Johnson](#)
To: [Janine Rowe](#)
Subject: FW: Z2202 15 DAY REVIEW PACKAGE
Date: Tuesday, March 1, 2022 11:05:07 AM

Can you save this in the file for me please?

From: Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>
Sent: Tuesday, March 1, 2022 10:01 AM
To: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Subject: RE: Z2202 15 DAY REVIEW PACKAGE

Good morning,

The Department of Fish and Wildlife has reviewed the application for Z-2202 and has no comment on this Project. If the Project description changes in any way or biological resource information becomes available, the Department should be notified and provided an opportunity to offer comments regarding the updated information.

Thank you,
Kristin

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Thursday, February 24, 2022 3:17 PM
To: Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Pisano, Nicholas@CALFIRE <Nicholas.Pisano@fire.ca.gov>; Ray Haupt <rhaupt@co.siskiyou.ca.us>; Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>; James Smith <jsmith@co.siskiyou.ca.us>; NorthCoast <NorthCoast@Waterboards.ca.gov>; Craig Kay <ckay@co.siskiyou.ca.us>; Eric Olson <eolson@co.siskiyou.ca.us>; Jeff Clausen <jclausen@co.siskiyou.ca.us>; Jennifer Taylor <jtaylor@co.siskiyou.ca.us>; Kayla Harris <kharris@co.siskiyou.ca.us>; Thomas Deany <tdeany@co.siskiyou.ca.us>
Cc: Tom Menne <tom@tmenne.com>; Bernadette Cizin <bpcizin@co.siskiyou.ca.us>
Subject: Z2202 15 DAY REVIEW PACKAGE

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good afternoon,

Please see attached 15 Day Review for application Z-2202. Please note, all responses to the application must be received by March 11, 2022.

Thank you,

Dianne Johnson

Planning Permit Technician
Siskiyou County Community Development
806 S. Main Street, Yreka, CA 96097
530-841-2148



COUNTY OF SISKIYOU

Department of Agriculture

525 SOUTH FOOTHILL DRIVE • YREKA, CALIFORNIA 96097-3096 • (530) 841-4025 • FAX (530) 842-6690

JAMES E. SMITH

AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

AIR POLLUTION CONTROL OFFICER
ANIMAL CONTROL OFFICER

March 10, 2022

County of Siskiyou
Community Development Department
Planning Division
806 South Main Street
Yreka, CA 96097

Subject: Menne Zone Change (Z2202)

The applicant is proposing a Zone Change (Z2202) to rezone a portion (four acres) of the parcel's listed below from AG-1-B-80 (Prime Agricultural District) to R-R-B-10 (Rural Residential Agricultural District). The rezone is of a hillside area mapped in prime agricultural soils that the applicant asserts to have been mapped incorrectly. The project site is located south of Scott River Road, north and west of the community of Ft. Jones on APN's 014-361-420 and 014-130-490; Township 44N, Range 7W, Section 30 M.D.M; Latitude 41.636°, Longitude 122.936°.

I, James E Smith, Siskiyou County Agriculture Commissioner, have direct knowledge of the property in the Zone Change request, both as Commissioner and as an agricultural consultant when employed by Dunham and Livesay, a local farm supply.

The County of Siskiyou Department of Agriculture (Department) agrees that the soil classification was mapped incorrectly. This parcel of land is not Prime Farmland, due to its true characteristics. It is rocky, gravelly, shallow, has steep slopes but less than 30%, very little fertility as measured by the actual soils within the strata, and has very poor water holding capacity.

The Department supports the Zone Change request in the Proposed Project with no conditions. The Zone Change will insure best use of this particular parcel of land and in a manner that is compatible with other existing and planned land uses.

Sincerely,

James E Smith

Tulelake Branch Office
P.O. Box 444
Tulelake, CA 96134-0444
(530) 667-5310

Air Pollution Control District
(530) 841-4029

Department of Animal Control
(530) 841-4028

EXHIBIT B - Comments



March 11, 2022

FROM: Giuliano Carneiro Galdi, University of California Cooperative Extension

RE: Soil Classification on Manne’s property

I, Giuliano C. Galdi (University of California Cooperative Extension), visited the property located south of Scott River Road, north and west of the community of Ft. Jones on APN's 014-361-420 and 014-130-490; Township 44N, Range 7W, Section 30 M.D.M; Latitude 41.636°, Longitude 122.936° on February 16, 2022 to assess the soil’s suitability for agriculture.

According to part of the literal definition, a prime farmland consists in an area with “few or no rocks” and “dependable water supply from precipitation or irrigation”. While the amount of rocks in the soil decreases slightly downhill towards the agricultural field, the piece of land visited was a rocky and gravelly hill side. Additionally, the steep slope and native vegetation would impose challenges for optimum crop production and land management (e.g. irrigation equipment installation, irrigation without runoff, possibility of soil erosion due to irrigation, and crop harvest). Due to the soil type and slope, the majority of the soils in fields in question have low water holding capacity, which makes very difficult to irrigate crops efficiently. Irrigation inefficiency is even more problematic during these prolonged and more frequent drought periods California has been facing in the past decades.

Based on the aspects cited above, this small piece of land would not be classified as Prime Farmland.

Giuliano C. Galdi
UC Cooperative Extension
Siskiyou County Agronomy Advisor
1655 S. Main ST.
Yreka-CA 96097

Giuliano Carneiro Galdi

17835 Elk Trail Road, Weed-CA 96094 | (559)286-9633 | gcgaldi@ucanr.edu

Education

- **Master of Science**, Plant Sciences at California State University, Fresno
Thesis: Field response of improved alfalfa (*Medicago sativa*) varieties to saline irrigation: shoot dry matter yield, ion concentration, and soil salinity assessment.
Supervisor: Sharon E. Benes
- **Bachelor of Science**, Agronomy Engineering, University of Sao Paulo, Brazil.

