Siskiyou County
Planning Commission Staff Report
March 19, 2025

New Business Agenda Item No. 2:
Pfieffer Zone Change (Z-24-02) and Tentative Parcel Map (TPM-24-01)

Applicant: Terry Curry

Property Owners: Aaron and Chloe Krieski, Timothy Pfeiffer, Melissa Rosen
9222 N. Old Stage Road
Weed, CA 96094

Representatives: Terry Curry
Terry Curry Land Surveying
PO Box 151
Montague, CA 96064

Project Summary The applicant is requesting approval of the following:

- Zone Change from Non-Prime Agricultural (AG-2) to Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5)
- Tentative Parcel Map to subdivide an existing 13.72-acre parcel into two parcels (6.86 acres and 6.86 acres).

Location: The project site is located at 9222 North Old Stage Road, west of the city of Weed; APN: 021-640-070; Township 41N, Range 5W, Section 15, MDBM; 41.3985°, -122.4174°.

General Plan: Erosion Hazard; Building Foundation Limitations: Severe Pressure Limitations Soils; Wildfire Hazard; Woodland Productivity; Prime Agricultural Soils

Current Zoning: Non-Prime Agricultural (AG-2)

Proposed Zoning: Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5)

Exhibits:

A. Draft Resolution PC 2025-006
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Pfeiffer Tentative Parcel Map (TPM-24-01) and Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Pfeiffer Zone Change (Z-24-02) by Adopting a Draft Ordinance Rezoning 13.72 Acres from AG-2 to R-R-B-5.
    A-1. Notations and Recommended Conditions of Approval
    A-2. Recommended Findings

B. Comments

C1. Biological Resource Assessment

C2. Aquatic Resources Delineation Report

D. Tentative Parcel Map and Zone Change Exhibit Map

Background

Project representative, Terry Curry of Terry Curry Land Surveying, has applied for a tentative parcel map to subdivide an existing 13.72-acre parcel into two parcels of 6.86 acres, each. The applicant is also proposing that the entire subject property be rezoned from Non-Prime Agricultural (AG-2) to Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5) in order to facilitate the tentative parcel map portion of the project.

The property is located west of the city of Weed at 9222 North Old Stage Road and within the city of Weed's Sphere of Influence. It is bordered by North Old Stage Road (County Road #3L002) to the southwest and Columbine Road (a private road) to the southeast. It is developed with an existing single-family dwelling, a well and septic system (permit numbers W17-092 and 18-048, respectively), and multiple sheds. However, upon review of building permit records, it was discovered that the building permit for the dwelling (permit number 47731) expired prior to the final inspections and certificate of occupancy.

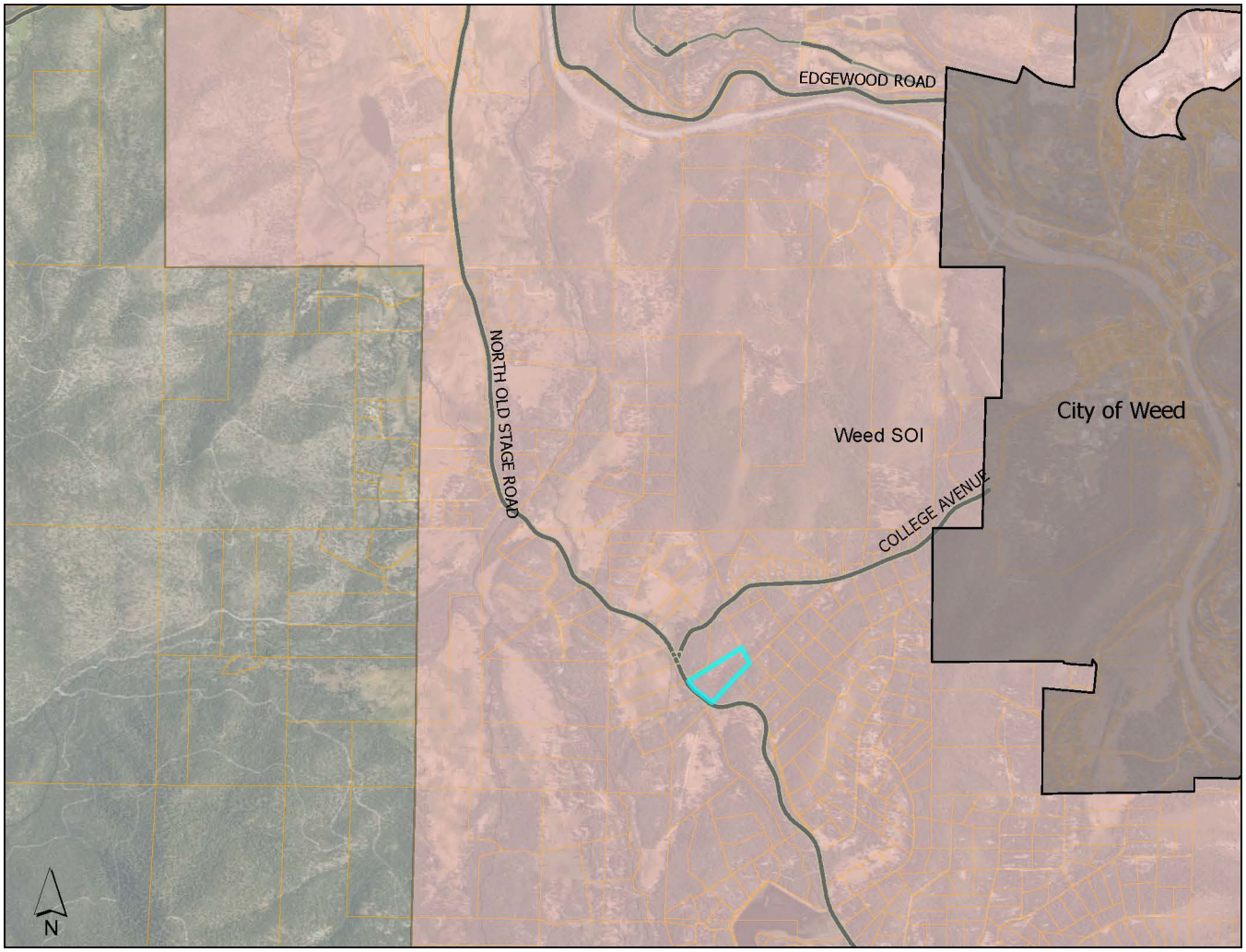

Figure 1: Location Map

Surrounding properties are zoned R-R-B-5 and AG-2, and range in size from 5.4 acres to 18.07 acres. The property kitty-corner to the southernmost corner of the property is split-zoned Prime Agricultural (AG-1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40) and is 40.6 acres in size.

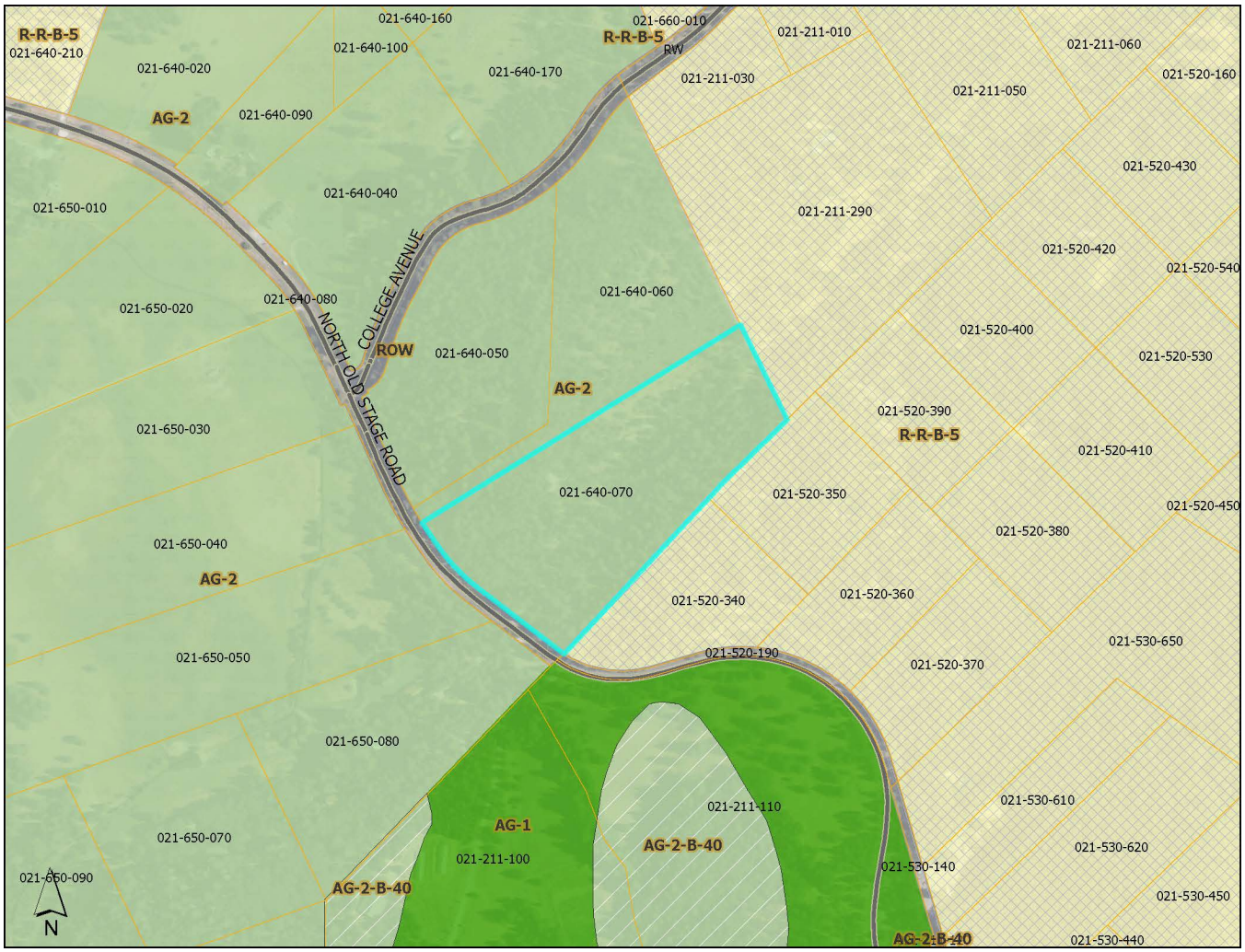

Figure 2: Zoning Map

The property was legally created as Lot 13 of the Running Springs Ranch subdivision, which was recorded in the Siskiyou County Official Records on September 30, 1975, as TMB 6 at pages 18-20, inclusive. It has not been subsequently modified.

The project site is sloped uphill to the northeast at an approximate 5% grade. Soils consist of Asta cobbly sandy loam, 15 to 50 percent slopes which is not prime farmland, and Ponto sandy loam, 5 to 15 percent slopes, which is prime farmland only if irrigated. A soil sample from the project site was analyzed by KC Engineering. The soil sample was determined to be 46% sand, 19% clay, and 35% silt, with a USDA classification of Brown Sandy Loam. The vegetation on the property is generally described as mixed conifer forest on both sides of a seasonally wet meadow. No special status plant species were observed during the two site visits performed as part of a biological survey and aquatic resources delineation report in 2024. None of the animals observed as part of the same biological survey were found to be special status species. Both the biological survey and aquatic resources delineation reports, including lists of plant and animal species found, are included as Exhibit C1 and C2 to this staff report.

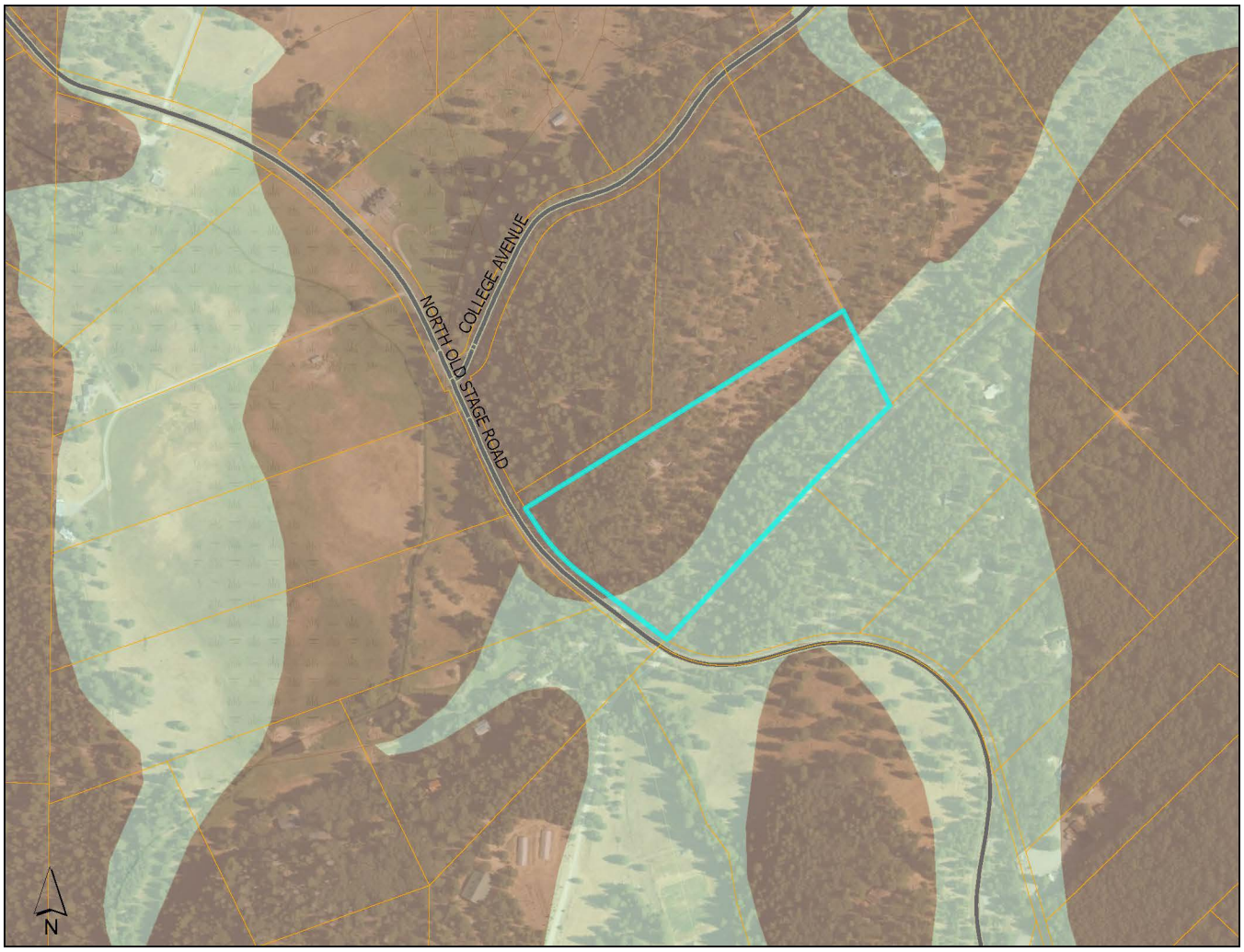

Figure 3: Soils Map

Analysis

General Plan Consistency

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

Staff has conducted a detailed analysis of each of the required findings and found that the proposed project is consistent with the applicable General Plan policies governing the subject site. Additionally, the use of the property 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.

