



**Siskiyou County**  
**Planning Commission Staff Report**  
**July 20, 2022**

**Agenda Item Number 2**  
**Dobson Zone Change (Z-21-08)**

**Applicant:** Robin Dobson

**Property Owners:** Robin Dobson & Kathleen Perillo  
11051 Guys Gulch Road  
Yreka, CA 96097

**Project Summary** The project is a proposed Zone Change of approximately 691 acres from Prime Agricultural (AG-1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40) to Timber Production (TPZ) in order to align the zoning with the current use of timber management.

**Location:** The project site is located on Guys Gulch Road, south and west of the community of Grenada on APNs 022-010-200 and 022-010-220; Township 43 North, Range 7 West, Section 1, MDB&M.

**General Plan:** Soils: Erosion Hazard; Severe Septic Tank Limitations; Slope; Deer Wintering; Wildfire Hazard; Prime Agricultural Soils

**Current Zoning:** Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2-B-40)

**Proposed Zoning:** Timberland Production (TPZ)

- Exhibits:**
- A. Draft Resolution PC 2022-017  
A Resolution of the Planning Commission of the County of Siskiyou, State of California, recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Dobson Zone Change (Z-21-08) by Adopting a Draft Ordinance Rezoning 691 Acres (APNs 022-010-200 and 022-010-220) from AG-1 and AG-2-B-40 to TPZ
    - A-1. Notations and Recommended Conditions of Approval
    - A-2. Recommended Findings
  - B. Comments
  - C. Timber Management Plan
    - C-1. Addendum to Timber Management Plan
    - C-2. Vegetation and Site Class Map Revised
  - D. Siskiyou County Board Ordinance No. 721, Exhibit "A" - List C

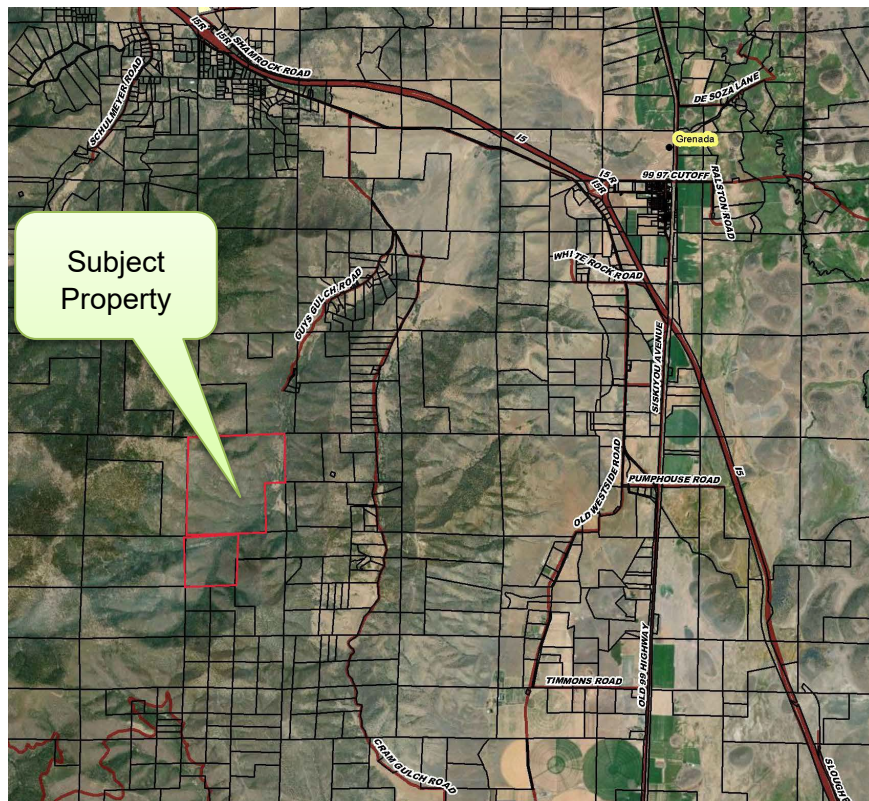
**Background**

The property owner, Robin Dobson, has applied for a Zone Change to transfer approximately 691 acres from Prime Agricultural (AG1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG2B40) to Timber Production (TPZ). APN 022-010-220 was legally created by Patent as a Homestead Certificate No. 1779 to George H. Johnson on May 6, 1896. APN 022-010-200 was legally created by a Grant Deed recorded in Siskiyou County Official Records on November 30, 1934, at Volume 60 Page 09.

**Adjacent Parcels**

Direction	Zoning	Uses
West	TPZ, AG-2-B-40	Timber, Agricultural
South	AG-2-B-40	Agricultural
East	AG-1, AG-2-B-40, RR-B-5	Agricultural, Rural Residential
North	TPZ, AG-1, AG-2-B-40	Timber, Agricultural, Rural Residential

Pursuant with Siskiyou County Code Section 10-6.5102, the proposed zoning generally allows for growing and harvesting of timber; compatible uses as defined in Section 51104(h) of the Government Code; recreational and/or educational uses not interfering with the primary purpose of the district; grazing; and a single-family dwelling, provided a Timber Management Plan has been prepared.



**Figure 1: Location Map**

## Analysis

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

Currently, the property is a developed homestead with only two small outbuildings remaining, a recently installed water well, and a private road runs through a portion of the property. The project site is mostly open country with trees, brush, and a small intermittent stream. The forest on the property is a mix of ponderosa pine, Douglas Fir, sugar pine, incense cedar, western juniper, black oak, and white oak. White alder, willow, and maple are found along the creek. Understory species include manzanita, Oregon grape, ceanothus, scrub oak, snowbrush, serviceberry, and various forbs and grasses. Surrounding properties are mostly timberland and rangeland with a few rural residential uses along Guys Gulch Road.