Professional and research experience

- **2019 – Present**: Siskiyou County UCCE Agronomy and Crop Advisor (Assistant III).
Responsible for creating and conducting an education and applied research program focusing on all aspects of crop production and cropping systems.
- **2017- 2019**: Junior Specialist in irrigation and crop management at University of California, Davis. In charge of water and agronomic management of a series of field experiments with the objective to improve sustainability of water use in crop production.
- **2017**: Field Consulting Assistant at Brock Taylor Consulting. In charge of soil moisture assessment and irrigation scheduling in farms throughout California. Crops: cotton, almond, tomato, and asparagus.
- **2014-2017**: Graduate student assistant to soils lab class taught by PhD. Sharon Benes at California State University, Fresno. The work consisted in: testing protocols, setting up laboratory exercises, grading quizzes, and installing and testing field moisture sensors.
- **2014-2016**: Student research assistant at California State University, Fresno.
- **2014**: Summer research work on nitrogen leaching in different depths in soil profile. Crops: almonds and pistachios.
- **2013**: Internship at California State University, Fresno during spring semester. Work with a Plant Science graduate student in a study examining salinity tolerance in alfalfa.

Publications

Popular Press Articles

- **Galdi, G. C.**, Wilson, R., Getts, T. (2020). Blue Alfalfa Aphid Management. Siskiyou County Farm Bureau Newsletter.
- Getts, T.; Wilson, R., **Galdi, G. C.**, Loveland, C., Samac, D., and Creech, E. (2020). Roundup Ready Alfalfa Injury. 2020 Spring Research Update - Intermountain Research and Extension Center.
- Lundy, M., Nelsen, T., Mathesius, K., Leinfelder-Miles, M., Clark, N., Light, S., **Galdi, G. C.**, Getts, T. (2020). N management case studies: Utilizing N-rich reference zones in California small grain crops. UC Small Grains Blog.
- Leinfelder-Miles, M., Clark, N., Light, S., Mathesius, K., Getts, T., **Galdi, G. C.**, Nelsen, T., Lundy, M. (2020). Implementing N-Rich Reference Zones to Inform In-Season N Fertilization Practices. UC Small Grains Blog.

- **Galdi, G. C.** (2020). Blue Alfalfa Aphid Management. 2020 Intermountain UCCE Research Updates Newsletter.
- **Galdi, G. C.** (2020). Scott Valley Variety Trial, Soil Moisture Sensors, and Canada Thistle Biological Control. UCCE Siskiyou Summer Newsletter.
- **Galdi, G. C.** (2020). Aphids and Marlahan Mustard Control. UCCE Spring Newsletter.
- **Galdi, G. C.** (2020). 2019 Roundup Ready Alfalfa Injury trial. UCCE Siskiyou Winter Newsletter.
- **Galdi, G. C., Wilson, R., Putnam, D.** (2019). Have you seen this Injury Symptom in alfalfa? We need your help in understanding this crop injury. Alfalfa and Forage News Blog.

Technical reports and other non-reviewed articles

- Wilson, R., **Galdi, G. C.**, Stevens, N. (2020). Influence of Irrigation Cut-off Dates on Forage Production in Shasta Valley Pastures.
- **Galdi, G. C.**, Nelsen, T., Lundy, M. (2020). N-Rich Reference Zone Case Study: Siskiyou County. Agronomy Research and Information center: Small Grains.
- Clark, N., Getts, T., **Galdi, G. C.**, Nelsen, T., Leinfelder-Miles, M., Light, S., Mathesius, K., Lundy, M. (2020). Hand-held electronic devices help you make better nitrogen fertilizer decisions. UC Small Grains Blog.
- Lundy, M., Nelsen, T., Mathesius, K., Clark, N., Light, S., Leinfelder-Miles, M., Getts, T., **Galdi, G. C.** (2020). New resources available for conducting and interpreting soil nitrate quick tests. UC Small Grains Blog.
- Wilson, R., **Galdi, G. C.**, Stewart, D. (2020). 2020 Sample Costs to Establish and Produce Alfalfa Hay.
- Getts, T., Wilson, R., and **Galdi, G. C.** (2019). Frost Injury on Roundup Ready Alfalfa - 2019 NE CA research. Intermountain Research and Extension Center Field Day.

Published abstracts

- Getts, T., Wilson, R., **Galdi, G. C.**, Loveland, C., Samac, D., and Creech, E. (2020). Roundup Ready Alfalfa Injury. Proceedings of the California Weed Science Society.
- Getts, T., Wilson, R., **Galdi, G. C.**, Loveland, C., Samac, D., and Creech, E. (2019). Roundup Ready Alfalfa Injury. Proceedings of the California Alfalfa Symposium.

Peer-reviewed publications

- **Galdi, G.C.**, Putnam, D.H., Benes, S.E. (2022) Field response of alfalfa (*Medicago sativa*) to salinity stress. Crop Science (*in preparation*).
- Orloff, S., **Galdi, G. C.**, Snyder, R., Stevens, N., Thamer, P., Harter, T. (2022) Irrigated Alfalfa (*Medicago sativa*) in an Intermontane Mediterranean Climate Utilizes Deep Soil Moisture under Deficit Irrigation. California Agriculture journal (*in preparation*).