Subdivision and Zoning Consistency

Pursuant to Siskiyou County Code Section 10-4.105.3 and 10-6.5501, the proposed lots are consistent with all County lot design standards.

In addition to subdividing the property, the project would entail rezoning the entirety of the project site. The entire project site is currently zoned AG-2. The zone change proposes to rezone the property to R-R-B-5. Given the proposed zoning and proposed lot configuration, each of the parcels would need to contain a minimum of 5 acres with an on-site septic system and well. As both proposed parcels exceed the 5-acre minimum parcel size, the resultant parcels will meet the minimum parcel size for the proposed zoning district.

As shown in Figure 2, the project site is located directly adjacent to parcels zoned for R-R-B-5 uses. Subsequent to the proposed zone change, the zoning of the project site would remain consistent with the zoning that already exists in the neighborhood.

Pursuant to Siskiyou County Code (SCC Section 10-6.4801), the R-R zoning proposed for the subject parcel allows for single-family dwellings. The zone change would result in a district for which the existing use of the property would be in compliance with County Code.

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

Environmental Review

The project site is proposed to be subdivided into two parcels, with the entirety of the property rezoned to R-R-B-5.

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

Because there is not substantial evidence, in light of the whole record before the County that the proposed zone change and subdivision of the property may have a significant effect on the environment, staff is recommending that the Planning Commission and Board of Supervisors make the finding that the project is exempt from the California Quality Act (CEQA) pursuant to the "common sense exemption" of CEQA Guidelines Section 15061(b)(3), which states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to *Existing Facilities* (Section 15301) as the project site is already partially developed.

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

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on March 5, 2025, and mailed to property owners within 300 feet of the applicant's property. No public comments were received at the time this staff report was written.

Siskiyou County Environmental Health Division – June 27, 2024

Environmental Health has no objection to the proposed Zone Change and Tentative Parcel Map. The septic area for proposed Parcel A was reviewed and approved in 2016 and reassessed and approved on 6/27/2024. Proposed Parcel B contains a single-family dwelling, septic system (PN-18-048), and well (PN W17-092).

> Planning Response: Condition of Approval No. 9 has been added that requires the area(s) approved for on-site sewage disposal systems to be shown on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map.

California Department of Forestry and Fire Protection (CAL FIRE) – August 2, 2024

CAL FIRE submitted comments pursuant to Public Resources Code 4290 requirements and specifically mentioned sections regarding Road and Street Networks, Road Signing, Fuel Modification and Standards, Driveway Design and Surface Requirements, and Addresses for Building. They additionally noted that if timber is to be commercially harvested, conditions within the Z'berg-Nejedly Forest Practice Act of 1973 must be adhered to.

> Planning Response: Condition of Approval No. 5 has been added that requires the applicant to comply with, and provide verification of compliance, with all applicable statutory requirements of the Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division. Additionally, Notations 3-5 have been added regarding timber harvesting.

Siskiyou County Public Works Department

August 7, 2024

Public Works reviewed the draft Tentative Parcel Map and noted minor corrections.

August 30, 2024

Public Works reviewed the revised draft Tentative Parcel Map and found it acceptable.

> Planning Response: No response necessary.

California Department of Fish and Wildlife (CDFW)

August 12, 2024

CDFW reviewed the proposed project and their responsibilities as a trustee agency. They recommended that a biological assessment be conducted on the property, prior to project approval. Information and potential impact avoidance regarding nesting birds, bats, stream setbacks, and lake and streambed alteration agreements were also included.

> Planning Response: The applicant had already retained Quercus Consultants, Inc. for a biological assessment and aquatic resources delineation report and the site was surveyed on May 13, 2024, and July 10, 2024. Upon Planning receipt of the studies, they were forwarded to CDFW.

October 16, 2024

After review of the studies, CDFW recommended that the avoidance and mitigation measures (AMMs) proposed in the biological assessment be included.

> Planning Response: Upon completion of the biological assessment, the applicant revised the exhibit map to include the AMMs. Conditions of Approval Nos. 6, 7, and 8 have been added that require an additional Notation and Disclosure Exhibit Map for the Parcel to include the following:
>
> - Notes regarding avoiding impacts to nesting birds and/or raptors.
> - Mapped bumble bee nesting areas and notes regarding ground disturbance within the bumble bee nesting areas.
> - Mapped riparian zone and 50-foot no disturbance buffer, and a note regarding the same.

Siskiyou County Agricultural Commissioner – February 26, 2025

The Agricultural Commissioner reviewed the project as it relates to prime agricultural soils. They noted that the property lends itself to sandy loam soils near waterways and added that the existing well, with an estimated yield of eleven gallons per minute, is not sufficient for irrigation.

> Planning Response: Information regarding the soils being considered non-prime due to insufficient water for irrigation was added to the Findings.

Planning Staff Recommendations

Adopt Resolution PC 2025-006 taking the following actions:

- Conditionally approve the proposed Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval; and
- Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
- Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) and Section 15301 of the CEQA Guidelines.

Suggested Motion

I move that we adopt Resolution PC 2025-006, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Pfeiffer Tentative Parcel Map (TPM-24-01) and Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Pfeiffer Zone Change (Z-24-02) by Adopting a Draft Ordinance Rezoning 13.72 Acres from AG-2 to R-R-B-5.

Preparation

Prepared by the Siskiyou County Planning Division.

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

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

Resolution PC 2025-006

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Pfeiffer Tentative Parcel Map (TPM-24-01) and Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Pfeiffer Zone Change (Z-24-02) by Adopting a Draft Ordinance Rezoning 13.72 Acres from AG-2 to R-R-B-5.

Whereas, an application has been received from Terry Curry of Terry Curry Land Surveying for a zone change and tentative parcel map to subdivide a 13.72-acre legal parcel (APN: 021-640-070) into two parcels of 6.86- and 6.86-acres and change the zoning district from Non-Prime Agricultural (AG-2) to Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5); and

Whereas, the current zoning district is Non-Prime Agricultural (AG-2) and, in order to facilitate the division of the existing parcel into two smaller parcels, a zone change to Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5) is necessary; and

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

Whereas, the project site is currently partially developed with an existing single-family dwelling, a well and septic system, and multiple sheds; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on February 26, 2025; and

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

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

Whereas, the Planning Division presented its oral and written staff report on Zone Change (Z-24-02) and Tentative Parcel Map (TPM-24-01) at a regular meeting of the Planning Commission on March 19, 2025; and

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

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant *Existing Facilities* (Section 15301), as the property is already partially developed; and

Whereas, the Planning Division recommended approval of both Zone Change (Z-24-02) and Tentative Parcel Map (TPM-24-01) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on March 19, 2025, the Chair of the Planning Commission opened the duly noticed public hearing on Zone Change (Z-24-02) and Tentative Parcel Map (TPM-24-01) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

Whereas, there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and tentative parcel map would have a significant effect on the environment; and

Whereas, on March 19, 2025, the Commission discussed Z-24-02 and TPM-24-01 prior to reaching its decision.

Now, Therefore, Be It Resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report; and

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on Zone Change (Z-24-02) and Tentative Parcel Map (TPM-24-01):

1. Conditionally approves Tentative Parcel Map (TPM-24-01), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and

2. Recommends the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301; and

3. Recommends the Board of Supervisors of Siskiyou County approve Zone Change (Z-24-02), subject to the conditions of approval contained in Attachment A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC 2025-006 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 19th day of March 2025 by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

_____

Jeff Fowle, Chair

Witness, my hand and seal this 19th day of March 2025

_____

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2025-006
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of $50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber is to be commercially harvested as part of the zone change, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) shall be adhered to.
4. If any timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by CAL FIRE prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required.
5. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP is required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a “Less Than 3-Acre Conversion Exemption” under 14CCR 1104.
6. A building permit must be obtained prior to any future development or placement of structures on the property. This requirement includes, but is not limited to, any enlargement, alteration, replacement, repair, or improvement of any existing structures.

Conditions of Approval

1. The project shall substantially conform to the project description and exhibit map reviewed and conditionally approved by the Planning Commission on April 19, 2025. 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. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed by the County Tax Collector, and submitted with the legal descriptions for recording.
3. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Planning Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Community Development Department, and all other local and state regulatory agencies.
5. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division.
6. The following notations shall be placed on the face of the additional Notation and Disclosure Map for the Parcel Map:
    - *Pursuant to Siskiyou County Ordinance (No. 90-28), this land division is subject to an Agricultural Operations Notice Policy (Right to Farm Ordinance).*
    - *If any potential prehistoric, ethnographic, and/or historic cultural resource(s) or material(s) be discovered on or below the surface during any phase of future development, all work shall stop, archaeological consultation shall be sought immediately, and the Siskiyou County Planning Division shall be notified. If the findings are deemed significant by the Siskiyou County Planning Division, appropriate mitigation measures shall be required prior to any resumption of work in the affected area of the project.*
    - *Encroachment Permits are required for any work or encroachment within the County Road right-of-way. Work may include, but is not limited to: driveways, mailboxes, underground utilities, culverts, maintenance of existing improvements, and removal of vegetation adjacent to driveways.*

- *In order to avoid impacts to nesting birds and/or raptors protected under Fish and Game Code section 3503 and 3503.5 and the Federal Migratory Bird Treaty Act, the following shall be implemented:*
    - *Vegetation removal and other ground-disturbance activities shall occur between September 1 and January 31, when birds are not anticipated to be nesting; or*
    - *If vegetation removal or ground disturbance activities are to take place during the nesting season (February 1 through August 31), a pre-construction nesting bird survey shall be conducted. These surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the California Department of Fish and Wildlife. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist.*
    - *Dead trees shall be left standing when not in conflict with fire hazard policies and public safety.*

7. Bumble bee nesting areas shall be mapped on the additional Notation and Disclosure Map for the Parcel Map with the following notations specific to the bumble bee nesting areas:
    - *In order to avoid and minimize potential impacts to special-status bumble bees, the following shall be implemented:*
        - *Areas suitable for bumble bee nesting shall not be disturbed from March 1 to October 1. Should ground disturbance be necessary at other times of the year, a qualified biologist shall conduct a pre-disturbance survey within one year prior to initiation of ground disturbance.*
        - *Bumble bee nesting and overwintering habitat can be preserved by maintaining areas of downed wood, rock piles, moss, and leaf/conifer needle litter, and bunch grass. Bumble bee habitat can be enhanced by increasing the availability of early-, mid-, and late-season blooming plants, including native milkweeds, trees, and shrubs.*
        - *Avoid herbicide use unless deemed necessary for management of noxious or invasive weeds. Limit drift and impacts on non-target plants.*

8. The riparian zone and fifty-foot no disturbance buffer shall be shown on the additional Notation and Disclosure Map for the Parcel Map with the following notation:

    - *The riparian zone shall not be disturbed and an additional fifty-foot no-disturbance buffer shall be maintained. The no disturbance buffer shall be measured from the top of bank or outside edge of riparian vegetation dripline, whichever is greater.*

9. Areas approved for on-site sewage disposal systems shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map, to the satisfaction of the Siskiyou County Environmental Health Department.

10. A new building permit shall be obtained for the partially constructed dwelling (expired permit number 47731) on the project site. All final building inspections required for the dwelling shall be obtained prior to recordation of the Parcel Map.

11. All Conditions of Approval must be completed and the Parcel Map shall be recorded within 24 months of the date of approval unless a request for a time extension is made prior to the expiration date pursuant to Section 10-4.401.8.2 of the Siskiyou County Code.

12. 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), officer 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

Tentative Parcel Map / Subdivision Map Act

In accordance with Government Code Section 66473.5, the Planning Commission finds:

1. The subdivision is consistent with the General Plan

   The subdivision is consistent with all General Plan policies as set forth in the section titled General Plan Consistency Findings below.