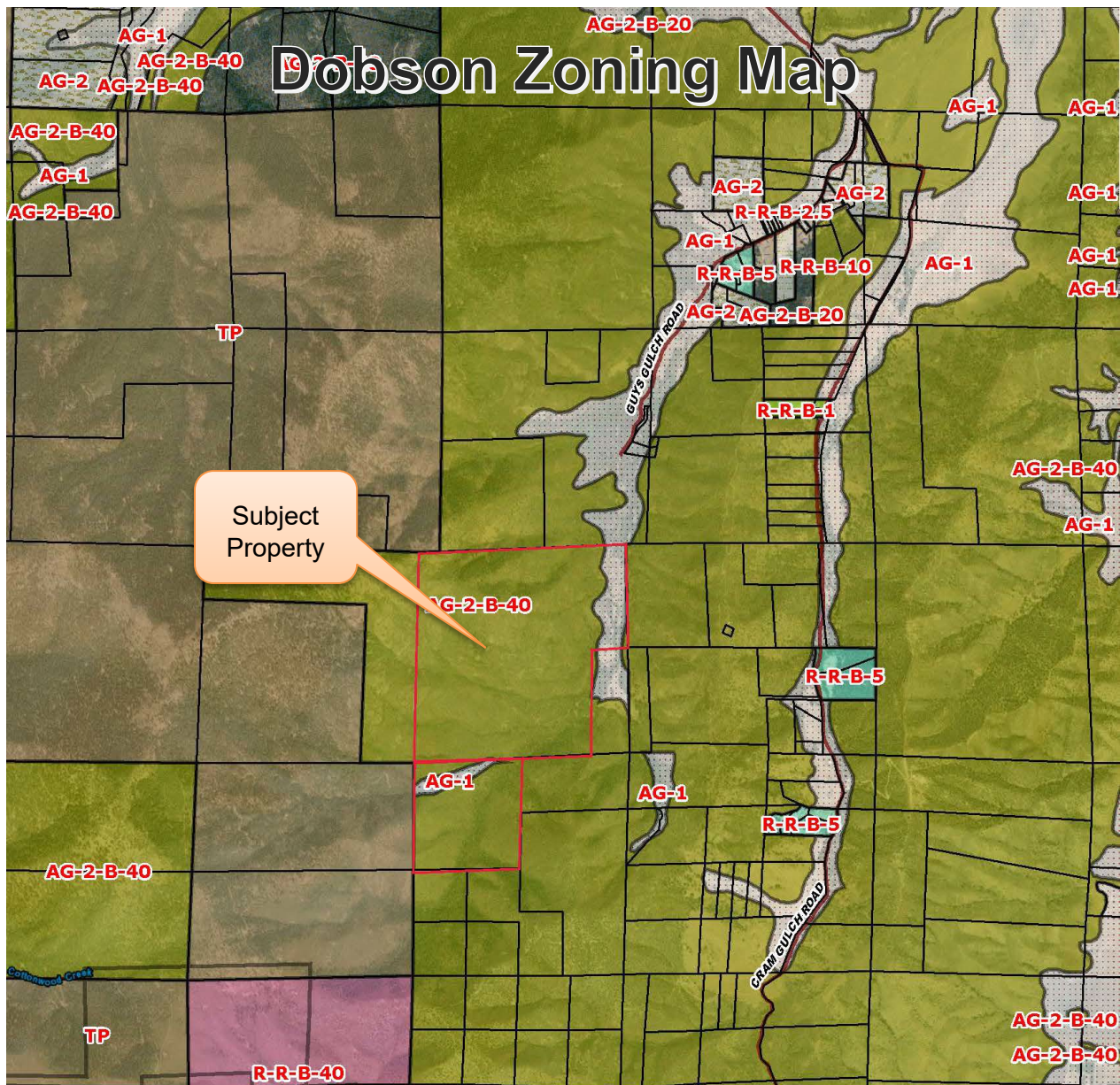


Figure 2: Existing Zoning Map

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***General Plan Consistency***

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Soils: Erosion Hazard; Soils: Severe Septic Tank Limitations; Slope; Critical Deer Wintering Area – 40-acre minimum; and Wildfire Hazard – High; Prime Agricultural Soils. In addition, planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5, 41.6, 41.7, 41.9, and 41.18 apply to the proposed project.

Staff conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the project site. In addition, the use as conditioned would be compatible with the surrounding land uses, would have adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval.

**Zoning Consistency**

Currently, the subject parcel is zoned Prime Agricultural (AG-1) and Non-Prime Agricultural with a 40-acre minimum parcel sizes (AG-2-B-40). Subsequent to the proposed Zone Change, the area would be rezoned to Timber Production Zone (TPZ), which is consistent with adjacent timber production, rural residential agricultural, and zoned properties in the area.

Pursuant to Siskiyou County Code Section 10-6-5102, permitted uses in TPZ zoning district include growing and harvesting of timber; compatible uses as defined in Government Code Section 51104(h), except where conditionally permitted by County Code; recreational and/or educational uses not interfering with the primary purpose of the district, which purpose is the growing and harvesting of timber; grazing; and a single-family residence provided a Timber Management Plan for the property has been prepared. Proposed uses of the site are consistent with the uses permitted in the TPZ zoning district and surrounding uses.

Land that is to be zoned TPZ shall meet the qualifications for inclusion pursuant to Siskiyou County Code Section 10-6.5104. As the property was not shown on List A or B as land "assessed for growing and harvesting timber as the highest and best use of the land," pursuant to the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, it must meet the minimum standards adopted by resolution of the Board for inclusion under 'List C' (Exhibit D). A Forest Management Plan and mapping have been provided which show the subject property meets stocking standards, minimum acreage by site classes and other requirements as detailed in 'List C'.

Section 51104(f) of the California Government Code defines "timberland" as "privately owned land...which is devoted to and used for growing and harvesting of timber, or for growing and harvesting of timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre". Pursuant to Government Code Section 51113(3)(A), "the parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in which the parcel is located, or the owner shall sign an agreement with the board or council to meet those stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement." The subject parcel meets the stocking standards required by California Public Resources Code Section 4561 as evidenced by the Timber Management Plan (Exhibit C) and Vegetation and Site Class Map submitted by the applicant (Exhibit C-2).

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

**Environmental Review**

The proposed project (i.e., zone change to Timberland Production District) is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15264, *Timberland Preserves*. Pursuant to this section, "local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119)."

**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 July 6, 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 – August 19, 2021**

Environmental Health has no objection to the proposed zone change. This parcel has been reviewed and approved for conventional onsite sewage disposal and has a ground water well.

Planning Response: No response necessary.

**California Department of Forestry and Fire Protection (Cal Fire) – April 21, 2022**

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 section of Public Resources Code 4290.

Planning Response: No response necessary.

**Siskiyou County Public Works – May 4, 2022**

Public Works has no comment regarding this project.

Planning Response: No response necessary.

**California Department of Fish and Wildlife – June 2, 2022**

Fish & Wildlife has no comment regarding change in zoning for this project as, if the rezone is approved, prior to harvesting timber, surveys for special-status species will occur.

Planning Response: No response necessary.

## **Planning Staff Recommendations**

- Adopt Resolution PC 2022-017 taking the following actions:
  - 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 15264 of the CEQA Guidelines.

## **Suggested Motion**

I move that we adopt Resolution PC 2022-017, A Resolution of the Planning Commission of the County of Siskiyou, State of California, recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Dobson Zone Change (Z-21-08) by Adopting a Draft Ordinance Rezoning 691 Acres (APNs 022-010-200 and 022-010-220) from AG-1 and AG-2-B-40 to TPZ.

## **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-2022-017

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Approve the Dobson Zone Change (Z-21-08)**

**Whereas**, an application has been received from Robin Dobson, property owner, to rezone approximately 691 acres from Prime and Non-Prime Agricultural (AG-1 and AG-2-B-40) to Timberland Production (TPZ); and

**Whereas**, the rezone covers the entirety of two legal parcels of approximately 691 acres and consists of APNs 022-010-200; 022-010-220; and

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

**Whereas**, the Planning Division recommended that the project be determined statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15264; and

**Whereas**, the Planning Division presented its oral and written staff report on the Dobson Zone Change Z-21-08 at a regular meeting of the Planning Commission on July 20, 2022; and

**Whereas**, a Notice of Public Hearing was published in the Siskiyou Daily News on July 6, 2022; and

**Whereas**, public hearing notices were provided pursuant to Siskiyou County Code Section 10-2805 *et seq.*; and

**Whereas**, the Planning Division recommended that the Planning Commission recommend that the Board of Supervisors adopt findings and approve Zone Change Z-21-08; and

**Whereas**, on July 20, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the Dobson Zone Change Z-21-08 to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project prior to reaching its decision.