Research and Educational presentations

- **Galdi G. C., 2021.** Environmental Changes Impact on Pest Management. In: Siskiyou County Pest Management Webinar. Yreka-CA.
- **Galdi G. C, 2020.** Soil Salinity and Alfalfa Salt Tolerance. In: Cedarville, CA.

- **Galdi G. C, 2020.** Soil Salinity and Alfalfa Salt Tolerance. In: irrigated Pasture and Grass Hay Workshop, Susanville, CA.
- **Galdi G. C, 2019.** Avoiding Roundup Ready alfalfa injury. In: Siskiyou County Pest management Seminar, Yreka, CA.
- **Galdi G. C, Benes SE, Putnam DH, Hutmacher RB, Cassel F, Peres UB. 2017.** Field Response of Improved Alfalfa (*Medicago sativa*) Varieties to Saline Irrigation: dry matter yield, ion concentration in shoot, and soil salinity assessment (**poster**). In: American Society of Agronomy California Plant and Soil Conference, Fresno, CA.
- **Galdi G. C, Benes SE. 2016.** Field Performance of 21 Alfalfa (*Medicago sativa*) varieties under Saline Irrigation: dry matter yield and soil mapping (**oral**). In: Graduate Research and Creative Activities Symposium at California State University, Fresno, CA.
- **Galdi G. C, Benes SE, Cassel F, Gomes MH. 2016.** Field Response of Improved Alfalfa (*Medicago sativa*) Varieties to Saline Irrigation: dry matter yield and soil salinity assessment (**poster**). In: American Society of Agronomy California Plant and Soil Conference, Visalia, CA.
- **Galdi G. C, Benes SE, Putnam DH, Cassel F. 2015.** Field Response of Improved Alfalfa (*Medicago sativa*) Varieties to Saline Irrigation: dry matter yield (**poster**). In: ASA, CSSA and SSSA International Annual Meeting “Synergy in Science: Partnering for Solutions”, Minneapolis, MN.
- **Galdi G. C, Dourado D, Martins KV, Lacerda MP. 2012.** Effect of seed treatment on dry weight of corn plants (**poster**). In: International Symposium of Scientific Initiation of University of Sao Paulo.

Awards and scholarships

- **2017:** First place in the poster competition in the American Society of Agronomy California Plant and Soil Conference, Fresno, CA.
- **2016:** Second place in the poster competition in the American Society of Agronomy California Plant and Soil Conference, Visalia, CA.
- **2015-2016:** Fresno State Graduate Net Initiative fellow in the academic year.
- **2011-2012:** Scholarship at project “Newsletter on prices of inputs and products in soybean, corn and cotton” at Center of Advanced Studies on Applied Economics in University of Sao Paulo.
- **2009-2012:** Scholarship in an internship supervised by PhD Durval Dourado Neto, dealt with crop protection, disease control and seed treatment, worked and studied corn, soybean and cotton crops.