In accordance with Government Code Sections 66412.3, the Planning Commission finds:

1. Local agencies shall consider the effect of the approval or denial on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

   The project site is located in the Non-Prime Agricultural District (AG-2) and proposes to rezone the subject parcel to Rural Residential Agricultural District, with a five-acre minimum parcel size (R-R-B-5) in order to facilitate the subdivision of the subject parcel into two separate parcels. Therefore, the proposed project will potentially have a positive net effect on the local housing supply as both resultant subject parcels each have the potential to be developed with a single-family dwelling, accessory dwelling unit, and junior accessory dwelling unit. Proposed Parcel A has an approved on-site septic disposal area and is developed with an unpermitted office shed. Proposed Parcel B is developed with a partially constructed single-family dwelling, septic system, well, and multiple sheds. There is an area that has been approved for an additional on-site septic disposal area. Fire service by the Hammond Ranch Fire Company is approximately 0.4 miles away. CAL FIRE's station in Weed is approximately 3.3 miles away. The city of Weed's fire station is approximately 3.8 miles away. Police service is provided by the Siskiyou County Sheriff's Department and is approximately 9.0 miles from the project site. The project will not detrimentally impact available public service fiscal resources.

2. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

   The project site is located on a south-facing hillside and therefore design options exist that would feasibly allow the use of future solar passive heating and cooling.

In accordance with Government Code Section 66474, the Planning Commission finds:

1. That the proposed map is consistent with applicable general and specific plans.

   The map and project are consistent with the General Plan as set forth in the section titled General Plan Consistency Findings below. No specific plan exists for this area.

2. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

   The subdivision does not include new improvements which are inconsistent with the General Plan. No specific plan exists for this area.

3. That the site is physically suitable for the type of development.

   The project is designed within the density limits of the R-R-B-5 zoning district, which allows parcels with a minimum of 5 acres. Furthermore, one of the proposed parcels has already been developed with a partially constructed single-family dwelling and accessory structures consistent with this project. Therefore, the site is physically suitable for development.

4. That the site is physically suitable for the proposed density of development.

   The subject parcel is already developed with a partially constructed single-family dwelling. There are no existing physical conditions on the site that appear to prohibit this type of development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   The design of the subdivision proposes to create two parcels. The site is already improved with a partially constructed single-family dwelling and accessory structures, a private road for ingress and egress to both proposed parcels, and approved septic sites. A biological analysis and wetlands delineation report were included as part of the package submitted by the applicant. The mitigation measures proposed as part of those documents were incorporated into the project as conditions of approval and include requirements for protection of nesting birds and/or raptors, bumble bees, and riparian areas. Any development of the subject parcel is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat due to those conditions of approval.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

   The subdivision will not cause serious public health problems in that any future development will be served by private water and septic, the access to the site will be required to meet the requirements of the Department of Forestry and Fire Protection (CAL FIRE), and any future development will be required to comply with the California Building Code.

7. That the design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

   There are no existing easements acquired by the public at large for access through or use of the subject parcel.

In accordance with Government Code Section 66474.02, the Planning Commission finds:

1. That the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Section 4290 and 4291 of the Public Resources Code or consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

   As a condition of approval (Conditional of Approval No. 5), the applicant is required to "comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division."

2. That structural fire protection and suppression will be available for the subdivision.

   The project site is approximately 0.4 miles away from the Hammond Ranch Fire Company station, 3.3 miles away from CAL FIRE's Weed station, and 3.6 miles away from the city of Weed's fire station. Additionally, there are two 2,500-gallon water tanks within one mile of the project site, and fourteen fire hydrants within two miles of the project site.

In accordance with Siskiyou County Code Section 10-4.105.3 and Section 10-6.5501, the Planning Commission finds:

1. That the minimum lot size shall be two and one-half acres when water from an approved system is provided and on-site sewage disposal systems are required.

The proposed parcels are both designed with a resultant acreage of 6.86, which exceeds the 2.5-acre minimum parcel size.

2. That the depth of any lot shall not exceed three (3) times the width on lots of 300 feet or less in width nor exceed four (4) times the width on lots exceeding 300 feet in width.

   All proposed parcel sizes are within the required depth to width ratio.

3. That the lot side lines shall be at approximately right angles or radial to street or road lines.

   All proposed lot side lines are at approximately right angles or radial to street or road lines.

4. That no lot shall have double frontage unless otherwise approved by the Planning Commission.

   No lot shall have double frontage as a result of this project.

5. That no lot shall be divided by city, County, school district, or other taxing agency lines.

   The nearest tax line is not within the project boundaries. Therefore, the proposed parcels will not be divided by a taxing agency line.

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 Non-Prime Agricultural (AG-2) to Rural Residential Agricultural, five-acre minimum parcel size (R-R-B-5) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Rural Residential Agricultural, five-acre minimum parcel size (R-R-B-5), Non-Prime Agricultural (AG-2), and Prime Agricultural (AG-1).
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.

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 proposed rural residential agricultural use of the property is clearly compatible with the surrounding area as adjacent properties to the east are already zone and developed for rural residential agricultural uses.

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

The proposed rural residential agricultural will not be disruptive or destroy the intent of protecting each mapped resource, as described herein.

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.

Proposed Parcel A has an approved septic location. Proposed Parcel B is an already developed site that has an existing septic and well. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

Proposed Parcel A has an approved septic location. Proposed Parcel B is an already partially developed site that has an existing septic system. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

Prior to any future development of proposed Parcel A, Environmental Health will review any proposed connection to an existing well or any new well for evidence of water quality and quantity for acceptability. This requirement is included as Condition of Approval No. 4 to this project. Water to proposed Parcel B is provided by connection to a private well.

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

Proposed Parcel A has an approved septic location. Proposed Parcel B is an already partially developed site that has an existing septic system. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

The subject parcel has access to North Old Stage Road (3L002), a public road that is adequate for the immediate and cumulative traffic impacts of the project. Additionally, the existing driveway will be required to be improved to meet Public Resources Code and California Code of Regulations requirements for ingress and egress to both parcels as Condition of Approval No. 5 prior to recordation.

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: 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).

Any future development is required to meet Building Code requirements for erosion and runoff.

Map 3: Building Foundation Limitations

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

Any future development will be required to meet building code standards and public works requirements.

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.

The Hammond Ranch Fire Company station is approximately 0.4 miles from the project site, the CAL FIRE Weed station is approximately 3.3 miles from the project site, and the city of Weed fire station is approximately 3.8 miles from the project site. Two 2,500-gallon water tanks are within one mile of the project site. Additionally, as a condition of approval (Condition of Approval No. 5), the project and any future development must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning.

Map 11: Woodland Productivity

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

Both proposed parcels are sloped and an average of 5%. The proposed parcel sizes exceed the one acre required for slopes between 0-15% and the five acres required for slopes between 16-29%.

Policy 32 – Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

Single-family residential uses are permitted uses per Policy 32 and will not create erosion or sedimentation problems.

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

The existing parcel is small and proposed rural residential agricultural use of the property will not destroy timber productivity due to the change in density.

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

The permitted density will not create erosion or sedimentation problems.

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

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

The subject parcel is within the Sphere of Influence to the city of Weed and is less than ¾ miles from the city limits. The subject parcel is classified by the National Resources Conservation Service (NRCS) as containing Class III soils that are only considered prime agricultural soil if they are irrigated. The Siskiyou County Agricultural Commissioner reviewed the property and determined that the existing well was not sufficient for irrigation. Therefore, the soils on the property cannot be considered prime agricultural soils.

California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15061(b)(3), because there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, this zone change and tentative parcel map project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Pursuant to CEQA Guidelines, Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. Because Proposed Parcel B of the subject property is already developed, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER PFEIFFER/KRIESKI **FILE #** 021-640-070

LOCATION 9222 N OLD STAGE RD MT SHASTA T 41N , R 5W , SEC. 15 PD# Z2402/TPM2401

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 Chage and minor Tentative Parcel Map.

The septic area for proposed parcel A was reviewed and approved in 2016 by Siskiyou County Environmental Health and re-assessed and approved on 6/27/2024.

Proposed parcel A contains a single family dwelling, septic system (PN-18-048) and well (PN W17-092).

REHS DATE 6/27/24

ENVIRONMENTAL HEALTH ACTION

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

****

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

REHS DATE 6/27/24

Date sent to Planning:

EXHIBIT B - COMMENTS

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
1809 Fairlane Road
P.O. Box 128
Yreka, CA 96097
(530) 842-3516
Website: www.fire.ca.gov

8/2/2024

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

Attention: Dianne Johnson,

Subject: Tentative Parcel Map (TMP24-01 and Z24-01)

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

ROAD AND STREET NETWORKS
1273.01, 1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.08, 1273.09

ROAD SIGNING
1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION
1276.01

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

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

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

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS
1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.10, 1273.11

ADDRESSES FOR BUILDING
1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION AND STANDARDS
1276.01, 1276.02, 1274.03, 1274.04, 1276.05, 1276.06

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

If you have any questions, please call Heather Boyl at 530-598-2676

Heather Boyl
Forestry Technician
Prevention

For: Greg Roath
Siskiyou Unit Chief

Attachment

cc: file

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection

FOR INFORMATIONAL USE ONLY
View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of April 1, 2023

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

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EXHIBIT B - COMMENTS

Article 1 Administration

§ 1270.00. Title

Subchapter 2 shall be known as the "State Minimum Fire Safe Regulations," and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.
(a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
(b) Board: California Board of Forestry and Fire Protection.
(c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
(d) CAL FIRE: California Department of Forestry and Fire Protection.
(e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
(f) 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.
(g) Development: As defined in section 66418.1 of the California Government Code.
(h) Director: Director of the Department of Forestry and Fire Protection or their designee.
(i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
(j) 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.
(k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
(l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
(m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
(n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
(o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
(p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
(w) 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, mobile homes, and factory-built housing are considered Residential Units.
(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.
(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
(aa) 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:

(1) access for emergency wildland fire equipment,
(2) safe civilian evacuation,
(3) signing that avoids delays in emergency equipment response,
(4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
(5) fuel modification sufficient for civilian and fire fighter safety.

(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
(cc) 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.
(dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

(ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
(jj) Utility and Miscellaneous Group U: 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.
(kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
(*ll*) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
(mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
(nn) Wildfire: Has the same meaning as "forest fire" in Public Resources Code Section 4103.

§ 1270.02. Purpose

(a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
(b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
(c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

§ 1270.03. Scope

(a) Subchapter 2 shall apply to:

(1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
(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;
(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) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
(c) Affected activities include, but are not limited to:

(1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
(2) application for a Building permit for new construction not relating to an existing Structure;

(3) application for a use permit;

(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. 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, or if after July, 1 2021, the VHFHSZ.

(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.

§ 1270.05. Local Regulations

(a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.

(b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.

(c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.

(d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

(a) Inspections in the SRA 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 the Director to the Local Jurisdictions, pursuant to subsection (b).

(b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:

(1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.

(2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.

(3) The Local Jurisdiction consents to the delegation of inspection authority.

(4) The Director may revoke the delegation at any time.

(5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.

(c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.
(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.
(f) 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.

§ 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.
(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 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 § 1270.06 (Inspections) 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 inspector 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.

§ 1270.08. Distance Measurements

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

Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(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 Surface

(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) 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 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 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.

EXHIBIT B – COMMENTS

(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 A/Image 1 on the left is a visual representation of paragraph (b).
(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.
Figure B/Image 2 on the right is a visual representation of paragraph (b).

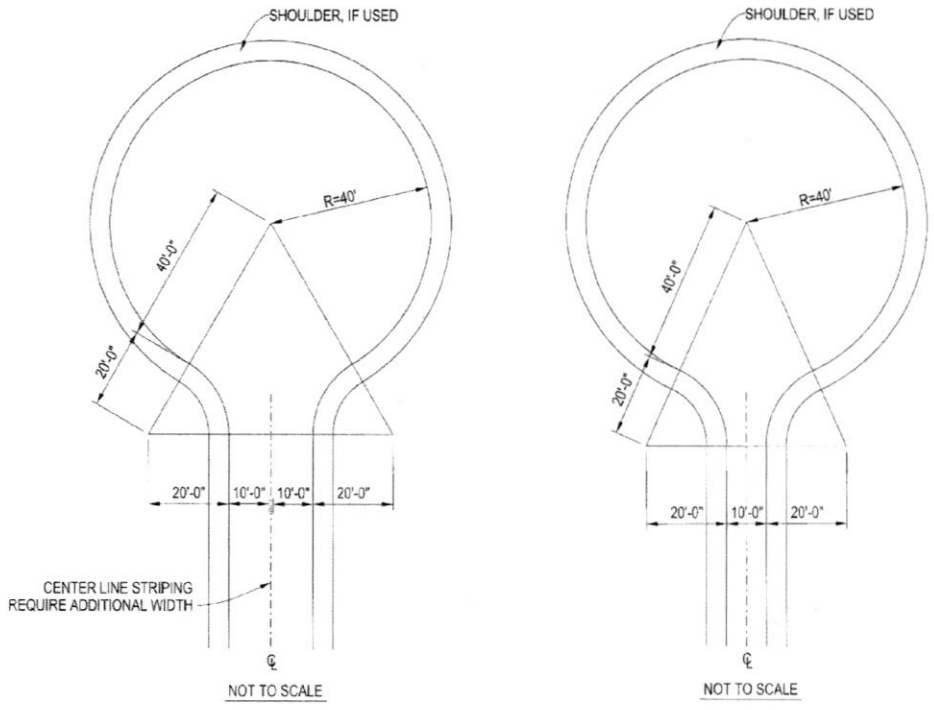

FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 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:

(1) at the intersection preceding the traffic access limitation, and
(2) 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.

§ 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 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, 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.

§ 1275.04. Signing of Water Sources.