**Now, Therefore, Be It Resolved** that the Planning Commission adopts the recommended findings set forth in Exhibit A-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 recommends that the Board of Supervisors determine that the project is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15264 and approve the Dobson Zone Change Z-21-08 subject to the conditions of approval contained in Attachment A-1 to this resolution.

**It is Hereby Certified** that the foregoing Resolution PC-2022-017 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 20<sup>th</sup> day of July 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

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Danielle Lindler, Chair

Witness, my hand and seal this 20<sup>th</sup> day of July 2022

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Hailey Lang, Secretary of the Commission



**Exhibit A-1 to Resolution PC 2022-017**  
**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 CEQA exemptions, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the CEQA exemptions from 35 days to 180 days.

**Conditions of Approval**

1. The project shall substantially conform to the project description reviewed by the Planning Commission on July 20, 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. 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.

# Findings

## Zoning Consistency Findings

1. The proposed Zone Change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed Zone Change application is consistent with Siskiyou County Code, Title 10, Chapter 6, Article 28.
3. The proposed Zone Change from Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2-B-40) to Timber Production District (TPZ) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Non-Prime Agricultural (AG-2-B-40), Prime Agricultural (AG-1), Rural Residential Agricultural (R-R-B-5), and Timber Production (TPZ).
5. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

## Timberland Production Zone Inclusion

1. Government Code Section 51104(f) defines "timberland" as "privately owned land...which is devoted to and used for growing and harvesting of timber, or for growing and harvesting of timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre."
2. The property proposed to be rezoned to TPZ meets the definition of "timberland" per Government Code Section 51104(f).
3. Pursuant to Siskiyou County Code §10-6.5104(b), the two parcels that are part of this project meet the minimum standards adopted by resolution of the Board for inclusion under List C for the Timber Land Production Zone District (TPZ).
4. The property sought to be included in the Timberland Production Zone meets the stocking standards requirements of Government Code Section 51113(a)(3)(A).

## 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 current use of land is forest restoration with the last timber harvest having been in the 1970s. The continued use of Timber production is compatible with the surrounding area.*

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

*The use of the land for timber production will not be disruptive or destroy the intent of protecting each mapped resource.*

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

*No new development is proposed as part of this project, however, the subject property has been approved by Environmental Health for an on-site sewage disposal system and has a water well.*

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.

*No new development is proposed as part of this project, however the subject parcel has been reviewed and approved by Environmental Health for an on-site septic system that will not contaminate ground water.*

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

*The subject parcel has an existing water well in which the installation was permitted by Environmental Health. As part of the building permit process, evidence of water quality and quantity is required prior to development approval.*

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.

*No new development is proposed as part of this project, however, the subject property has access to Guys Gulch Road, a public road capable of handling traffic impacts related to the zone change.*

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 as documented herein.*

**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 time (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

*No new development is proposed as part of this project.*

**Map 4: Soils: Severe Septic Tank Limitations**

Policy 9 – The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope.

The permitted density will not create erosion or sedimentation problems.

*The project parcels are all in excess of 160 acres. No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.*

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

The permitted uses will not create erosion or sedimentation problems.

*No new development is proposed as part of this project.*

**Map 5: Excessive Slope**

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

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

Policy 16 – Single family residential, light industrial, light commercial, open space, non-profit and non-organization in nature recreational uses, commercial/recreational uses, and public of quasi-public uses only may be permitted, if the area is proven to be less than 30% slope.

The permitted uses will not create erosion or sedimentation problems.

*No new development is proposed as part of this project.*

**Map 9: Deer Wintering Area**

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

The permitted uses will not create erosion or sedimentation problems.

*No new development is proposed as part of this project.*

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

The permitted density will not create erosion or sedimentation problems.

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

**Map 10: Wildfire Hazard**

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

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

**Map 12: Prime Agricultural Soils**

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

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

*No new development is proposed as part of this project and the parcels exceed the forty-acre minimum area and will not create erosion or sedimentation problems.*

**California Environmental Quality Act (CEQA) Findings**

1. This project is statutorily exempt from CEQA in accordance with Section 15264 of the CEQA Guidelines.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
LAND DEVELOPMENT REVIEW

OWNER DOBSON, ROBIN

FILE # 022-010-200,-220

LOCATION 11051 GUYS GULCH RD  
YREKA

T 43N , R 7W , SEC. 1 PD# Z2108

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 objection to this proposed Zone Change.

The subject parcel has been approved for conventional onsite sewage disposal and has a ground water well (PN W19071)

REHS \_\_\_\_\_ DATE 8/19/2021

**ENVIRONMENTAL HEALTH ACTION**

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

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

REHS *Jan Weill* DATE 8/19/2021

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: 4/21/2022

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

Attention: Dianne Johnson

Subject: Zoning Change: Dobson Z2108

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 read "NP", with a long horizontal line extending to the right.

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](http://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



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## 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.

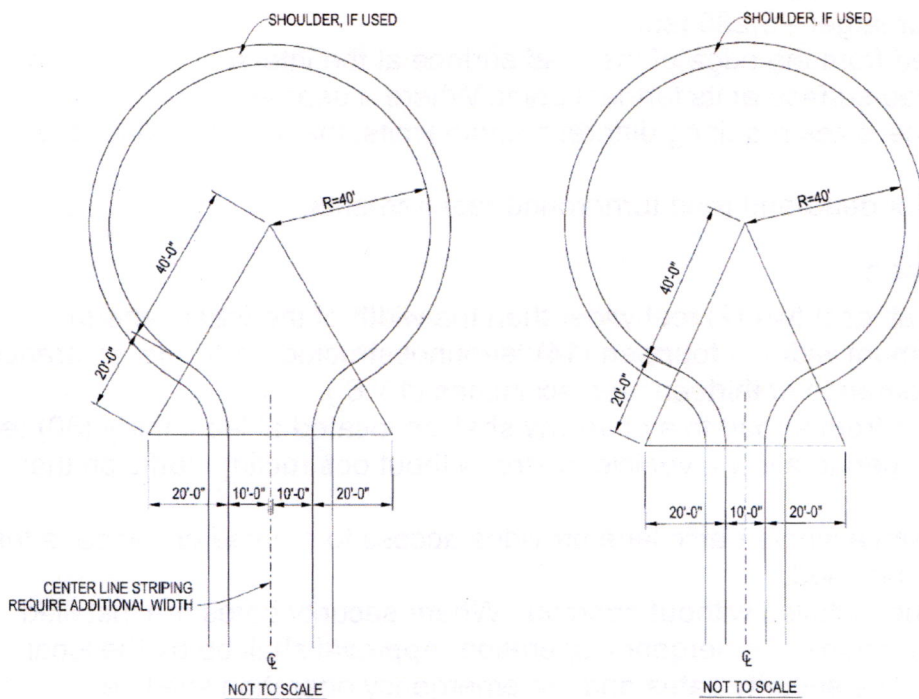


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

### § 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.

**From:** [Jeremy Lipke](#)  
**To:** [Dianne Johnson](#)  
**Subject:** RE: Z-2108 15 DAY REVIEW PACKAGE  
**Date:** Wednesday, May 4, 2022 3:42:44 PM  
**Attachments:** [04.20.22 Z2108 Dobson Public Works Comments 05.04.22.pdf](#)

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Dianne, Public Works does not have any comments on this application.