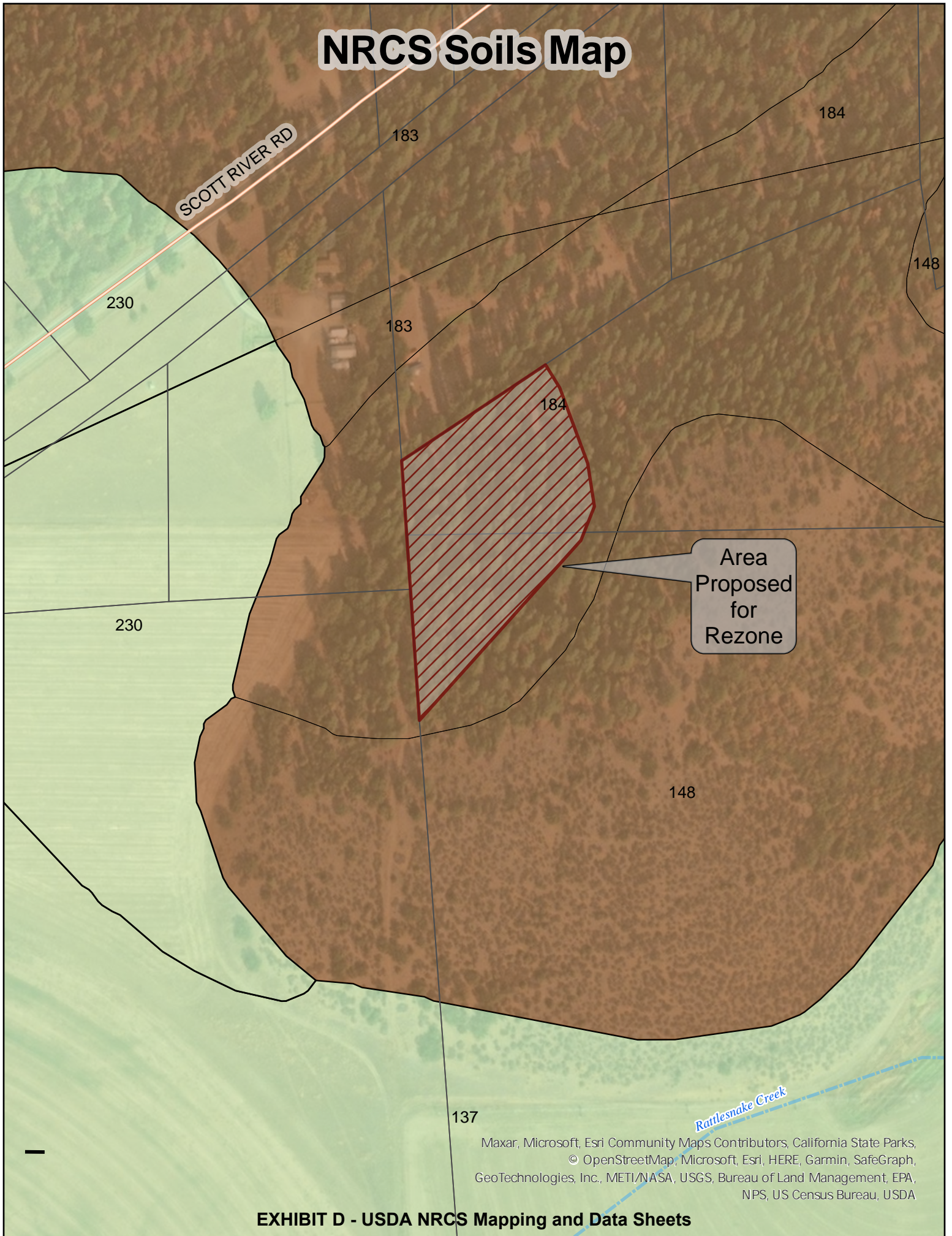
Additional information

- Advanced knowledge in Computer in Office, Internet Explorer, JMP, and SAS (Statistical Analysis Software).
- Languages spoken: Portuguese (native), English (fluent), Spanish (intermediary).

Memberships and Affiliations

- American Society of Agronomy
- Crop Science Society of America
- Soil Science Society of America

NRCS Soils Map



Area
Proposed
for
Rezone

Maxar, Microsoft, Esri Community Maps Contributors, California State Parks,
© OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,
GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA,
NPS, US Census Bureau, USDA

Siskiyou County, California, Central Part

148—Duzel-Jilson-Facey complex, 15 to 50 percent slopes

Map Unit Setting

National map unit symbol: hdp9

Elevation: 2,200 to 5,000 feet

Mean annual precipitation: 16 to 20 inches

Mean annual air temperature: 43 to 48 degrees F

Frost-free period: 125 days

Farmland classification: Not prime farmland

Map Unit Composition

Duzel and similar soils: 40 percent

Jilson and similar soils: 30 percent

Facey and similar soils: 20 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Duzel

Setting

Landform: Mountains

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Concave

Across-slope shape: Convex

Parent material: Residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 13 inches: gravelly loam

H2 - 13 to 30 inches: gravelly loam

H3 - 30 to 38 inches: very gravelly loam

H4 - 38 to 42 inches: weathered bedrock

Properties and qualities

Slope: 15 to 50 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: C

Ecological site: R005XD074CA - GRAVELLY LOAM
Hydric soil rating: No

Description of Jilson

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 3 inches: gravelly loam
H2 - 3 to 14 inches: gravelly loam
H3 - 14 to 18 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: R005XD076CA - SHALLOW GRAVELLY LOAM
Hydric soil rating: No

Description of Facey

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 10 inches: loam
H2 - 10 to 59 inches: loam
H3 - 59 to 63 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock

Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R005XD033CA - LOAMY
Hydric soil rating: No

Minor Components

Hilt

Percent of map unit: 4 percent
Hydric soil rating: No

Rubble land

Percent of map unit: 3 percent
Hydric soil rating: No

Rock outcrop

Percent of map unit: 3 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Siskiyou County, California, Central Part
Survey Area Data: Version 13, Sep 6, 2021

Siskiyou County, California, Central Part

184—Marpa-Kinkel-Boomer, cool complex, 15 to 50 percent slopes

Map Unit Setting

National map unit symbol: hdqg
Elevation: 2,500 to 5,000 feet
Mean annual precipitation: 35 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 110 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Marpa and similar soils: 30 percent
Kinkel and similar soils: 25 percent
Boomer and similar soils: 20 percent
Minor components: 23 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marpa

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 14 inches: gravelly loam
H2 - 14 to 30 inches: very gravelly clay loam
H3 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C

Ecological site: F005XZ018CA - Moderately Deep Gravelly Mesic Mountains 40-60"ppt
Hydric soil rating: No

Description of Kinkel

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 9 inches: very gravelly loam
H2 - 9 to 60 inches: very gravelly loam

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F005XZ014CA - Mesic Mountains <40"ppt
Hydric soil rating: No

Description of Boomer

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 10 inches: gravelly loam
H2 - 10 to 53 inches: gravelly sandy clay loam
H3 - 53 to 57 inches: weathered bedrock

Properties and qualities

Slope: 15 to 50 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock

Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: F005XZ010CA - Very Deep Gravelly Mesic Hills 40-60"ppt
Hydric soil rating: No