(a) Each Fire Hydrant 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 Fire Hydrant 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 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

(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, except as provided for in subsection (b).

(b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints , and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:

(1) non-combustible block walls or fences; or

(2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or

(3) hardscape landscaping; or

(4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or

(5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

§ 1276.02. Ridgelines

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

(1) Topography;

(2) Vegetation;

(3) Proximity to any existing or proposed residential, commercial, or industrial land uses;

(4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;

(5) Ability to support effective fire suppression; and

(6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.

(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.

(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

§ 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

(1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or

(2) an application for a change of zoning increasing zoning intensity or density; or

(3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

(1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;

(2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;

(3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

(4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.

(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.

(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.

(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

§ 1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

***

From: Terry E. Smith
To: Dianne Johnson
Cc: Jeremy Lipke; Terry Curry
Subject: RE: Z-24-02/TPM-24-01 15 DAY REVIEW
Date: Wednesday, August 7, 2024 2:47:33 PM

Dianne,
We have reviewed the attached Tentative Parcel Map 24-01 for conformity with Section10-4.501 of the. Siskiyou County Code of Ordinances and find that it substantially complies with a few minor omissions. Section10-4.501.3 (f) requires a Vicinity Map, there is not one on Tentative Map 24-01. Section10-4.501.3 (o) (7) calls for the Map to include, "The location, name, right-of-way width, pavement or traveled way width, and grade of all existing roads, streets, and highways". The pavement or traveled way width is not shown on said map. (t) Roads intended for private use of the subdivision shall be labeled as "private road".

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Friday, August 2, 2024 1:41 PM
To: Boyl, Heather@CALFIRE <Heather.Boyl@fire.ca.gov>; Wildlife R1 CEQA Redding <R1CEQARedding@wildlife.ca.gov>; centralvalleyredding@waterboards.ca.gov; Michael Kobseff <mkobseff@co.siskiyou.ca.us>; Craig Kay <ckay@co.siskiyou.ca.us>; Darin Weeks <dweeks@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>; Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Monique George <mgeorge@co.siskiyou.ca.us>; Terry E. Smith <tesmith@co.siskiyou.ca.us>; Thomas Deany <tdeany@co.siskiyou.ca.us>
Cc: Terry Curry <currylandsurveying@gmail.com>; tim@westbuild.us
Subject: Z-24-02/TPM-24-01 15 DAY REVIEW

Good afternoon,

Attached is the 15 day review for application Z-24-02/TPM-24-01. Please note, that all responses to the application must be received by August 19, 2024.

Thank you,

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

From: Terry E. Smith
To: Dianne Johnson
Cc: Jeremy Lipke; Terry Curry
Subject: RE: Pfeiffer ZC & TPM
Date: Friday, August 30, 2024 9:37:48 AM

Dianne,
We have reviewed the referenced revised Tentative Parcel Map and find it acceptable.

Terry E. Smith P.E.
Senior Engineer
County of Siskiyou
Department of Public Works
1312 Fairlane Road, Suite 3
Yreka, CA 96097
Office: (530) 842-8278
Fax: (530) 842-8288
tesmith@co.siskiyou.ca.us

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Thursday, August 29, 2024 2:35 PM
To: Terry Curry <currylandsurveying@gmail.com>; Terry E. Smith <tesmith@co.siskiyou.ca.us>; Rachel Jereb <rjereb@co.siskiyou.ca.us>
Subject: RE: Pfeiffer ZC & TPM

Thank you Terry!!

From: Terry Curry <currylandsurveying@gmail.com>
Sent: Thursday, August 29, 2024 2:26 PM
To: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>; Terry E. Smith <tesmith@co.siskiyou.ca.us>; Rachel Jereb <rjereb@co.siskiyou.ca.us>
Subject: Pfeiffer ZC & TPM

Hi Dianne,

I've attached a revised and updated map that addresses Terry Smith's comments and comments that I received verbally from Rachel. I have already included both of them in this message.

Thanks for your help!

--
Terry Curry, PLS
530-842-9900

From:	Ferguson, Davis@Wildlife
To:	Dianne Johnson
Cc:	Iacona, Erika@Wildlife
Subject:	Early Consultation for Zone Change Z-24-02 and Parcel Map (TPM-24-01), APNs: 021-640-070
Date:	Monday, August 12, 2024 12:43:54 PM

Dear Dianne Johnson,

The California Department of Fish and Wildlife (CDFW) received the early consultation request for the Zone Change for a single 13.72-acre parcel from Non-Prime Agriculture (AG-2) to Rural Residential Agricultural (R-R B-5) and a Parcel Map (TPM-24-01) to facilitate splitting the property so that there would be two 6.86-acre parcels (Project).

As a trustee for the state's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the state's fish and wildlife public trust resources. CDFW offers the following comments and recommendations to the Lead Agency in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq.

CDFW has reviewed the agency referral packet. The Project has the potential to impact sensitive biological resources known to occur in this area of Siskiyou County; therefore, CDFW recommends performing a thorough biological assessment of the Project area prior to land modification and site development activities, and supplemental species-specific surveys should be conducted for those with potential to occur, prior to Project approval. Any biological assessments and survey results should be included in a draft environmental document, as well as any pertinent impact analysis, avoidance, minimization, and mitigation measures that will reduce impacts to less than significant.

Please note that submitting biological assessment reports and survey results for CDFW review early in the Project development process (well before the release of the draft environmental document) will allow CDFW to provide more thorough and meaningful input to assist the Lead Agency in adequately avoiding and minimizing impacts to biological resources, which is likely to aid in a more efficient CEQA review process for the Lead Agency. A basic biological assessment should first be conducted and typically includes a desktop review to identify species and habitats with potential to occur. Once a desktop review is completed, botanical, wildlife, and habitat surveys should be conducted at the appropriate time of the year. Such surveys will also help the Lead Agency determine whether protocol surveys for special status species are warranted.

Biological Surveys

CDFW recommends analyzing all plant and wildlife species identified in the CNDDB and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, and/or other pertinent references) for their potential to occur within the Project area. Please note that the CNDDB is a positive sighting database and therefore does not predict where resources may occur. All species with potential to occur, included on database lists or not, should be thoroughly analyzed for potential impacts from Project implementation.

The following information should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common and rare species, special status plants, special status wildlife, habitats, invasive species observed onsite at the time of the survey(s).
4. A thorough assessment of rare plants and sensitive natural communities should be conducted following CDFW's March 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities[1].
5. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Please refer to CDFW's Survey and Monitoring Protocol Guidelines[2] for some special status species that have potential to occur. For those species not included in the above link, species-specific survey procedures should be developed in consultation with CDFW and/or otherwise approved by CDFW.
6. Impacts to wildlife movement areas, wildlife corridors, and other critical seasonal-use areas should be fully identified and evaluated, and an impact analysis provided.
7. A delineation of all wetlands, lakes, streams, and any associated riparian habitats (as defined by the State of California) should be performed. A thorough impact analysis should also be included for any potentially affected wetlands, lakes, streams, and riparian habitat found onsite and offsite. The delineation report should include a preliminary jurisdictional delineation, including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition, as adopted by CDFW, and should be provided for agency and public review. Please note that some wetland and riparian habitats subject to CDFW's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. In addition to "federally protected wetlands" (see CEQA Appendix G (IV)(c)), CDFW considers impacts to any wetlands (as defined by CDFW) as potentially significant.
8. Thorough discussion of direct and indirect Project-related impacts, including adverse impacts and/or beneficial impacts, to all biological resources. This should include quantitative impact numbers to species and acreage of habitat(s). .
9. Avoidance and minimization, and mitigation measures, if warranted, for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. All measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of onsite habitat restoration or enhancement should be discussed. If onsite mitigation is not feasible, offsite mitigation through habitat creation, enhancement, acquisition, and/or preservation in perpetuity should be addressed.

Nesting Birds

The Project area, and areas adjacent to the Project area, contains suitable habitat for nesting birds. Nesting migratory birds, if present, could be directly or indirectly impacted by construction, land modification, and vegetation removal activities. Direct effects could include mortality resulting from vegetation removal and/or construction equipment operating in an area containing an active nest with eggs or chicks. Indirect effects could include nest abandonment by adults in response to loud noise levels, human encroachment, or a reduction in the amount of food available to young birds due to changes in feeding behavior by adults. Implementation of nest season surveys, outlined below, would ensure that impacts to nesting birds are less than significant.

To avoid impacts to nesting birds protected under Fish and Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following should be implemented:

a. Vegetation removal and other ground-disturbing activities should occur between September 1 and January 31, when birds are not anticipated to be nesting; or
b. If vegetation removal or ground disturbing activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area.

Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line of sight Project disturbances to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and, at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, presence of predators).

If an active nest is located during pre-construction surveys, a non-disturbance buffer should be established around the nest by a qualified biologist in consultation with CDFW and U.S. Fish and Wildlife Service to comply with Fish and Game Code Sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Avoidance and minimization measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified during the survey, as well as ongoing monitoring by biologists.

Nesting bird surveys should be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction nesting bird survey, the site should be resurveyed.

Bats

Bats are considered non-game mammals and are afforded protection from take and/or harassment under state law (Fish and Game Code, § 4150; Cal. Code of Regs, § 251.1). Trees that contain cavities, crevices, or exfoliated bark have high potential to be used by various bat species. If land alteration and/or development of the subdivided parcels will encroach upon or remove trees with

the above-referenced characteristics, a thorough survey should be conducted by a qualified biologist to determine if bat roosting opportunities are present prior to tree removal. Trees with potentially suitable roosting features should be clearly marked by a qualified biologist and the following should occur prior to removal:

1. To avoid impacts to roosting bats, removal of trees 12" diameter at breast height (DBH) or greater should occur only during the following time frames and subject to the following weather conditions, or as otherwise approved/recommended by a qualified biologist:
    - Between March 1 (or after evening temperatures rise above 45°F, and/or no more than ½" of rainfall within 24 hours occurs), and April 15; and
    - Between September 1 and October 15 (or before evening temperatures fall below 45°F, and/or more than ½" of rainfall within 24 hours occurs).
2. Trees greater than 12" DBH shall be removed using a two-step process to allow bats the opportunity to abandon the roost prior to removal. The two-sept removal process is as follows:
    - Day 1: Remove small-diameter trees, brush, and non-habitat features of large trees (branches without cavities, crevices, or exfoliating bark) to create noise and vibration disturbance on the tree and to alter the air flow and temperature around the roost feature thus encouraging bats to vacate roost features on their own. The tree shall then be left for 24 hours to allow the bats to move to another roost site. No excavators, grinders, or other heavy equipment shall be used for first day trimming of habitat trees.
    - Day 2: Remove the remainder of the tree. If bats may be in branches that can be removed from the tree and set aside, cut the branches off intact and set them upright against trees away from the Project site to allow any bats present to passively escape.

This two-step process changes the microhabitat of the area, causing bats to vacate under their own volition, therefore minimizing direct and indirect impacts to bat species.

Stream Setbacks

Aerial Imagery and the National Hydrology Dataset depicts an ephemeral stream feature that flows from northeast to southwest on the east side of the parcel and a second intermittent stream feature that flows from east to west on the parcel. CDFW recommends a minimum 50-foot buffer disturbance/development set-back from the stream feature. The 50-foot buffer should be measured from the outside edge of riparian vegetation dripline. This buffer will act as an important tool for preserving water quality throughout the stream and protect potentially occurring wildlife species from light, noise, erosion, sediment, and pollution that may exceed ambient conditions due to disturbance and/or development. The no-disturbance buffer zone should be designated on the recorded Parcel map to ensure future site improvement does not encroach into the buffer zone. If Project activities will encroach upon or modify the stream or its associated bed, bank, or channel, notification pursuant to Fish and Game code section 1602 may be warranted:

Lake and Streambed Alteration Agreement

Fish and Game Code Section 1602 requires any person, state or local governmental agency, or public utility to notify CDFW prior to beginning any activity that may do one or more of the following:

1. Substantially divert or obstruct the natural flow of the bed, channel, or bank of any river,

stream, or lake; or
2. Substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or
3. Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

To obtain information about the 1600 Notification process, please access the Department's website at:
https://www.wildlife.ca.gov/Conservation/LSA.

Fencing
CDFW understands fences are essential for controlling trespass and establishing property boundaries, however, inappropriately designed, or placed fencing may create serious hazards and/or barriers for wildlife. Therefore, CDFW encourages residential fencing be designed and implemented to alleviate potential hazards to wildlife. This resource may provide useful information about wildlife friendly fencing techniques: A Landowners Guide to Wildlife Friendly Fences.

Lighting
Studies have shown that artificial lighting has adverse effects on wildlife and plant species. The effects may include, but are not limited to, alteration of flowering, photosynthesis, foraging, reproduction, navigation (being attracted to or deterred from), migration patterns (including movement barriers of light) and predator-prey dynamics. To minimize adverse effects of artificial light on wildlife, CDFW recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize light-pollution and spillover of light onto adjacent wildlife habitat. Studies have found that it's best to use lower-intensity, warmer-colored lighting that may also be lower on the light spectrum (lower Kelvin values with fewer short-wavelength blue light emissions) (Gaston et al., 2017). CDFW recommends including in the conditions of approval and/or draft environmental document the use of lower-intensity, warmer-colored lighting during construction, to minimize impacts to wildlife to a less-than-significant level.