Jeremy Lipke  
Civil Engineering Assistant  
Siskiyou County Public Works  
530-842-8247  
[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)

---

**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>  
**Sent:** Wednesday, April 20, 2022 11:38 AM  
**To:** Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; Pisano, Nicholas@CALFIRE <[Nicholas.Pisano@fire.ca.gov](mailto:Nicholas.Pisano@fire.ca.gov)>; [northcoast@waterboards.ca.gov](mailto:northcoast@waterboards.ca.gov); [R1CEQARedding@wildlife.ca.gov](mailto:R1CEQARedding@wildlife.ca.gov); Michael Kobseff <[mkobseff@co.siskiyou.ca.us](mailto:mkobseff@co.siskiyou.ca.us)>; Craig Kay <[ckay@co.siskiyou.ca.us](mailto:ckay@co.siskiyou.ca.us)>; Eric Olson <[eolson@co.siskiyou.ca.us](mailto:eolson@co.siskiyou.ca.us)>; Jeff Clausen <[jclausen@co.siskiyou.ca.us](mailto:jclausen@co.siskiyou.ca.us)>; Jennifer Taylor <[jtaylor@co.siskiyou.ca.us](mailto:jtaylor@co.siskiyou.ca.us)>; Kayla Harris <[kharris@co.siskiyou.ca.us](mailto:kharris@co.siskiyou.ca.us)>; Thomas Deany <[tdeany@co.siskiyou.ca.us](mailto:tdeany@co.siskiyou.ca.us)>  
**Cc:** Bernadette Cizin <[bpcizin@co.siskiyou.ca.us](mailto:bpcizin@co.siskiyou.ca.us)>; Robin Dobson <[rodob6@gmail.com](mailto:rodob6@gmail.com)>  
**Subject:** Z-2108 15 DAY REVIEW PACKAGE

Good afternoon,

Please see attached 15 day review for application Z-2108. If you should require further information please contact me directly. Please note, all responses to the project must be received by May 5, 2022.

Thank you,

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

**From:** [Wildlife R1 CEQA Redding](#)  
**To:** [Dianne Johnson](#)  
**Cc:** [Bernadette Cizin](#)  
**Subject:** RE: Z-2108 15 DAY REVIEW PACKAGE  
**Date:** Thursday, June 2, 2022 8:35:58 AM

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Dianne,

I have reviewed the documentation provided and the description of the current and proposed zoning. It is the Department's understanding that if the parcel is rezoned to TPZ, prior to harvesting the timber, surveys for special-status species will occur. For this reason, the Department has no further comment.

Thank you,

Amy Henderson  
Senior Environmental Scientist (Specialist)  
California Dept. of Fish and Wildlife  
601 Locust Street  
Redding, CA 96001  
(530)598-7194 (cell)

---

**From:** Dianne Johnson <dmjohnson@co.siskiyou.ca.us>  
**Sent:** Wednesday, April 20, 2022 11:38 AM  
**To:** Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Pisano, Nicholas@CALFIRE <Nicholas.Pisano@fire.ca.gov>; NorthCoast <NorthCoast@Waterboards.ca.gov>; Wildlife R1 CEQA Redding <R1CEQARedding@wildlife.ca.gov>; Michael Kobseff <mkobseff@co.siskiyou.ca.us>; 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:** Bernadette Cizin <bpcizin@co.siskiyou.ca.us>; Robin Dobson <rodob6@gmail.com>  
**Subject:** Z-2108 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-2108. If you should require further information please contact me directly. Please note, all responses to the project must be received by May 5, 2022.

Thank you,

*Dianne Johnson*  
Planning Permit Technician

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

# **TIMBER MANAGEMENT PLAN**

**PREPARED FOR ROBIN DOBSON and KATHLEEN PERILLO**

**691 ACRES LOCATED IN  
SECTION 1 and 12, T43 N, R7W, MDM&B**

**PREPARED BY  
DAN LARIVÉE  
RPF #2382  
May 20, 2020**



**MANAGEMENT PLAN FOR ROBIN DOBSON AND KATHLEEN PERILLO  
TPZ APPLICATION  
DEVELOPED FOR SISKIYOU COUNTY**

The ownership to be placed into TPZ consists of the following parcels:  
APN 022-010-220 160.00 acres  
APN 022-010-200 531.00 acres  
Total Acreage 691.00 acres

The parcels are located within Section 1 and 12 T43N R7W MDM&B

**LANDOWNER'S OBJECTIVES**

The landowner's objectives are to maintain, restore, and enhance the forest resources on the ownership. Through careful management, the landowners wish to maintain all existing forests in a healthy condition and to enhance other non-forested areas by encouraging pines and oaks to become dominant. To achieve these goals existing forests will be thinned, including timber harvest, to sustainable forest productivity; lightly forested areas will be managed to encourage existing trees to become established, including reforestation in appropriate areas. All areas will also be managed to enhance other values, including wildlife habitat, watershed function, and fuel reduction.

**GENERAL INFORMATION**

**Access**

The lands are accessed via county road (Guys Gulch Road) and private roads within the individual parcels. There is a recorded easement to access a portion of the property within APN 012-010-200 and 012-010-220. The owners have the legal right to access all areas of the ownership.

**Forest Stand Conditions**

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

The California Board of Forestry considers ponderosa pine, sugar pine, Douglas-fir and incense cedars to be Group 1 Commercial Species. Western juniper, black oak, white oak, and white alder are considered Group 2 Commercial Species. The table below gives the estimated percent of each parcel covered in forest and the acres of forested areas in Group 1 and 2.

Parcel	Total ac	Apprx. % forested	Acres Group 1	Acres Group 1 & 2
010-022-220	160	80	60	70
022-010-200	531	70	125	245

The forest stands are not uniform in densities and species composition due to changing aspects, steep slopes and soil distribution. The stand structure is uneven aged with trees occurring in all age classes. The areas closest to the creek (Guys Gulch) support stands of Douglas fir, sugar pines, ponderosa pines, incense cedars and oaks with overstory trees in the 16 through 28 inches diameter range. These overstory trees range in age from 80 to 130 years old. In the upper elevations, and on north facing slopes, the stands are mixed conifer. Ponderosa pine is the dominant species at the lower elevations transitioning into mixed conifer with elevation gains. Oaks are a common associate within all elevation zones, but are more dominant at the mid to lower elevations, where rainfall is lower. Junipers are more common on south-facing slopes where soil moisture is lower and are usually found in association with chaparral.

The total forested area in parcel I (022-010-220: 160 acres) is about 80% of which about slightly less than half is classified as Group 1.

The total forested area in Parcel 2 (022-010-200: 531 ac) is about 70% of which about 35% is classified as Group 1.

Much of the gentle ground on both sides of Guys Gulch Road was cleared for agriculture in the past. These areas support brush, grasses and small trees that have returned to the site. These lands will be managed for restoration and reforestation. The land was unmanaged for a number of years and has been slowly returning to pine and oak woodland.