Minor Components

Rock outcrop

Percent of map unit: 14 percent
Hydric soil rating: No

Neuns

Percent of map unit: 3 percent
Hydric soil rating: No

Etsel

Percent of map unit: 3 percent
Hydric soil rating: No

Kindig

Percent of map unit: 3 percent
Hydric soil rating: No

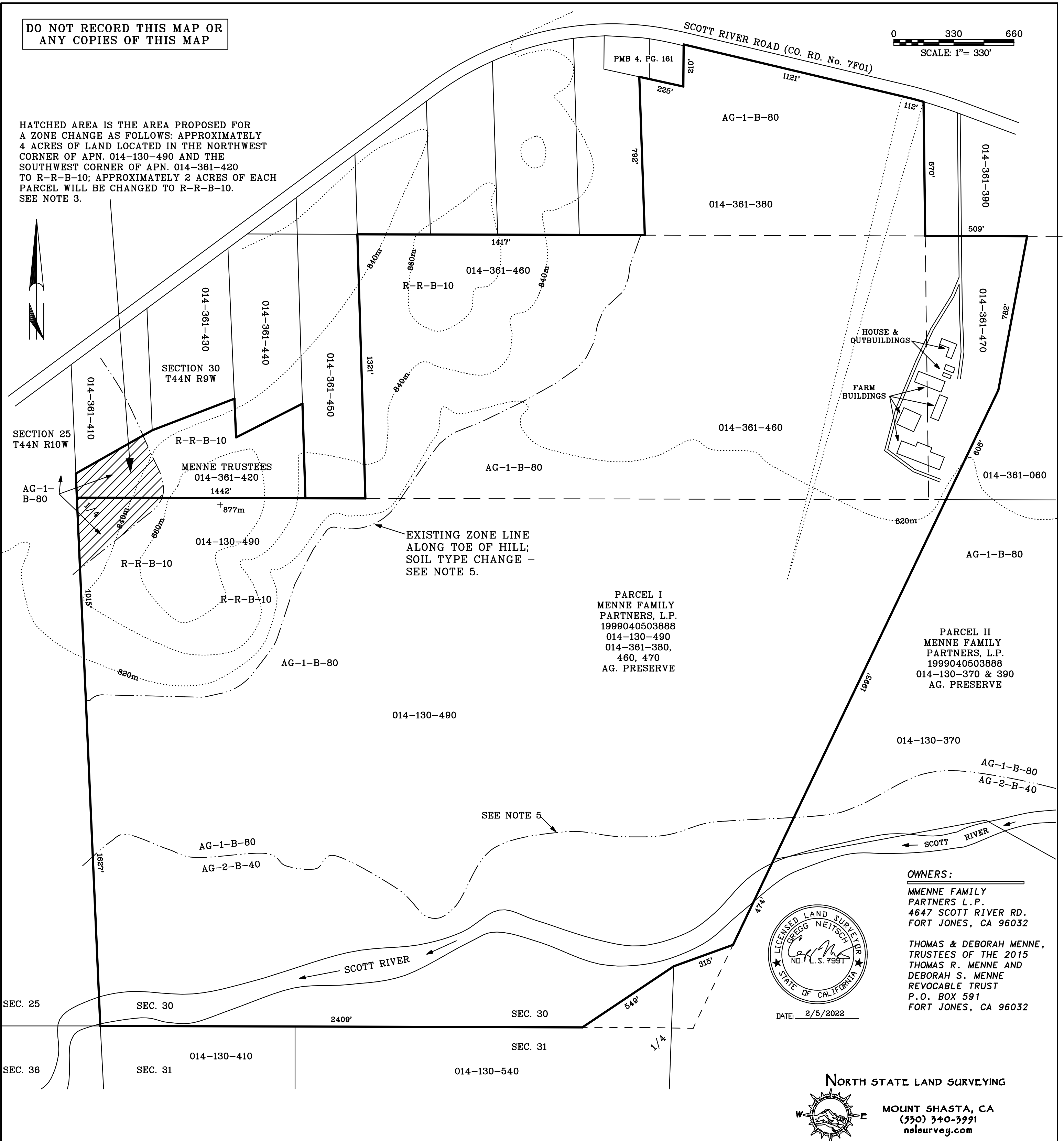
Data Source Information

Soil Survey Area: Siskiyou County, California, Central Part
Survey Area Data: Version 13, Sep 6, 2021

DO NOT RECORD THIS MAP OR ANY COPIES OF THIS MAP

0 330 660
SCALE: 1"= 330'

HATCHED AREA IS THE AREA PROPOSED FOR A ZONE CHANGE AS FOLLOWS: APPROXIMATELY 4 ACRES OF LAND LOCATED IN THE NORTHWEST CORNER OF APN. 014-130-490 AND THE SOUTHWEST CORNER OF APN. 014-361-420 TO R-R-B-10; APPROXIMATELY 2 ACRES OF EACH PARCEL WILL BE CHANGED TO R-R-B-10. SEE NOTE 3.



EXISTING ZONE LINE ALONG TOE OF HILL; SOIL TYPE CHANGE - SEE NOTE 5.

PARCEL I
MENNE FAMILY PARTNERS, L.P.
1999040503888
014-130-490
014-361-380,
460, 470
AG. PRESERVE

PARCEL II
MENNE FAMILY PARTNERS, L.P.
1999040503888
014-130-370 & 390
AG. PRESERVE

OWNERS:

MMENNE FAMILY PARTNERS L.P.
4647 SCOTT RIVER RD.
FORT JONES, CA 96032

THOMAS & DEBORAH MENNE,
TRUSTEES OF THE 2015
THOMAS R. MENNE AND
DEBORAH S. MENNE
REVOCABLE TRUST
P.O. BOX 591
FORT JONES, CA 96032



DATE: 2/5/2022

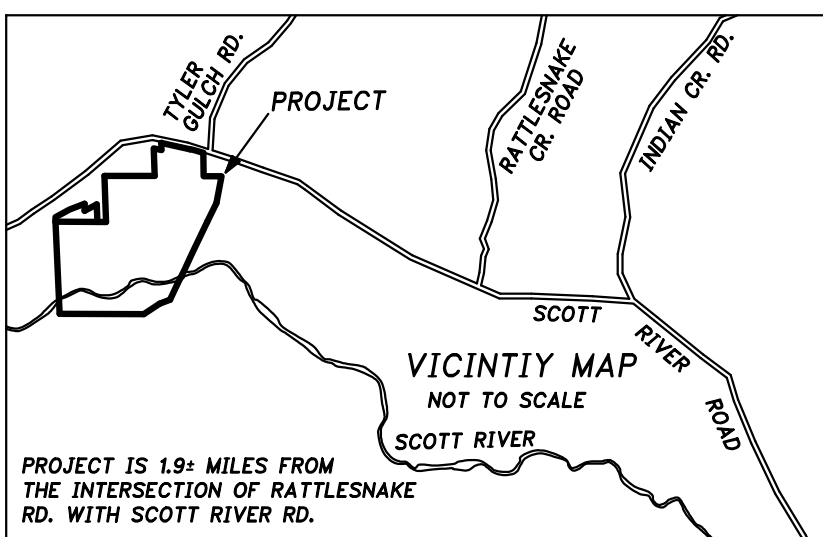
NORTH STATE LAND SURVEYING



MOUNT SHASTA, CA
(530) 340-3991
nslsurvey.com

GENERAL NOTES:

1. APN.'S 014-361-420 AND 014-130-490.
2. DEED REFERENCES: DOC.#1999040503888 & DOC.#2021-0011143.
3. THE PURPOSE OF THIS PROPOSED ZONE CHANGE IS TO CORRECT ZONING WHICH APPEARS TO BE A MISTAKE; THE HATCHED AREA ZONED AS AG-1-B-80 IS MAPPED OVER NON-PRIME AGRICULTURAL SOILS, AS DELINEATED BY THE NRCS SOILS MAP.
4. IT IS NOT THE PURPOSE OF THIS MAP TO SHOW ANY OTHER FEATURES, EASEMENTS, LINES OR IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON.
5. CURRENT ZONING: R-R-B-10, AG-1-B-80, & AG-2-B-40 AS SHOWN HEREON. THE SHOWN ZONE LINE BETWEEN AG-2-B-40 AND AG-1-B-80 HAS BEEN DIGITIZED ALONG THE SOIL TYPE CHANGE DELINEATED ON THE NRCS SOILS MAP. THE ZONE LINE BETWEEN R-R-B-10 AND AG-1-B-80 FOLLOWS THE EDGE OF CULTIVATION ALONG THE TOE OF THE HILL, BEING THE CHANGE IN SOIL AND VEGETATION TYPE, AS WELL AS THE SOIL TYPE CHANGE DELINEATED BY THE NRCS SOIL MAP.
6. SHOWN CONTOURS LINES AND RIVER HAVE BEEN DIGITIZED FROM USGS QUAD MAP AND/OR DIGITAL ORTHOPHOTO AND ARE APPROXIMATE.
7. SHOWN PARCEL BOUNDARIES HAVE BEEN GENERATED FROM A COMBINATION OF FIELD SURVEY AND RECORD MAP COMPILATION; ACTUAL ACREAGES MAY CHANGE SLIGHTLY AFTER A COMPLETE BOUNDARY SURVEY.



PROJECT IS 1.9+ MILES FROM THE INTERSECTION OF RATTLESNAKE RD. WITH SCOTT RIVER RD.

PROPOSED ZONE CHANGE MAP

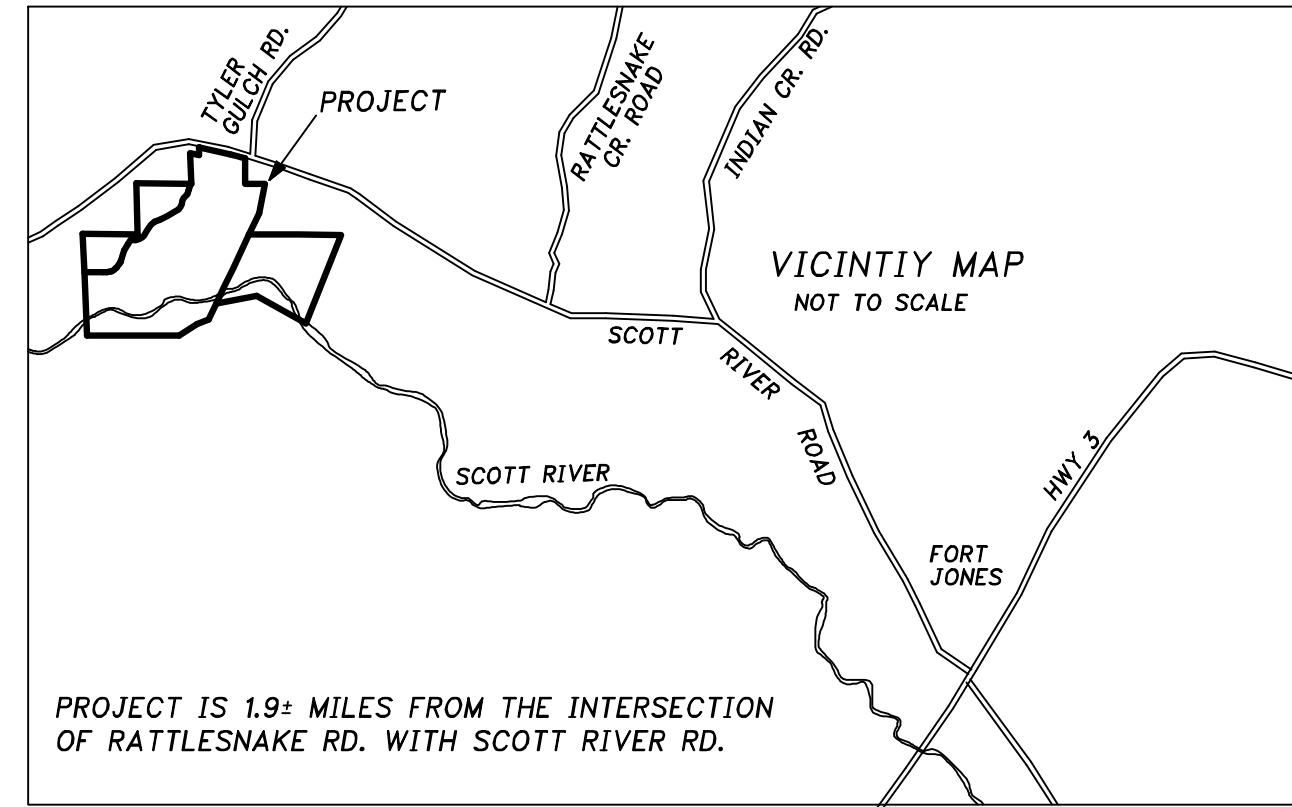
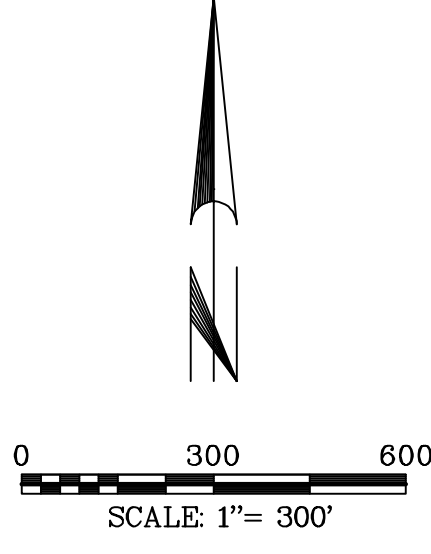
FOR
MENNE FAMILY PARTNERS, L.P. &
THOMAS & DEBORAH MENNE, TRUSTEES