Submitting Data
CEQA requires that information developed in environmental documents be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Public Resources Code, § 21003, subd. (e).) Accordingly, please report to the California Natural Diversity Database any special status species and natural communities detected during surveys. This link accesses the CNNDB field survey form and additional information on the type of information reported to CNDDB. The completed form can be sent electronically to: CNDDB@wildlife.ca.gov

Conclusion
CDFW looks forward to continued and regular consultation with the Lead Agency regarding biological resources and is eager to begin collaboration early in the Project development process. CDFW encourages the Lead Agency to engage CDFW as soon as possible and well before the formulation of the environmental document to discuss avoidance, minimization, and mitigation strategies. If you have any questions, please contact Davis Ferguson, Senior Environmental Scientist, Specialist by email at R1CEQARedding@wildlife.ca.gov.

Please send all future consultation requests to R1CEQARedding@wildlife.ca.gov.

Kind Regards,

Davis Ferguson
California Department of Fish and Wildlife
Senior Environmental Scientist (Specialist)
Climate and Conservation Planning Program
Northern Region

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[1] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline

[2] https://wildlife.ca.gov/Conservation/Survey-Protocols

Rachel Jereb

From: Ferguson, Davis@Wildlife <Davis.Ferguson@Wildlife.ca.gov>
Sent: Wednesday, October 16, 2024 2:30 PM
To: Rachel Jereb
Cc: Iacona, Erika@Wildlife
Subject: RE: Z2404-TPM2401 - Bio and Aquatic Studies

Hello Rachel,

Thank you for sending these documents over. We appreciate the opportunity to comment.

CDFW recommends the lead agency include the AMMs proposed in the biological assessment to minimize and mitigate potentially significant impacts to biological resources in regard to the subject project.

I hope you have a great day. Please let me know if you have any questions.

Thanks,

Davis Ferguson
California Department of Fish and Wildlife
Senior Environmental Scientist (Specialist)
Climate and Conservation Planning Program
Northern Region

From: Rachel Jereb <rjereb@co.siskiyou.ca.us>
Sent: Tuesday, October 8, 2024 5:19 PM
To: Ferguson, Davis@Wildlife <Davis.Ferguson@Wildlife.ca.gov>
Cc: Iacona, Erika@Wildlife <Erika.Iacona@Wildlife.ca.gov>
Subject: Z2404-TPM2401 - Bio and Aquatic Studies

Hi Davis,

Please see the attached bio and aquatic studies that were done for the Pfeiffer zone change and parcel map project. Your original comment is also attached for your reference. Please let me know if you have additional comments at this time.

Rachel Jereb
Senior Planner
806 S. Main Street
Yreka, CA 96097

Rachel Jereb

From: James Smith
Sent: Wednesday, February 26, 2025 11:28 AM
To: Rachel Jereb
Subject: Re: Z2402-TPM2401 - Prime Ag Soils

Not sufficient for irrigation.
Jim

Sent from my U.S.Cellular© Smartphone
Get Outlook for Android

From: Rachel Jereb <rjereb@co.siskiyou.ca.us>
Sent: Wednesday, February 26, 2025 8:30:50 AM
To: James Smith <jsmith@co.siskiyou.ca.us>
Subject: RE: Z2402-TPM2401 - Prime Ag Soils

Hi Jim,

The Western bumble bee and the Suckley's cuckoo bumble bee are the two species identified as being special-status bumble bee species that have moderate potential to occur on the property. The well on the property has an estimated yield of 11 gallons per minute. What are your thoughts on the adequacy of that well to be used for irrigation?

Rachel Jereb
Senior Planner
806 S. Main Street
Yreka, CA 96097

From: James Smith <jsmith@co.siskiyou.ca.us>
Sent: Tuesday, February 25, 2025 3:02 PM
To: Rachel Jereb <rjereb@co.siskiyou.ca.us>
Subject: RE: Z2402-TPM2401 - Prime Ag Soils

The location of the property lends itself to Sandy Loam soils especially near waterways. I think it would be easier to request exceptions using lack of irrigation, i.e., no wells, and unlikely to have water rights, no evidence of ditches on the maps you sent or google earth views. Interesting bumble bee restrictions—are these for endangered or threatened species of bumblebees or?
Jim

From: Rachel Jereb <rjereb@co.siskiyou.ca.us>
Sent: Monday, February 24, 2025 6:04 PM
To: James Smith <jsmith@co.siskiyou.ca.us>
Cc: Tim Pfeiffer <tim@westbuild.us>; Terry Curry <currylandsurveying@gmail.com>
Subject: Z2402-TPM2401 - Prime Ag Soils

Hi Jim,

I have a zone change project that proposes to rezone a 13.72 acre Non-Prime Agriculturally zoned property (APN: 021-640-070) to Rural Residential Agricultural with a 5-acre minimum parcel size, in order to split the property into two parcels of 6.8 acres, each. We have discovered, however, that the General Plan classifies a portion of the property as prime agricultural soils. NRCS classifies about 5 acres of the parcel as Ponto sandy loam, which is only prime if irrigated. I am requesting a comment from you as Agricultural Commissioner, as to the status of this property as potentially containing prime agricultural soils and if there is adequate information to demonstrate that the soils are not prime.

Pursuant to Policy 39 of the General Plan Land Use and Circulation Element, proof that mapped prime agricultural soils are in fact not prime can only be done by providing the following information:

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

The proposed tentative parcel map is attached for your review. Please note that the area with soils that are considered prime if irrigated coincides with the bumble bee nesting area and riparian zone, which are proposed to have restrictions on ground disturbances, as noted on the second page of the map.

Thank you for your time,

Rachel Jereb
Senior Planner
806 S. Main Street
Yreka, CA 96097

Biological Resource Assessment

Running Springs Ranch
Zone Change and Parcel Map Project
Siskiyou County, California

Prepared for:

Tim Pfieffer
Westward Building
PO Box 645
Weed, CA 96094
Phone: (530) 925-1072
Email: tim@westbuild.us

Prepared by:

Quercus Consultants, Inc.
PO Box 465
Mt. Shasta, CA 96067

QUERCUS CONSULTANTS

August 2024

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Figure 1. Project Location/Vicinity Map
Figure 2. Project Map

APPENDICES

Appendix A. Special-status Species Tables
Appendix B. Plants Observed During Surveys
Appendix C. Wildlife Observed During Surveys
Appendix D. Representative Photographs

1.0 Introduction

As requested, Quercus Consultants, Inc. (Quercus) performed a biological survey to document sensitive biological habitats and special-status species that have the potential to be affected by the proposed zone change and parcel split which will result in the construction of a house and widening a road on the property named Running Springs Ranch, Parcel 13, located in Siskiyou County, California (**Figure 1**). Two rounds of surveys were conducted - first on May13th by biologist Melanie Findling and botanist Diane Chakos, with assistance from wetland ecologist Jonathan Foster, and second on July 10th, 2024, by Melanie Findling and Diane Chakos - to determine the presence of sensitive natural resources and to determine if these resources would be impacted by the proposed project within the study area.

2.0 Project Location and Description

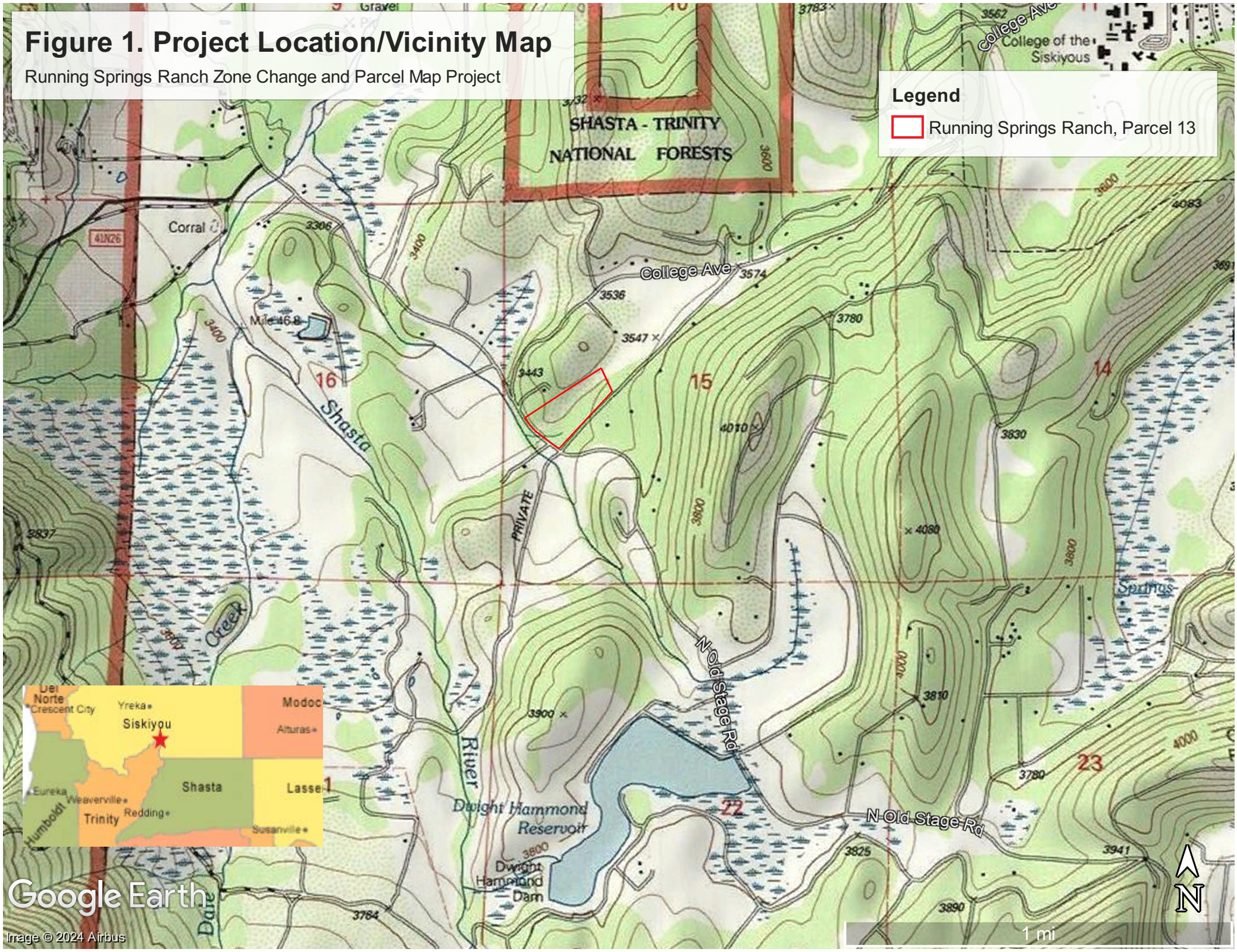
The Running Springs Ranch Project is located just north-northeast of the junction of North Old Stage Road and Columbine Road which is southwest of the city of Weed in rural Siskiyou County, California and is associated with the address 9222 N. Old Stage Road, Weed, California. The proponent, Tim Pfeiffer, requested a Zone change to re-zone from Non-Prime Agriculture (AG-2) which has a 10-acre minimum lot size to Rural Residential Agriculture (R-R B-5) which has a 5-acre minimum lot size. The 13.52-acre property would be split into two 6.86-acre parcels. Both parcels are to be re-zoned in order to satisfy the minimum lot size requirements. There is currently one single family home on the existing parcel; the re-zoning will allow the building of a second single-family home on the new parcel. Driveways for both intended parcels are already in place, but improvements are required for firefighting equipment. The locations of trees proposed for removal as per CALFIRE's minimum access standards and the location of the approximately 1,500 square feet new house within a 2,500 square feet footprint are identified in **Figure 2.** Parcel A borders North Old Stage Road and Columbine Road while Parcel B – with the existing single-family home - borders Columbine Road and Parcel A. The 13.52-acre study area is located in Section 15, T41N R5W, Mt. Diablo Meridian, of the Weed U.S.G.S. 7.5-minute quadrangle. Representative photographs are provided in **Appendix D.**

3.0 Regulatory Overview

The following laws and regulations were identified as possible constraints to development within the study area based on the identified resources:

Figure 1. Project Location/Vicinity Map

Running Springs Ranch Zone Change and Parcel Map Project



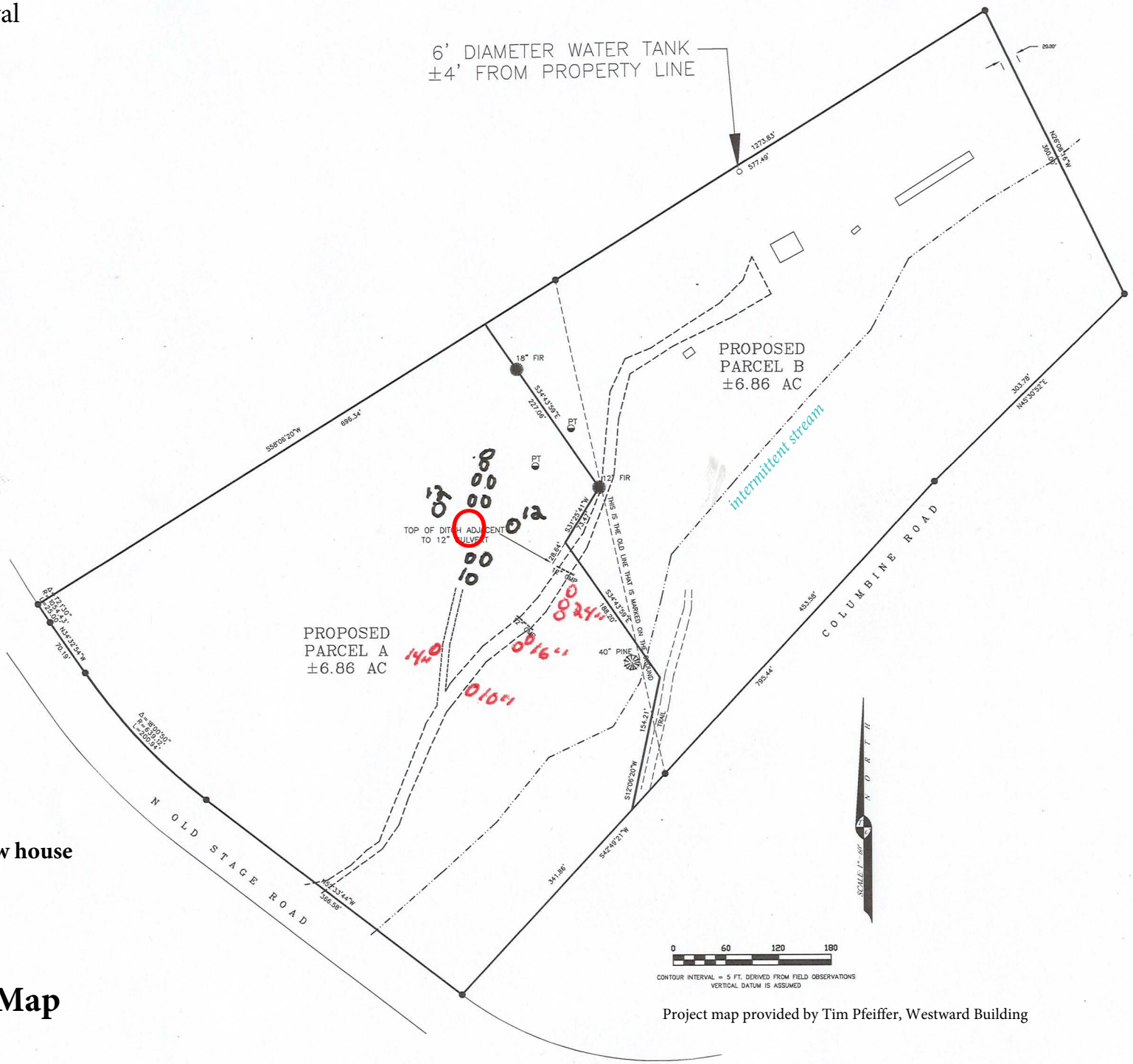
Trees proposed for removal
Diameter/Quantity

Total Oaks

8"	4
10"	2
12"	2

Total Ponderosa

10"	1
14"	1
16"	2
24"	3



○ **Vicinity of proposed new house**

Figure 2: Project Map

Project map provided by Tim Pfeiffer, Westward Building

3.1 Federal

Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) and National Oceanic and Atmospheric Administration Fisheries (NOAA Fisheries) have jurisdiction over species listed as threatened or endangered under Section 9 of the federal Endangered Species Act (ESA). The ESA protects listed species from harm, or "take", which is broadly defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct, Under Section 7 of the ESA, a federal agency must consult with the USFWS and NOAA Fisheries if the agency's action may affect a threatened or endangered species and/or its critical habitat under the authority of each agency. Pursuant to the requirements of the ESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed species may be present within the study area and vicinity and determine whether the proposed project will have a potentially significant impact upon such species. Under the ESA, habitat loss is considered to be an impact to the species. In addition, the agency is required to determine whether the project is likely to jeopardize the continued existence of any species proposed to be listed under the ESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC Section 1536[3], [4]). Therefore, project-related impacts to these species, or their habitats, would be considered significant and require mitigation.

Migratory Bird Treaty Act

Most bird species, especially those that are breeding, migrating, or of limited distribution, are protected under federal and/or State regulations. Under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC Subsection 703-712), migratory bird species, their nests, and their eggs are protected from injury or death. Project construction has the potential to take nests, eggs, young, or individuals of species protected by the MBTA. As such, project-related disturbances must be reduced or eliminated during migratory bird nesting season.

Aquatic Resources

The U.S. Army Corps of Engineers (USACE) has primary federal responsibility for administering regulations that concern waters of the U.S. (including wetlands), under Section 404 of the Clean Water Act (CWA). Section 404 of the CWA regulates the discharge of dredged or fill material into waters of the U.S. The USACE requires that a permit be obtained if a project proposes the placement of structures within, over, or under navigable waters and/or discharging dredged or fill material into waters below the ordinary high-water mark (OHWM). The USACE has established a series of nationwide permits (NWP) that authorize certain activities in waters of the U.S.

In addition, a Section 401 Water Quality Certification Permit is required to comply with CWA Sections 301, 302, 303, 306, and 307 and has been delegated by EPA to the

Regional Water Quality Control Board (RWQCB). Anyone that proposes to conduct a project that may result in a discharge to U.S. surface waters and/or "waters of the state" including wetlands (all types) year-round and seasonal streams, lakes, and all other surface waters would require a federal permit. At a minimum, any beneficial uses lost must be replaced by a mitigation project of at least equal function, value, and area. Waste Discharge Requirements Permits are also required pursuant to California Water Code Section 13260 for any persons discharging or proposing to discharge waste, including dredge/fill, that could affect the quality of the waters of the state. The RWQCB addresses both the federal and State requirements in the issuance of a discharge permit.

Potential impacts to aquatic resources are addressed in the Preliminary Aquatic Resources Delineation report and further discussion is omitted from this report.

3.2 State

California Endangered Species Act

The California Endangered Species Act (CESA) prohibits the take of State-listed threatened and endangered species. Under the CESA, State agencies are required to consult with the California Department of Fish and Wildlife (CDFW) when preparing CEQA documents. Under the CESA, the CDFW is responsible for maintaining a list of rare, threatened, and endangered species designated under State law (California Fish and Game Code 2070-2079). The CDFW also maintains lists of candidate species and species of special concern. Candidate species are those taxa which have been formally recognized by the CDFW and are under review for addition to the State threatened and endangered list. Species of special concern are those taxa which are considered sensitive, and this list serves as a "watch list". Pursuant to the requirements of the CESA, agencies reviewing proposed projects within their jurisdictions must determine whether any State- listed species have the potential to occur within a proposed project site and if the proposed project would have any significant impacts upon such species. Project-related impacts to species on the CESA's rare, threatened, and endangered list would be considered significant and require mitigation. The CDFW can authorize take if an incidental take permit is issued by the Secretary of the Interior or Commerce in compliance with the ESA, or if the director of the CDFW issues a permit under Section 2081 in those cases where it is demonstrated that the impacts are minimized and fully mitigated.

California Environmental Quality Act

Section 15380(b) of the CEQA Guidelines provides that a species not listed on the federal or State list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. Section 15380 defines "endangered" species of plants, fish, or wildlife as those whose survival and reproduction in the wild are in immediate jeopardy and "rare" species as those who are in such low numbers that they could become endangered if their environment worsens. Therefore, a project will normally have a significant effect on the environment if it will substantially affect a rare or

endangered species or the habitat of the species. The significance of impacts to a species under CEQA must be based on analyzing actual rarity and threat of extinction despite legal status or lack thereof.

California Fish and Game Codes

The California Fish and Game Code defines take (Section 86) and prohibits taking of a species listed as threatened or endangered under the CESA (California Fish and Game Code Section 2080), or otherwise fully protected (California Fish and Game Code Sections §3511, §4700, §5050, and §5515). Section 2081(b) and (c) of the CESA allows the CDFW to issue an incidental take permit for a State listed threatened and endangered species if specific criteria outlined in Title 14 CCR, Sections 783.4(a), (b) and California Fish and Game Code Section 2081(b) are met. The California Fish and Game Code Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the code. Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA. If a project is planned in an area where a species or specified bird occurs, an applicant must design the project to avoid all take of non-listed migratory birds; the CDFW cannot provide take authorization under the CESA. The CDFW protects plants designated as endangered or rare under Fish and Game Code Section 1900.

California Fish and Game Code Sections 1600-1619 regulate impacts to State waters and stream and lake beds. Section 1602 requires notification before beginning any activity that may obstruct or divert the natural flow of a river, stream, or lake; change or use any material from the bed, channel, or bank of a river, stream, or lake; or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a river, stream, or lake. California Fish and Game Code Section 1602 applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. Notification to the CDFW will be required prior to installation of the proposed outfall. The County and the CDFW must enter into an agreement prior to any action which will result in such an impact.

4.0 Methods

4.1 Literature Review/Informal Agency Consultation

Quercus staff consulted the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), the California Native Plant Society (CNPS) rare plant inventory, and the California Natural Diversity Database (CNDDB), a positive-sighting database managed by the California Department of Fish and Wildlife (CDFW), to identify

potential and/or known occurrences of special-status species within the study area. Prior to plant surveys, staff consulted with CDFW for reference population phenology.

For purposes of this evaluation, special-status plant species are plants that are (1) listed as threatened or endangered under the California Endangered Species Act (CESA) or the federal Endangered Species Act (i.e., "listed species"); or (2) are proposed for listing as rare, threatened, or endangered; and/or (3) are state or federal candidates for listing as threatened or endangered; and/or (4) are listed as Species of Concern by the (USFWS); and/or (5) are included on the California Native Plant Society (CNPS) Rank 1A, 1B, and 2. Rank 1A plants are plants that are presumed extirpated in California and either rare or extinct elsewhere. Rank 1B plants are rare, threatened, or endangered in California and elsewhere. Rank 2 plants are plants that are rare, threatened or endangered in California, but more common elsewhere.

Special-status fish and wildlife species include taxa that are (1) listed as threatened or endangered under the CESA or ESA (i.e., "listed species"); or (2) are proposed or petitioned for federal listing as threatened or endangered; and/or (3) are state or federal candidates for listing as threatened or endangered; and/or (4) are identified by the USFWS as Species of Concern; and/or (5) are identified by the California Department of Fish and Game (CDFG) as Species of Special Concern.

The USFWS maintains a website, IPaC, which lists the federally listed species that occur in or may be affected by projects in or near a project area. This database was searched to acquire a list of special-status plant and wildlife species that have the potential to occur on the site.

The California Natural Diversity Database (CNDDB) (California Department of Fish and Game 2024) was queried for occurrence records for the Weed and the eight adjacent U.S. Geological Survey (USGS) quadrangles. The CNDDB is a state-maintained database consisting of historic observations of special-status plant species, wildlife species, and special plant communities. The CNDDB is limited to reported sightings and is not a comprehensive list of floral and faunal species that may occur in a particular area.

A database search was also performed using CNPS's Electronic Inventory, which allows users to query the Inventory of Rare and Endangered Plants of California (California Native Plant Society 2024) using a set of search criteria (e.g., quadrangle map name, habitat type, etc.). Because the Inventory of Rare and Endangered Plants of California is also limited to reported sightings, it is not a comprehensive list of plant species that may occur in a particular area. However, it is useful in refining the list of special-status plant species that have the potential to occur on a site.

Tables listing all plants and wildlife with habitat descriptions and rationale for potential to occur considered during the biological analysis for the project based on the above queries are found in **Appendix A.** Of fifty-two total plant species, forty-two have low or no potential to occur in the study area and are eliminated from further consideration in this document; the following ten plant species have moderate potential to occur:

- Woolly balsamroot (*Balsamorhiza lanata*)
- Pallid bird's beak (*Cordylanthus tenuis* ssp. *pallescens*)
- Modoc green-gentian (*Frasera albicaulis* var. *modocensis*)
- Aleppo avens (*Geum aleppicum*)
- Alkali hymenoxys (*Hymenoxys lemmonii*)
- Peck's lomatium (*Lomatium peckianum*)
- Siskiyou phacelia (*Phacelia leonis*)
- Marsh skullcap (*Scutellaria galericulata*)
- Hairy marsh hedge nettle (*Stachys pilosa*)
- Henderson's triteleia (*Triteleia hendersonii*)

These ten species have some suitable habitat in the study area as well as occurrences within five miles of the study area.

Based on the above queries, thirty species of fish, amphibians, reptiles, birds, mammals, insects, and crustaceans were considered for this analysis; four of these species - Lower Klamath marbled sculpin, Cascades frog, western yellow-billed cuckoo, and fisher - have CNDDB occurrences within five miles of the study area. No USFWS designated critical habitat occurs within the study area. Of these thirty species, twenty-six have low or no potential to occur in the study area and are eliminated from further consideration in this document; the following four species have moderate potential to occur:

- American badger (*Taxidea taxus*)
- Western bumble bee (*Bombus occidentalis*)
- Suckley's cuckoo bumble bee (*Bombus suckleyi*)
- Monarch butterfly (*Danaus plexippus*)

4.2 Field Surveys

Field surveys were conducted on May 13th and July 10th, 2023, by biologist Melanie Findling and botanist Diane Chakos. On May 13th the surveys began at 0930 hours, the temperature was 63 degrees Fahrenheit, and it was sunny. On July 6th the surveys began at 0845 hours, the temperature was 75 degrees Fahrenheit, and sunny with a slight smokey haze from wildfire. The study area was systematically surveyed on foot in accordance with the 2018 CDFW Plant and Vegetation Survey Protocols (CDFW 2018) to ensure complete coverage and optimal bloom time. A reference population for Peck's lomatium was visited on May 10, 2024, prior to initiating the surveys to determine the current phenology for this species. This species, in particular, has been observed in the Shasta Valley, a habitat similar to the study area (CNDDB 2024). There were several plants at the reference population site located at an elevation of 3,049 feet, approximately 5 miles north of the study area. The plants were in flower which informed us to anticipate which stage to look for in the study area. A reference population for Pallid bird's beak was visited on July 10, 2024. This species has been observed in between the city of Mount Shasta and Black Butte in a habitat similar to the study area. There was a small cluster of about 5 plants at the reference population site located at an elevation of 3,663 feet, approximately

6 miles south of the study area. The plants were flowering, so we proceeded with the surveys, looking for these two species in their respective growth forms.