The south facing slopes in these parcels are typically dominated by chaparral, western juniper and oaks, especially at the elevations below 3000 ft. Juniper cover varies over the landscape, but is usually more scattered. Ponderosa pine and white oak are slowly emerging from the chaparral and shading it out. This is a natural change that occurs when fire is not frequent.

The mosaic of forest types with chaparral openings provides excellent wildlife habitat. Enhancing the conditions that are favorable to wildlife in the area is of importance to the landowners.

The landowners are active participants in the California Forest Improvement Program (CFIP), administered by Cal Fire. This program provides cost share funds to non-industrial landowners for improvement work on forested property. There is currently a 46-acre pre-commercial thinning and fuel reduction project taking place through the program.

### **Forest Insects & Disease**

The best defense against insects and disease is a well-regulated forest. The landowners are hoping to receive further CFIP funding to help accomplish thinning of the forested areas to achieve sustainable and healthy forests, which in turn will reduce insect and disease problems.

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

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

### **Stocking**

The stocking on the ownership varies greatly. There are areas where the conifer trees are overstocked and require thinning. These areas are found adjacent to the creek and on north and east facing draws throughout the property.

There are numerous areas where small pines are coming up through the chaparral that require release. This is a common occurrence over much of the landscape especially on the gentle slopes where agriculture and grazing were practiced in the past. Site occupancy by group A commercial species can be improved through release either mechanically or chemically. Inter planting of larger openings is anticipated as projects progress.

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

The landowner wishes to increase stocking of both Group 1 and Group 2 species throughout the ownership. Sites chosen for reforestation and afforestation work shall be ranked according to soil type, aspect, and steepness of slope. It is estimated that approximately 120 acres could respond favorably to site preparation and planting.

### **Forest Protection:**

The landowners have done fuels reduction work on the 160-ac parcel over the last 3 years, by hand. They are now enrolled in the California Forest Improvement Program and are able to hire help and complete much more in collaboration with CAL FIRE. In addition to working with CAL FIRE the landowners have contacted the U.S. Fish and Wildlife Service and have received a grant to do oak release work along Guys Gulch Road. This project reduced brush and fuel loading on 50 acres.

### **Timetable for Harvest**

There could be a harvest for 10% of the dead, dying and diseased trees initiated in 2021-2022. This would be a commercial harvest designed to improve stand conditions by harvesting and culling out the weakest trees in the stands. This type of stand maintenance may take place over a period of years using successive entries. The harvest should be done when market conditions are good.

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

### **Soils;**

#### **146 Duzel gravelly loam 5-9 percent slopes:**

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

#### **# 147 Duzel gravelly loams 9-15 percent slopes:**

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

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

The unit is 40% Duzel gravelly loam, 30% Jilson gravelly loam, and 20% Facey loam.

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

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

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

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

**#163 Jilson-Duzel gravelly loams 5 to 50% slope:** This soils unit is found on mountains. The Duzel soil is moderately deep and well drained. It is formed in residuum derived dominantly from metamorphosed rock. Effective rooting depth is 20-40 inches. Runoff is medium to rapid. The Jilson soil is shallow and well drained. The soil is shallow with weathered bedrock found at a depth of 14 inches. Wildlife habitat potentials according to the Natural Resource Conservation Service are considered poor for hardwoods and poor for conifers.

**#165 Kindig-Nuens gravelly loam 30 to 80% slopes:** This soils unit is 60% Kindig gravelly loam and 30% Nuens gravelly loam, with 10% accounting for other inclusions. The Kindig soil is deep and well drained derived from metamorphic rock. The permeability of the Kindig soil is moderate. Available water capacity is low to moderate, and the effective rooting depth is from 40 to 60 inches. Wildlife habitat potentials according to the Natural Resource Conservation Service are considered good for hardwoods and good for conifers. This soil is capable of producing 29,440 board feet per acre from a fully stocked stand of Douglas-fir at 80 years of age.  
Site Index Douglas-fir 93-121  
Site Index ponderosa pine 93-117

**# 178 Lithic Xerorthents-Rock outcrop complex 0 to 65 percent slopes:** This map unit is on mountains. The vegetation is mainly brush, shrubs, annual grasses and forbs. Lithic xerorthents are very shallow and excessively drained.

**#184 Marpa- Kinkel-Boomer, cool complex 5-15 percent slopes:** This soils unit is found on mountains. The native vegetation is mainly mixed conifers, shrubs, perennial grasses and forbs. The unit is 30% Marpa gravelly loam, 25% Kinkel very gravelly loam, and 20% Boomer gravelly loam cool. The Marpa soil is moderately deep and well drained. It is formed in residuum derived from metamorphosed rock. Effective rooting depth is 20-40 inches. The Kinkel soil is very deep and well drained. It is formed in residuum derived from metamorphosed rock. Effective rooting depth is 60 inches or more. Wildlife habitat potentials according to the Natural Resource Conservation Service are considered good for hardwoods and good for conifers. This soil is capable of producing 13,500 to 18,500 board feet of fully stocked 80-year-old ponderosa pine.  
Site Index Douglas-fir 97-99  
Site Index ponderosa pine 82-90  
Site Index white fir 59

**#231 Stoner gravelly sandy loam, 5 to 15 percent slopes:** This very deep well drained soil is on alluvial fans. The surface layer is brown gravelly sandy loam about 12 inches thick. Permeability is moderate. Available water holding capacity is low to moderate. Effective rooting depth is 60 inches or more. Runoff is medium and the hazard of erosion is moderate.

**238 Xerofluvents:**

This map unit is located along Guys Gulch Creek in nearly level ground. The vegetation is mainly riparian: willows, cottonwoods, blackberries, and sparse areas of grass. Drainage is excessive and the hazard of erosion deposition is very high. Permeability is variable. Effective rooting depth is 36 to 50 inches and the water holding capacity is very low.

**Site Classification:**

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

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

N. S. = Non-stocked (brush)

**Parcel 022-010-220**

SITE III	46 ac.
SITE IV	33 ac.
SITE V	62 ac.
N, S.	12 ac.
<u>MEADOW</u>	<u>7 ac.</u>
TOTAL	160 ac.

**Parcel 022-010-200**

SITE III	103 ac.
SITE IV	147 ac.
SITE V	228 ac.
<u>N.S.</u>	<u>53 ac.</u>
TOTAL	531 ac.

**Watercourses:**

The principal watercourse on the ownership is Guys Gulch Creek. This is considered to be a Class II watercourse according to the California Forest Practice Rules. This watercourse flows into Julien Creek which is tributary to the Shasta River. The Shasta River supports Salmon and Steelhead and the watershed where the property is located is considered an Upstream ASP (Anadromous Salmonid Protection) Watershed. An Upstream ASP Watershed is one that is adjacent, upstream from a watershed that supports listed anadromous salmonids. This type of watershed receives additional protection measures for water quality under the Forest Practice Rules. There are several ephemeral watercourses on the property that flow into Guys Gulch.

**Schedule for Inventory:**

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

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

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

**Recommendations for forest inventory are:**

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

**Harvesting Activity**

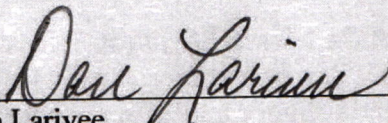
The last timber harvest is estimated to have taken place in the 1960-70's; some of which may have been salvage logging after a fire that burned through most of these parcels. Stumps vary in age but appear to be at least 50 years old or more.