LOCATED IN SECTION 30,
T.44N., R.9W., M.D.M.
UNINCORPORATED AREA OF
SISKIYOU COUNTY, CALIFORNIA

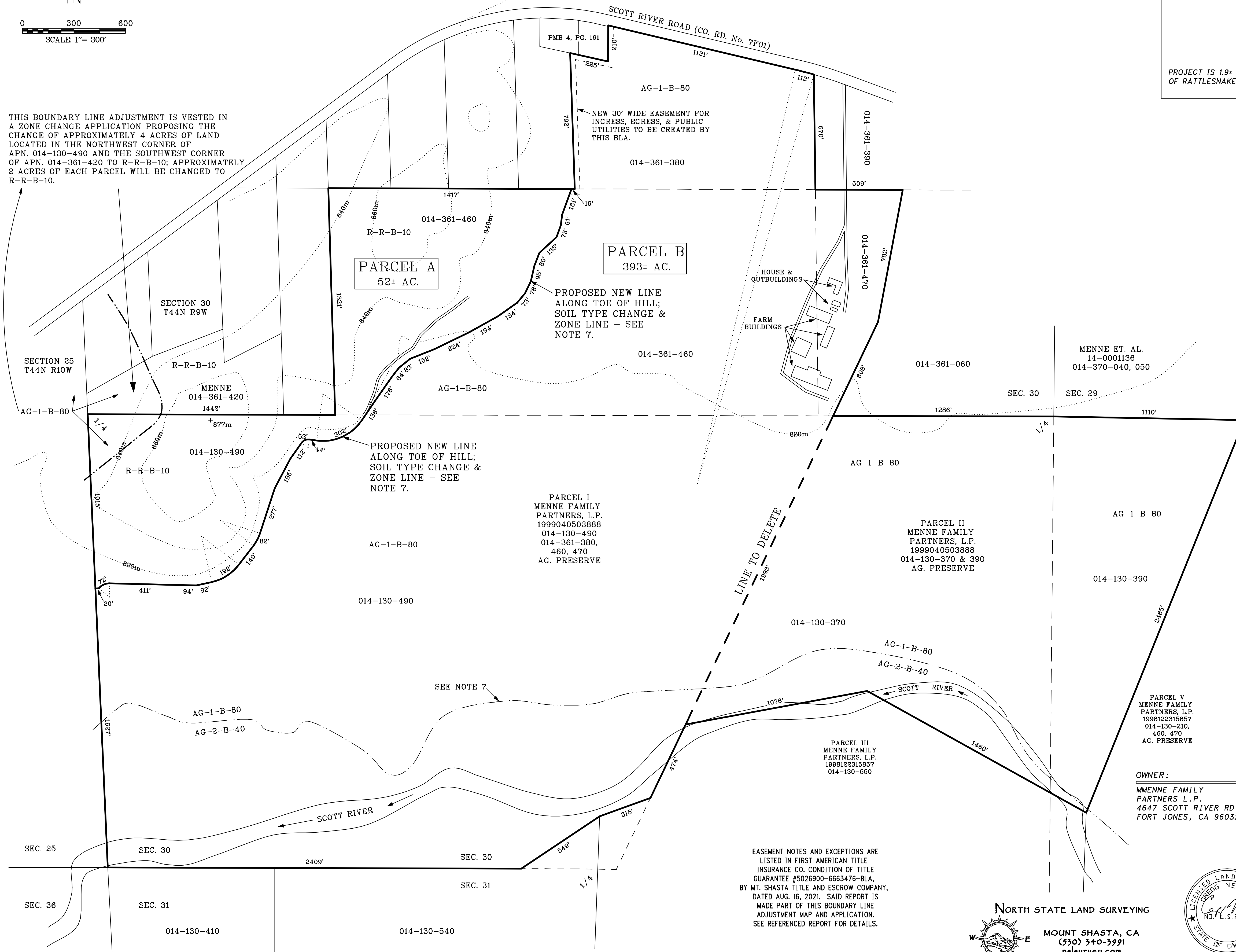
NORTH STATE LAND SURVEYING
1511 KYLYNN CT.
MOUNT SHASTA, CA