During the field surveys attention was given to identifying areas on the site with the potential for supporting special-status species and sensitive habitats. Concurrently, suitable nesting sites for raptors and special-status wildlife were surveyed. Field personnel recorded incidental observations of plant and animal species and characterized biological communities occurring on-site. Plants observed within the study area are identified in **Appendix B**.

5.0 Environmental Background

5.1 Environmental Setting

The study area is located on the border of the Cascade Ranges Region and the Northwestern California Region of the California Floristic Province (Baldwin 2012). The site is characterized by mixed conifer forest on both sides of a seasonally wet meadow and an intermittent stream that runs through the meadow but stops flowing in the late spring to early summer. There is also a shrubland that lies in the north/northeastern quadrant of the study area. The topography is composed of gentle terrain that slopes downward to the southeast toward the creek with the highest elevation above mean sea level at approximately 3,556 feet and sloping down to approximately 3,492 feet at the lowest point where the creek meets North Old Stage Road at the western boundary. The slope rises back up, slightly, to the southern boundary of the study area that lies along Columbine Road at an elevation above mean sea level of approximately 3,545 feet. Project elevation ranges from 2,488 to 3,556 feet above sea level. The site is in a rural residential setting surrounded by residential and agricultural land uses in Siskiyou County.

5.2 Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, two soil units have been mapped in the study area: Asta cobbly sandy loam 15-50% slopes (103) and Ponto sandy loam 5-15% slopes (208). These soil series are not considered hydric soils, are well drained, and are not typically associated with flooding or ponding.

The soil types are described in detail below.

103—Asta cobbly sandy loam, 15-50 percent slopes

This soil is found on backslopes and treads of terraces with parent material that was deposited over glacial outwash, volcanic ash derived from volcanic rock. Depth to water table is more than 80 inches. Depth to restrictive feature is more than 80 inches. The soil type is well drained with a medium runoff class and a moderately high to high (0.57 to 1.98 in./hr.) capacity of the most limiting layer to transmit water. The soil profile is

typically cobbly sandy loam from 0 to 13 inches, cobbly loam from 13 to 60 inches, and cobbly silt loam from 60 to 71 inches. This is not a hydric soil. (NRCS, 2024)

208—Ponto sandy loam, 5 to 15 percent slopes

This soil is found on the toeslope and side slope of hills with parent material of volcanic ash derived from volcanic rock. Depth to water table is more than 80 inches. Depth to restrictive feature more than 80 inches. The soil type is well drained with a medium runoff class and a high (1.98 to 5.95 in./hr.) capacity of the most limiting layer to transmit water. The soil profile is typically sandy loam from 0 to 8 inches, sandy loam from 8 to 53 inches, and cobbly sandy loam from 53 to 80 inches. This is not a hydric soil. (NRCS, 2024)

6.0 Results

6.1 Habitat Characterization

The study area and surrounding lands are dominated by a mix of native and non-native plant species in pre-dominantly mixed conifer forest with an intermittent stream that leads into a seasonally wet meadow. There is also a small pocket (inclusion) of manzanita shrubland habitat in the north/northeast edge of the study area near where the pre-existing house is standing. The land use in the surrounding area is rural residential and agricultural. Quercus biologists surveyed the extent of all habitat types in the study area and observed mixed conifer forest and an intermittent stream with a seasonally wet meadow and manzanita shrubland as the vegetation types that occur and are described below. Descriptions and names of plant communities are based on field observations and on descriptions in the California Native Plant Society (CNPS) Manual of California vegetation (MCV) of Evans, Keeler-Wolf, and Sawyer (2009) and also from the California Wildlife Habitat Relationships (CWHR) classification system of Mayer and Laudenslayer (1988).

Mixed Conifer Forest: ponderosa pine, incense cedar, Douglas fir forest and woodland (CNPS, MCV)/ Sierran Mixed Conifer, SMC (CWHR)

This mixed conifer forest habitat is the dominant habitat in the study area and consists mostly of trees with some shrubs and forbs, and sparse grasses. This habitat covers most of the study area which lies on both sides of the intermittent stream/seasonally wet meadow area that runs from the culvert at North Old Stage Road northeast to the boundary of the study area. The dominant tree species include ponderosa pine (*Pinus ponderosa*), incense cedar (*Calocedrus decurrens*), black oak (*Quercus kelloggii*), and Douglas fir (*Pseudotsuga menziesii*). The dominant shrub species include creeping snowberry (*Symphoricarpos mollis*), green leaf manzanita (*Arctostaphylos patula*), and California blackberry (*Rubus ursinus*). The dominant forb species include Indian warrior (*Pedicularis densiflora*), spreading dogbane (*Apocynum androsaemifolium*), and wood strawberry (*Fragaria vesca*). A rush and a grass that were observed in this habitat are

wire rush (*Juncus balticus*) and reed fescue (*Festuca arundinacea*). This is not considered a sensitive habitat.

Seasonally wet meadow/ intermittent stream: Wet Meadow, WTM(CWHR)

This habitat, which includes the intermittent stream and seasonally wet meadow, was observed within the mixed conifer forest and runs from east to west for the length of the study area, exiting under North Old Stage Road through a culvert. On May 13th the stream was between 1-5 feet wide and from 2-6 inches deep; the meadow varied from 15 to 50 feet wide. Both were dry during the July 10th survey. This part of the study area is dry most of the year and is associated with an annual grassland habitat type. The few trees within this habitat type are domestic apple trees (*Malus domestica*). The dominant shrub species are hawthorne (*Cratageus gaylussacia*), Scouler's willow (*Salix scouteriana*), and Douglas spiraea (*Spiraea douglasii*). The dominant forbs are Deptford pink (*Dianthus armeria*), yellow brassica (*Rorippa* sp.), buttercup (*Ranunculus occidentalis*), and cup clover (*Trifolium cyathiferum*). The dominant grasses are ventenata grass (*Ventenata dubia)*, tall oat grass (*Arhenatherum elatius*), and Kentucky blue grass (*Poa pratensis*). This is not considered a sensitive natural community. (CDFW, vegCAMP, 2023)

Manzanita shrubland: green leaf manzanita, pine mat manzanita chaparral Shrubland Alliance (CNPS, MCV)/ Mixed Chaparral, MCH (CWHR)

This manzanita shrubland makes up a small portion (approximately 1/2 acre) of the study area and consists of two shrub species with a sparse covering of forbs. This habitat occurs in the dry north/northeast portion of the study on a south facing hillside and continues beyond the north boundary of the study area. The dominant species are green leaf manzanita (*Arctostaphylos patula*), followed by a sparse covering of mahala mats (*Ceanothus prostratus*), naked buckwheat (*Eriogonum nudum*), phacelia heterophylla (*varileaf phacelia*), as well as a few other interspersed forbs. This is not considered a sensitive natural community. (CDFW, vegCAMP, 2023).

6.2 Special-status Plants

The criteria for inclusion as a special-status plant were provided in Section 4.1. A list of special-status plant species with the potential to occur on the site was developed through interpretation of the CNDDB, CNPS, and USFWS query results, and knowledge of the special-status plant species in the vicinity of the project (Appendix A). No special status plants were observed during the field surveys.

There are ten special-status plants with a moderate possibility to occur in the study area that were not observed; they are woolly balsamroot, pallid bird's beak, Modoc green gentian, Aleppo avens, alkali hymenoxys, Peck's lomatium, Siskiyou phacelia, marsh skullcap, hairy marsh hedge nettle, and Henderson's triteleia. Four of these plants; aleppo avens, alkali hymenoxys, marsh skullcap, and hairy marsh hedge nettle occur where there are stream banks, meadows, or seeps; although there is an intermittent stream in the study

area, it is not flowing for most of the year and is not consistently wet enough to support these four species.

Five of the species; woolly balsamroot, Modoc green gentian, Peck's lomatium, Siskiyou phacelia, and Henderson's triteleia are found in lower montane coniferous forest, dry slopes, or dry chaparral. Dry slopes occur in the study area; however, they are dominated by dense manzanita with little room for other species. The mixed conifer forest is dry, but densely populated, and without open, dry habitat for these species to occur. The remaining species, pallid bird's beak, needs open volcanic alluvium habitat which does not occur within the study area. Open areas occur around the existing house; however, it is disturbed, and non-native Saint John's wort and cheat grass are the dominant plants in that area, likely outcompeting any native species.

6. 3 Special-status Wildlife

A list of special-status wildlife species considered during the analysis was compiled by performing a search of the CNDDB and the USFWS database and reviewing biological literature concerning the region. Based upon a review of the CNDDB search results for Weed and the eight surrounding USGS quadrangles, USFWS's list of species provided by the IPaC query, and review of available literature, there were thirty federal and state special-status wildlife species considered for analysis in this report (Appendix A). Of the thirty special-status wildlife species identified in Appendix A, three threatened, endangered, candidate, and fully protected species have moderate potential to occur:

- Western bumble bee
- Suckley's cuckoo bumble bee
- Monarch butterfly

Western bumble bees have recently undergone dramatic population declines with threats including disease, habitat loss, overgrazing, pesticide use, and climate change. Bumble bees require flowers from which to gather nectar, a place to nest, and a sheltered location to overwinter. Floral resources for foraging bumble bees within the study area are minimal, comprising less than 1 percent of the total area and the surrounding landscape is similarly forested; grasslands and meadows used for livestock grazing occur to the west and south. Suckley's cuckoo bumble bees are a social parasite that primarily lives in the nests of western bumble bees, hence the rarity of the host likely is affecting the survival of this species. Two bumble bees were observed on May 13 within the study area foraging on apple flowers (*Malus domestica*) near the intermittent stream: a likely yellow bumble bee (*Bombus fervidus*) and a likely two-form bumble bee (*Bombus bifarius*). A single likely yellow bumble bee was observed foraging on the showy milkweed (*Asclepias speciosa*) on the second visit on July 10.1 While bumble bee habitat is not plentiful,

[1] Verified bumble bee identification is pending via Bumble Bee Watch, a community science project dedicated to tracking and conserving North American bumble bees in partnership with the Xerces Society, the faculty of Environmental and Urban Change at York University, and Wildlife Preservation Canada.

sufficient floral resources and potential nesting and overwintering habitat occur to warrant avoidance of impacts to bumble bees.

Monarch butterflies depend on milkweed to lay their eggs, to drink nectar, and for larvae to feed. Showy milkweed (*Asclepias speciosa*) was observed within the study area during the second field survey. Native flowering forbs for adult foraging also occur within the study area. There is potential for monarch butterflies to occur within the study area as they utilize milkweed and native flowering plants.

Project-level impacts to endangered or threatened species are generally considered significant. Alternately, impact significance to Species of Special Concern is analyzed by factors such as population-level impacts, the proportion of the species' range which would be affected, any regional effects, and any impacts to habitat features. The following Species of Special Concern has moderate potential to occur within the study area:

- American badger (*Taxidea taxus*)

American badgers are carnivores who prey on burrowing rodents such as ground squirrels and other non-burrowing mammals, reptiles, and insects. They are typically found in drier, open shrub, forest, and herbaceous habitats with friable soils for digging dens and for cover. Ground squirrel burrows in friable soils were observed amongst the manzanita shrubs in the northeast corner of the study area and the habitat is primarily dry, open forest, therefore suitable for badgers.

While the potential for occurrence of protected amphibians was low, prior to completing the aquatic resources delineation on May 13, 2024, Jonathan Foster conducted a one-hour morning survey for amphibians in and around the intermittent creek. A single species, Sierran treefrog (*Pseudacris sierra*), was observed in the creek that included approximately 12 adults and 6 tadpoles.

A list of wildlife observed within the study is found in Appendix C. No raptor nests or mature trees with deep crevices for bats were observed during the field visits.

7.0 Potential Impacts and Mitigation

7.1 Special-status Plants

No special-status plants were observed during the surveys.

There are ten invasive species in the study area: one shrub - Himalaya blackberry; three forbs - St. John's Wort, woolly mullein, and wild teasel; and six grasses - downy chess, orchard grass, medusa head, reed fescue, Kentucky bluegrass, and ventenata grass. These species spread quickly and outcompete native plants for habitat. If these plants are removed during construction, it is important to avoid spreading the seeds. These plants should be put in a special waste container to later be burned or taken to the dump to be

disposed of with household waste. They can also be put in a black trash bag and set in the sun for one month, after which they should no longer be viable. Most of these species were observed in and around the intermittent stream and seasonally wet meadow habitat and therefore will not be disturbed since construction is not proposed in that area. Woolly mullein and St. John's wort were observed on the roadsides and near the existing house and could potentially be disturbed enabling the spread of seed.

7.2 Special-status Wildlife

Project construction activities have the potential to adversely affect nesting birds in the breeding season. Most such birds are protected under the MBTA. Raptors in the orders Falconiformes (hawks, eagles, and falcons) and Strigiforms (owls) are protected in varying degrees under California Fish and Game Code, Section 3503.5, the Migratory Bird Treaty Act (MBTA), and CEQA. The study area currently provides suitable foraging and nesting habitat for numerous bird species. Direct take of active nests, eggs, or birds is prohibited by the MBTA and CDFW and measures must be taken to minimize disturbance. Therefore, a qualified wildlife biologist should conduct a pre-construction raptor and nesting bird survey no more than seven days prior to tree or vegetation removal to determine the presence/absence of nesting birds in the study area within the nesting season from February 1 through August 31. Should nesting birds be observed, appropriate spatial and temporal buffers will be required by CDFW. In addition, larger tree (i.e., greater than 12-inch diameter) removal should occur between September 1 and March 1 to ensure that active nests are not removed as a result of construction related activities.