**Fire Protection:**

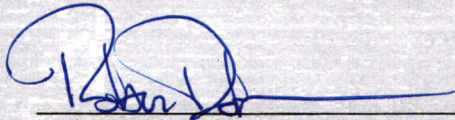
Protecting the forest from fire is a high priority for virtually all timberland owners. The forest composition can be manipulated to become more resistant to wildfire through careful management practices. When working in the forest basic equipment to fight fire should be present on site. Burning of slash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

**Plan Preparation**

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

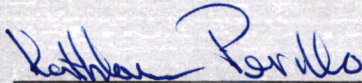
  
\_\_\_\_\_  
Dan Larivee  
RPF #2382  
May 20, 2021

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



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Robin Dobson  
Landowner



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Kathleen Perillo  
Landowner



Addendum to Timber Management Plan  
for zone change to TPZ

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

APN 022-010-220 160.00 acres

APN 022-010-200 531.00 acres

Total Acreage 691.00 acres

The parcels are located within Section 1 and 12 T43N R7W MDM&B

The owners for parcel 022-010-220 are Kathleen Perillo and Robin Dobson

The owner for parcel 022-010-200 is Robin Dobson

Details on vegetation treatments being conducted for forest health and fire  
resiliency (see photo below)

Parcel 022-010-200:

As noted in the Timber Management Plan submitted for zone change to TPZ, this parcel is about 70 % forested. The remaining 30 % is currently dominated by brush (chaparral). These areas will be targeted for tree establishment by encouraging and planting oaks and pines in low densities to ensure they have adequate soil moisture to reach maturity. This operation will include brush removal, site prep., and tree planting. Other areas where chaparral is mixed with oaks and pines, the treatment will remove the brush around the existing trees to enhance fire resiliency and to increase soil moisture potential. This treatment will encourage the establishment of more healthy forests.

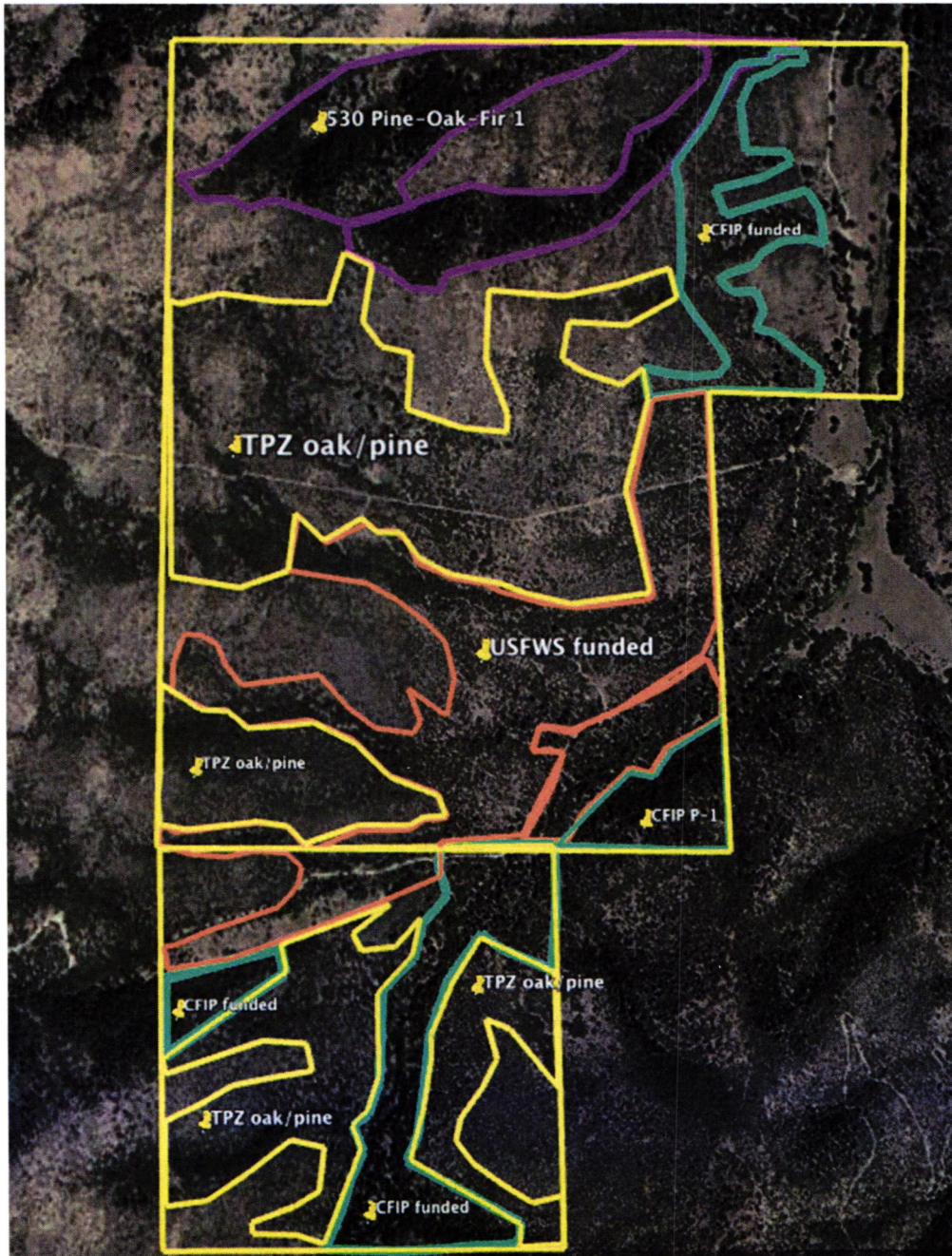
Still other areas are dominated by oak, pine and fir forests. These areas will be treated by thinning to reach better forest health. Over 30 acres of oak dominated forest were treated by contract crews through the USFWS in spring 2021. More than 60 additional acres are under contract for similar work funded by USFWS. This work is currently under way having begun in Oct 2021.

Parcel 022-010-220

This parcel is slightly higher in elevation (than 022-010-200) and is over 80% forested with oaks, pines and firs. This parcel also has some more limited areas of chaparral that will be treated similarly to those areas of chaparral in parcel 022-010-200. The currently forested areas will be thinned to reduce fire hazard and to reach healthier forest condition. Over 30 acres are currently funded by CFIP and are being thinned this fall (2021). A smaller area (20 ac.) of oak dominated forest will be thinned in 2022 by contract crews funded by USFWS.