FEB. 2022 SCALE: 1"=330' SHEET 1 OF 1
RIDEGRID.ASC MENNEZC2022.GXD JOB NO. 287

DO NOT RECORD THIS MAP OR ANY COPIES OF THIS MAP



THIS BOUNDARY LINE ADJUSTMENT IS VESTED IN A ZONE CHANGE APPLICATION PROPOSING THE CHANGE OF APPROXIMATELY 4 ACRES OF LAND LOCATED IN THE NORTHWEST CORNER OF APN. 014-130-490 AND THE SOUTHWEST CORNER OF APN. 014-361-420 TO R-R-B-10; APPROXIMATELY 2 ACRES OF EACH PARCEL WILL BE CHANGED TO R-R-B-10.



- GENERAL NOTES:**
1. APN.'S 014-361-380, 460, & 470, AND 014-130-370, 390, & 490.
 2. DEED REFERENCE: DOC. #1999040503888.
 3. WATER & SEWAGE: PERCOLATION TESTS HAVE BEEN CONDUCTED ON PARCEL A. THE EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON PARCEL B HAS A PRIVATE WELL AND A PRIVATE SEPTIC SYSTEM.
 4. ACCESS: SCOTT RIVER ROAD (CO. RD. #7F01) FOR PARCEL B AND A NEW EASEMENT TO BE CREATED BY THIS BLA FOR PARCEL A.
 5. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO MAKE THE PARCELS MORE USABLE FOR SINGLE FAMILY DWELLING (PARCEL A) AND FARMING MANAGEMENT (PARCEL B).
 6. IT IS NOT THE PURPOSE OF THIS MAP TO SHOW ANY OTHER FEATURES, EASEMENTS, LINES OR IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON.
 7. CURRENT ZONING: R-R-B-10, AG-1-B-80, & AG-2-B-40 AS SHOWN HEREON. THE SHOWN ZONE LINE BETWEEN AG-2-B-40 AND AG-1-B-80 HAS BEEN DIGITIZED ALONG THE SOIL TYPE CHANGE DELINEATED ON THE NRCS SOIL MAP. THE ZONE LINE BETWEEN R-R-B-10 AND AG-1-B-80 FOLLOWS THE EDGE OF CULTIVATION ALONG THE TOE OF THE HILL, BEING THE CHANGE IN SOIL AND VEGETATION TYPE, AS WELL AS THE SOIL TYPE CHANGE DELINEATED BY THE NRCS SOIL MAP. IT APPEARS THAT A MISTAKE HAS BEEN MADE ON THE COUNTY ZONE MAP FOR SECTION 30, SHOWING AG-1-B-80 ZONE EXTENDING NORTHERLY OF THE TOE OF HILL INTO NON-PRIME AGRICULTURAL SOIL TYPE (SEE ALSO LETTER FROM FROM TOM MENNE DATED JULY 7, 2021).
 8. PARCEL CREATION: EXISTING PARCEL CONSISTING OF APN.S 014-130-370 & 390 WAS CREATED BY PMB 3, PAGE 10. THE EXISTING PARCEL CONSISTING OF APN.S 014-130-490, 014-361-380, 460, & 470 WAS CREATED BY BOUNDARY LINE ADJUSTMENT PER DOC. No. 1998-0011162.
 9. SHOWN CONTOURS LINES AND RIVER HAVE BEEN DIGITIZED FROM USGS QUAD MAP AND/OR DIGITAL ORTHOPHO TO AND ARE APPROXIMATE.
 10. SHOWN PARCEL BOUNDARIES HAVE BEEN GENERATED FROM A COMBINATION OF FIELD SURVEY AND RECORD MAP COMPILATION; ACTUAL ACREAGES MAY CHANGE SLIGHTLY AFTER A COMPLETE BOUNDARY SURVEY.
 11. MULTIPLE DIRT ROADS AND AGRICULTURAL WELLS ARE LOCATED ON PARCEL B; NOT SHOWN HEREON.
 12. SHOWN BUILDING LOCATIONS HAVE BEEN DIGITIZED FROM DIGITAL ORTHOPHO AND ARE APPROXIMATE.

EASEMENT NOTES AND EXCEPTIONS ARE LISTED IN FIRST AMERICAN TITLE INSURANCE CO. CONDITION OF TITLE GUARANTEE #5026900-6663476-BLA, BY MT. SHASTA TITLE AND ESCROW COMPANY, DATED AUG. 16, 2021. SAID REPORT IS MADE PART OF THIS BOUNDARY LINE ADJUSTMENT MAP AND APPLICATION. SEE REFERENCED REPORT FOR DETAILS.

OWNER:
MMENNE FAMILY PARTNERS L.P.
4647 SCOTT RIVER RD.
FORT JONES, CA 96032

VESTING BOUNDARY LINE ADJUSTMENT

FOR
MENNE FAMILY PARTNERS, L.P.

LOCATED IN SECTIONS 29 & 30,
T.44N., R.9W., M.D.M.
UNINCORPORATED AREA OF
SISKIYOU COUNTY, CALIFORNIA

NORTH STATE LAND SURVEYING
1511 KYLYNN CT.
MOUNT SHASTA, CA

FEB. 2022 SCALE: 1"=300' SHEET 1 OF 1
RIDEGRID.ASC MENNEBLA2021.GXD JOB NO. 287

NORTH STATE LAND SURVEYING
MOUNT SHASTA, CA
(530) 340-3991
nslsurvey.com