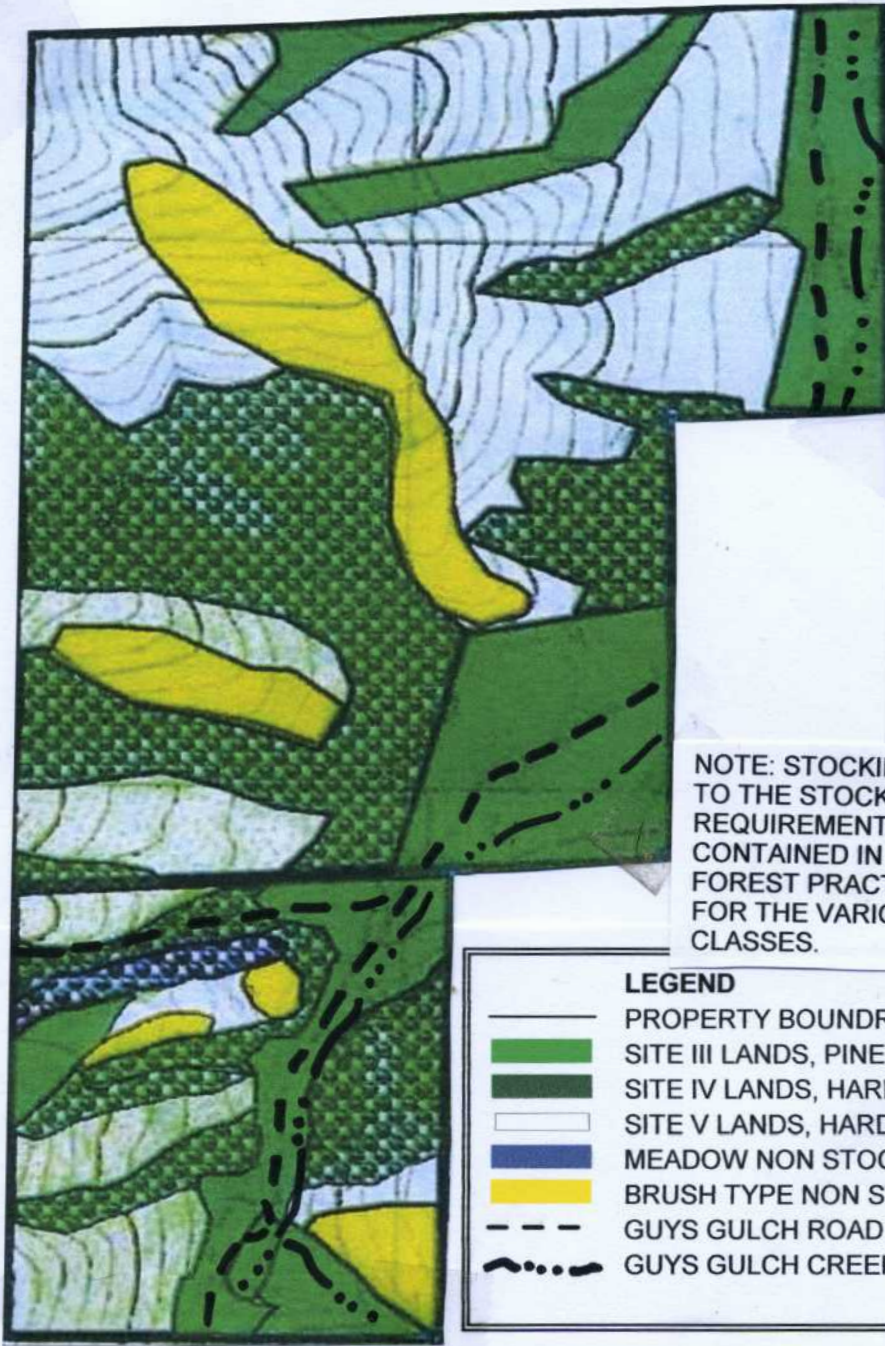
Additional funding will be sought to treat more areas in subsequent years in

both parcels. Further into the future, it is the owners' hope to see a larger percentage of the parcels in a forested condition that will require constant thinning to achieve forest health. These thinning operations will include commercial tree removal and help offset expenses.



Orange = USFWS funded (oak/pine release)  
Magenta = CFIP funded (oak/pine/fir release-thinning)  
Yellow = TPZ oak/pine areas  
Purple = pine/fir forests  
Other areas are dominated with brush (chaparral)

**ROBIN DOBSON AND KATHLEEN PERILLO TPZ REZONING APPLICATION  
 VEGETATION AND SITE CLASS MAP  
 NW 1/4 SECTION 12  
 N1/2 , SW 1/4, W1/2 SE 1/4 SECTION 1 T43N R7W MDB&M**



Estimates of Acreage in various Site Classifications:  
 N. S. = Non-stocked (brush)

**Parcel 022-010-220**

SITE III	46 ac.
SITE IV	33 ac.
SITE V	62 ac.
N. S.	12 ac.
MEADOW	7 ac.
<b>TOTAL</b>	<b>160 ac.</b>

**Parcel 022-010-200**

SITE III	103
SITE IV	147
SITE V	228
N.S.	53
<b>TOTAL</b>	<b>531 ac.</b>

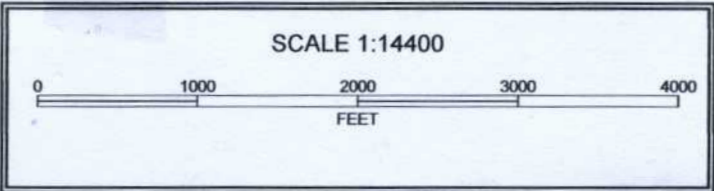
NOTE: STOCKING REFERS TO THE STOCKING REQUIREMENTS CONTAINED IN THE FOREST PRACTICE RULES FOR THE VARIOUS SITE CLASSES.

TOTAL STOCKED ACRES  
 PARCEL 022-010-200  
 478 AC.

PARCEL 022-010-220  
 141

**LEGEND**

- PROPERTY BOUNDARY
- SITE III LANDS, PINE TYPE (STOCKED)
- SITE IV LANDS, HARDWOOD CONIFER TYPE (STOCKED)
- SITE V LANDS, HARDWOOD-CONIFER TYPE (STOCKED)
- MEADOW NON STOCKED
- BRUSH TYPE NON STOCKED
- - - GUYS GULCH ROAD
- ⋯ GUYS GULCH CREEK



*PREPARED BY DAN LARIVEE 7-6-2022*  
**EXHIBIT C2 - TIMBER MANAGEMENT PLAN MAP UPDATED**

ORDINANCE NO. 721

ORDINANCE ESTABLISHING A TIMBERLAND PRESERVE  
ZONE FOR THE COUNTY OF SISKIYOU

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU DO ORDAIN AS  
FOLLOWS:

SECTION I: Article 34 is added to Chapter 6 of Title 10  
of the Siskiyou County Code to read as follows:

"Section 10-6.3401. Purpose.

The purpose of this enactment is to provide a zoning district consistent with the requirements of the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976 to encourage the production of timber, to protect immature trees so that they may eventually be harvested, and to provide for the restricting of the use of timberland to the production of timber products and compatible uses."

"Section 10-6.3402. Uses Permitted.

The following uses shall be permitted in the timberland preserve zone district (TPZ):

- a. Growing and harvesting timber, including Christmas trees, but not nursery stock.
- b. Compatible uses as defined by Government Code §51100(h).
- c. Recreational and/or educational uses not interfering with the primary purpose of the zone which is the growing and harvesting of timber, which uses shall include but not be limited to, swimming, hunting, fishing, camping, walking, hiking, picnicing, boating, and environmental and ecological study."

"Section 10-6.3403. Conditional Uses Permitted.

Subject to obtaining a use permit, the following uses shall be permitted in timberland preserve zoning districts provided that the said uses do not significantly detract from the use of the property for, or inhibit, growing and harvesting timber:

- a. Timber processing by portable facilities.
- b. Wood processing and manufacturing facilities.
- c. Exploration for mineral resources.
- d. Extraction of mineral resources.
- e. Exploration for and the development of energy resources.
- f. Labor camps, mobilehomes, or residential dwellings, to house persons needed for, and directly involved,

and employed in timber harvesting or planting operations.

g. The construction and/or occupancy of any buildings, structures, and other facilities constructed and/or occupied consistent with and pursuant to the uses permitted in this timberland preserve zoning district.

h. Aircraft landing facilities."

"Section 10-6.3404. Qualifications for Inclusion in Timberland Preserve Zone.

Land to be zoned timberland preserve must meet the following qualifications:

a. Be a parcel shown on List A or List B as specified by the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976; or

b. Satisfy the following criteria:

1. A parcel for which a plan for forest management has been prepared or approved as to content by a registered professional forester, which plan shall provide for the eventual harvest of timber within a reasonable period of time.

2. The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules adopted by the State Board of Forestry for the district in which the parcel is located or the owner of the parcel seeking to be zoned as timberland preserve must sign an agreement with the Board of Supervisors of the County of Siskiyou to meet the stocking standards and Forest Practice Rules by the fifth anniversary of the signing of such agreement. If the Parcel is subsequently zoned as timberland preserve, failure to meet such stocking standards and Forest Practice Rules within the time provided shall be ground for the Board to re-zone the parcel pursuant to Government Code §51121.

3. An area to be zoned as timberland preserve shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous parcels of at least 40 acres.

4. The average timber site be of at least Site III or higher according to the Site Rating System of the State Board of Forestry."

"Section 10-6.3405. Minimum Term.

Parcels zoned as timberland preserve shall be zoned as such for an initial term of ten (10) years. On the

first and each subsequent anniversary date of the initial zoning, a year shall be added to the initial term of ten (10) years, unless a notice of rezoning is given as provided by Section 51120 of the Government Code."

"Section 10-6.3406. Division of Parcels into Areas of Less Than 40 Acres Prohibited.

A parcel zoned as timberland preserve shall not be divided into parcels containing less than 40 acres."

"Section 10-6.3407. Rezoning.

Any rezoning of land from timberland preserve to another zoning district classification shall be in strict conformance with the requirements of the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976. (Government Code §51100, et seq.)"

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

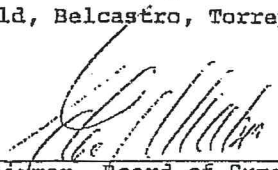
SECTION III: This ordinance shall become effective 30 days after its passage and shall be published once in the Siskiyou Daily News, a newspaper of general circulation, printed and published in the County of Siskiyou.

PASSED AND ADOPTED this 29th day of December, 1976, at a regular meeting of the Board of Supervisors of the County of Siskiyou by the following vote:

AYES: Supervisors Hayden, Porterfield, Belcastro, Torrey & Wacker.

NOES: None.

ABSENT: None.

  
Chairman, Board of Supervisors

ATTEST:

NORMA PRICE, Ex-officio  
Clerk of the Board of Supervisors

By   
Deputy Clerk

LIST C

EXHIBIT "A"  
CRITERIA FOR T.P.Z.  
MANAGEMENT PLANS

ALL APPLICANTS SHALL PROVIDE THE FOLLOWING INFORMATION AND/OR MEET THE FOLLOWING MINIMUM STANDARDS:

- 1) Map showing legal description and the assessor's parcel number(s) and map(s). Additionally, as part of the management plans, the map shall contain the following elements.
  - a.) Stated scale (scale shall not be less than 4 inches per mile).
  - b.) Location of existing roads and principal streams.
  - c.) Broad timber types including any unstocked areas.
  - d.) Estimated site classes.
  - e.) Name of owners of surrounding lands and type of zoning.
  - f.) Total number of acres in parcel.
  - g.) Total number of stocked acres.
  - h.) Total acres of the various site classes.
  - i.) Date.
  - j.) Name of preparer.
- 2) A plan for forest management of the parcel prepared by, or approved as to content by a registered professional forester. The plan shall address the following considerations:
  - a.) Status of access, both legal and physical.
  - b.) Approximate age and condition of forest stands.
  - c.) Statement of owner's objective in owning and managing the property.
  - d.) Measures to be employed for the control of insects & diseases.
  - e.) Measures, if any, for stocking understocked areas and for treating overstocked areas.
  - f.) Plan for protection from fire, trespass and other agents.
  - g.) Timetable for eventual harvest.
  - h.) Schedule for inventory.
  - i.) Evidence that the owner possesses the knowledge to manage the forest property, or has sought advice and information from appropriate sources.
  - j.) Signature and License number of Registered Professional Forester.
  - k.) Signature of owner.
  - l.) Date.
3. The parcel shall currently meet the stocking standards of the Forest Practice Rules, or the owner must enter into an agreement with the Board to meet the standards within five years.
- 4) The parcel shall contain a minimum equivalency to 40 acres pf site class III Timberland to the following productivity schedule:

<u>Site Class</u>	<u>Minimum Number of Acres*</u>	<u>Minimum Parcel Equillivency</u>
I	18 acres	2:2:1
II	25 acres	1.6:1
III	40 acres	1:1
IV	80 acres	1:2
V	120 acres	1:3

+ Based on relative productivity of site classes.  
Tech. Bulletin #354 USDA - Dunning & Reineke

ORDINANCE \_\_\_\_\_

ORDINANCES
NO. 875
BOOK 5

AN ORDINANCE OF THE COUNTY OF SISKIYOU  
ADDING SECTION 10-6.3408 TO THE SISKIYOU  
CODE DEALING WITH THE DIVISION OF PARCELS  
ZONED AS TIMBERLAND PRESERVE INTO PARCELS  
OF LESS THAN 160 ACRES

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

SECTION I: "Section 10-6.3408 is added to read as  
follows:

Section 10-6.3408 DIVISION OF PARCELS ZONED TIMBERLAND  
PRESERVE INTO PARCELS OF LESS THAN  
160 ACRES

A parcel zoned as timberland preserve may be divided  
into parcels containing less than 160 acres if each  
parcel to be created is divided in accordance with  
the provisions of Government Code Section 51119.5  
or any successor thereto and meets the criteria set  
forth in Section 10-6.3404(b) hereof. The procedure  
for dividing a parcel zoned timberland preserve into  
parcels containing less than 160 acres shall be in  
accordance with Siskiyou County Resolution regarding  
divisions of parcels zoned timberland preserve."

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

SECTION III: This ordinance shall become effective 30  
days after its passage and shall be published once in the Siskiyou  
Daily News, a newspaper of general circulation, printed and  
published in the County of Siskiyou.

PASSED AND ADOPTED this 13th day of March, 1979  
at a regular meeting of the Board of Supervisors of the County  
of Siskiyou by the following vote:

AYES: Supervisors McArdle, Zink, Wacker and Torrey.  
NOES: None.  
ABSENT: None.

ATTEST: NORMA PRICE Ex-Officio Mike Boleastro  
Clerk of the Board of Supervisors Chairman, Board of Supervisors

By Law Lubowich, Deputy Clerk