If all vegetation removal associated with construction activities is completed between September 1 and February 1, no pre-construction surveys or additional mitigation is required. To protect the nesting habitat of songbirds and raptors, the removal of trees should be minimized or avoided to the greatest extent practicable. Dead trees and snags provide nesting and foraging habitat for numerous passerines and raptors. Whenever possible and when not in conflict with fire hazard policies and public safety, dead trees and snags should be left standing.

Habitat that supports bumble bees including floral resources, bunch grasses, and small mammal burrows occur within the study area. While floral resources are not abundant, foraging, nesting, and overwintering habitats are available that can support protected bumble bee species. Much of the study area is natural habitat, particularly in the southwest half of the study area, on either side of the intermittent stream, and in the western corner. These areas are outside the proposed areas for house construction and road widening. To avoid and minimize potential impacts to bumble bees, preserve undisturbed ground, particularly in areas with ground nesting mammal activity; negative impacts to ground nesting mammals have the potential to negatively impact bumble bees. Avoid ground disturbing activities between March and September when bumble bees are active. Preserve, maintain, and enhance structural complexity in the study area to support bumble bee nesting and overwintering habitat by preserving or establishing areas of downed wood, rock piles, moss, and leaf/conifer needle litter, and bunch grasses. Increase

the availability of early-, mid-, and late-season blooming plants including trees and shrubs. Avoid the use of insecticides, fungicides, and herbicides. If herbicide use is deemed necessary for management of noxious or invasive weeds, apply herbicides outside of the period of adult activity and take steps to limit drift and impacts on non-target plants. Likewise, develop and implement a plan to replace the quantity of floral resources being removed by the eradication program. While bumble bees may not prefer non-native plants, they will use their nectar and pollen to provision their nests.

If ground disturbance is unavoidable during summer months, engage a qualified biologist to conduct surveys for bumblebee nesting sites within one year and prior to initiation of vegetation removal and ground disturbance.

Monarch butterfly habitat exists within the study area and showy milkweed was observed during field surveys. Project construction activities and residential use are unlikely to have significant impacts to monarch butterflies as planned construction and residential use will not impact the meadow along the intermittent stream where the milkweed occurs. Monarch butterfly habitat can be enhanced by including native plants in landscaping, limiting pesticide use, and planting native milkweed. To minimize the spread of the pathogen *Ophryocystis elektroscirrha* which can be lethal to monarch butterflies, do not plant nonnative tropical milkweed (*Asclepias curassavica*) anywhere.

While no evidence of badger occupation was observed during field surveys, suitable habitat occurs within the study area for American badgers. As a species of special concern, they are not afforded the level of protection, nor require mitigation measures afforded threatened and endangered species; however, broader impacts to the species must be considered. The study area has friable soils suitable for excavating dens and could be used for foraging as numerous ground squirrel burrows were observed; badgers are carnivorous, and they prey on – and can help control - burrowing rodents, especially ground squirrels and pocket gophers. American badgers are somewhat tolerant of human disturbance; therefore, may be tolerant of rural residential development. Potential project impacts to badgers from construction activities and activities associated with human habitation in two residences in the study area would be disruption or destruction of natal dens, habitat fragmentation, and disease transmission or disturbance from domestic dogs. Destruction of dens is unlikely as no dens were observed during surveys, habitat fragmentation is minor as the project footprint is relatively small in relation to surrounding rural residential uses, and disease transmission can be mitigated by controlling animal waste. Because no evidence of badger occupation was observed and any project impacts would affect only local populations, regional and population-wide impacts would be minor and no significant impacts to badger populations are expected.

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Appendix A

Special-Status Species Tables

Appendix A. Special-Status Plant Species and Potential to Occur within Study Area

Scientific Name **Common Name** **FAMILY**	**Status Federal/State /CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Arctostaphylos klamathensis Klamath manzanita ERICACEAE	/--/1B.2	Chaparral, lower montane coniferous forests, subalpine coniferous forests and upper montane coniferous forests (rocky, serpentinite) from 4,500 to 6,000 feet in elevation.	May-Jul	None. No suitable habitat present. The study area is outside the elevational range for this species.
Balsamorhiza lanata woolly balsamroot ASTERACEAE	/--/1B.2	Open woodland and grassy slopes from 2,400 to 3,500 feet in elevation.	Apr-Jun	Moderate. Suitable habitat present in study area.
Balsamorhiza sericea silky balsamroot ASTERACEAE	/--/1B.3	Serpentine outcrops, rocky slopes from 1,312 to 5,095 feet in elevation.	May-Jun	None. No serpentine soils or rocky slopes exist in the study area.
Botrypus virginianus rattlesnake fern OPHIOGLOSSACEAE	--/--/2B.2	Lower montane coniferous forests, meadows, upper montane coniferous forest and creek banks from 5,300 to 6,000 feet in elevation.	Jun - Sep	None. No suitable habitat present in the study area. Elevation of study area is too low.
Carex klamathensis Klamath sedge CYPERACEAE	--/--/1B.2	Moist to wet serpentine soils. 2952 to 5249 feet in elevation.	Jun-July	None. Serpentine soils do not exist in the study area.
Carex viridula ssp. *viridula* green yellow sedge CTPERACEAE	--/--/2B.3	Sphagnum bogs, wet meadows, dune swales, lakeshores, ans serpentine fens. Less than 5905 feet in elevation.	Jul-Sep	Low. Minimal suitable habibtat, that dries up late spring/early summer.
Chaenactis suffrutescens Shasta chaenactis ASTERACEAE	/--/1B.3	Unstable, sandy to rocky, generally serpentine soils, scree, drainages from 2,300 to 7,500 feet in elevation.	May - Aug	None. No serpentine soils or rocky slopes exist in the study area.
Cordylanthus tenuis ssp. *pallescens* pallid bird's beak OROBANCHACEAE	--/--/1B.2	Open volcanic alluvium from 2950-3940 feet in elevation. In the Mt. Shasta Dist. It is localized around the base of Black Butte, northwest of Mt. Shasta.	Jun-Sep	Moderate. Some suitable habitat is present in the study area.

Scientific Name **Common Name** **FAMILY**	**Status** **Federal/State /CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Draba aureola golden alpine draba BRASSICACEAE	/--/1B.3	Alpine boulder and rock field, subalpine coniferous forest / serpentinite or volcanic; from 6,600-11,000 feet in elevation.	Jul-Aug	None. No suitable habitat present. The study area is outside the elevational range for this species.
Draba carnosula Mt. Eddy draba BRASSICACEAE	/--/1B.3	Subalpine coniferous forest, upper montane coniferous forest (serpentinite, rocky) from 6,345 to 9,845 feet.	Jul-Aug	None. No suitable habitat present. The study area is outside the elevational range for this species.
Epilobium luteum yellow willowherb ONAGRACEAE	--/--/2B.3	Moist stream banks, montane meadows; from +/- 3,937 to 8,202 feet in elevation.	Jul - Sep	Low. Minimal suitable habibtat, that dries up late spring/early summer.
Epilobium oreganum Oregon willowherb ONAGRACEAE	--/--/1B.2	Bogs and small streams from 1,804 to 5,905 feet in elevation.	Jul-Aug	Low. Minimal suitable habibtat, that dries up late spring/early summer.
Epilobium siskiyouense Siskiyou fireweed ONAGRACEAE	/--/1B.3	Scree, moist ledges, and serpentine ridges, from 5,610 to 8,250 feet in elevation. Known occurences are in the Klamath ranges.	Jul-Sep	None. No suitable habitat present. The study area is outside the elevational range for this species.
Erigeron bloomeri var. *nudatus* Waldo daisy ASTERACEAE	--/--/2B.3	Serpentine slopes and rocky ridges from 1,965 to 7,545 feet in elevation.	Jun-Jul	None. Serpentine soils do not exist in the study area.
Erigeron nivalis snow fleabane daisy ASTERACEAE	--/--/2B.3	Alpine boulder and rock field, meadows and seeps, subalpine coniferous forest from 7,165 to 9,515 feet.	Jul-Aug	None. No suitable habitat present. The study area is outside the elevational range for this species.
Eriogonum alpinum Trinity buckwheat POLYGONACEAE	--/--/1B.2	Serpentine; from 6,560 to 9,180 feet in elevation. Mt. Eddy area.	Jul -Sep	None. No serpentinite soils. Also, the study area is outside of the elevational range for this species.
Erythranthe trinitiensis pink-margined monkeyflower PHRYMACEAE	/--/1B.3	Moist, generally clay soils, +/- in full sun; from 4,265 to 6,561 feet in elevation. Mt. Eddy area.	Jun-Aug	None. No suitable habitat present. The study area is outside the elevational range for this species.

Scientific Name **Common Name** **FAMILY**	**Status** **Federal/State /CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Erythronium revolutum coast fawn lily LILIACEAE	--/--/2B.2	Streambanks and wet places in woodland. North Coast coniferous forest / mesic, streambanks; form 0 to 4,757 feet in elevation.	Mar-Jul	Low. Minimal suitable habibtat, that dries up late spring/early summer.
Eurybia merita subalpine aster ASTERACEAE	--/--/2B.3	Upper montane coniferous forest; from 4,265-6,560 feet in elevation.	Jul-Aug	None. No suitable habitat, the study area is just outside the elevational range for this species.
Frasera albicaulis var. *modocensis* Modoc green-gentian GENTIANACEAE	--/--/2B.3	Dry, bushy places; from 2,952 to 5,249 feet in elevation.	May-Jul	Moderate, Some suitable habitat occurs on the edges of the meadow.
Galium serpenticum ssp. *scotticum* Scott Mountain bedstraw *RUBIACEAE*	--/--/1B.2	Lower montane coniferous forest (serpentinite); from 3,300 to 6,850 feet in elevation.	May - Aug	None. No suitable habitat present in the study area. The elevation in the study area is too low for this species to occur and there are not any serpentine soils in the study area.
Geum aleppicum Aleppo avens ROSACEAE	--/--/2B.2	Great Basin scrub, lower montane coniferous forest, meadows and seeps; from 1,350 to 4,500 feet in elevation. Historically found west of I-5 in between mount shasta city and Black Butte (1887).	Jun-Aug	Moderate. Meadow habitat occurs on the site, but it does dry out late spring/early summer.
Hulsea nana little hulsea ASTERACEAE	--/--/2B.3	Alpine boulder and rock field, subalpine coniferous forest (rocky or gravelly, volcanic) from 6,295 to 11,010 feet in elevation.	Jul - Aug	None. No suitable habitat. The study area is outside of the elevational range for this species.
Hymenoxys lemmonii alkali hymenoxys ASTERACEAE	--/--/2B.2	Roadsides, open areas, meadows, slopes, drainage area, and stream banks from 2,624 to 10,498 feet.	(May) Jun-Aug (Sep)	Moderate. Roadsides and a meadow occur in the study area.
Ivesia pickeringii Pickering's ivesia ROSACEAE	--/--/1B.2	Wet, rocky meadows, generally on serpentine clay; elevation 2600-4900 feet; Scott Mtns.- Shasta Valley.	Jul-Aug	None. There is no serpentine in the study area and the meadow is not rocky.

Scientific Name **Common Name** **FAMILY**	**Status** **Federal/State** **/CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Lomatium Peckianum Peck's lomatium APIACEAE	--/--/2B.2	Chaparral, cismontane woodland, lower montane coniferous forest, pinyon and juniper woodland, volcanic; from 2,310 to 5,940 feet in elevation.	Apr-May	Moderate. Some suitable habitat present in study area.
Meesia uliginosa broad-nerved hump-moss bryophyte MEESIACEAE	--/--/2B.2	Bogs and fens, meadows and seeps, subalpine coniferous forest and upper montane coniferous forest; from 4,290 to 8,250 feet in elevation.	Oct	None. No bogs or fens; no upper montane or subalpine coniferous forest in project area. Also, The study area is outside the elevational range for this species.
Moneses uniflora woodnymph ERICACEAE	--/--/2B.2	Moist. Mossy conifer forest. North Coast coniferous forest from 325 to 3,610 feet in elevation	May - Jul	None. No suitable habitat. The forest in the study area is dry and not mossy.
Ophioglossum pusillum Northern adder's tongue *OPHIOGLOSSACEAE*	--/--/2B.2	Marsh edges, grassy roadside ditches, vernal pool margins; eKR; from 3,600 to 6,560 feet in elevation. Historically (1894) known to occur in Sisson (West Mt. Shasta City). Closest known occurrence is in Mendocino County.	Jul	None. No suitable habitat.
Opuntia fragilis brittle prickly pear CACTACEAE	--/--/2B.1	Pinyon and juniper woodland (volcanic); from 2,690-2,887 feet in elevation	Apr - July	None. No suitable habitat. The forest in mixed conifer, not pinyon and juniper woodland.
Orthocarpus bracteosus rosy orthocarpus OROBANACEAE	--/--/2B.2	Moist meadows; from 1,640-6,561 feet in elevation	Jun - Aug	Low. There is a moist meadow in early spring, that becomes dry by late spring/early summer.
Orthocarpus pachystachyus Shasta orthocarpus OROBANCHACEAE	--/--/1B.1	Great Basin scrub, meadows and seeps, valley and foothill grassland; less than 3,280 feet in elevation.	May	None. There is no sagebrush scrub in the study area and this plant is found in openings in sage brush scrub.

Scientific Name **Common Name** **FAMILY**	**Status** **Federal/State** **/CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Parnassia cirrata var. *intermedia* fringed grass-of-parnassus PARNASSIACEAE	--/--/2B.2	In California, occurs in wet places in serpentine soils in the Klamath Range; from 2,300 to 9,500 feet in elevation.	Aug-Sep	None. Serpentine soils do not exist in the study area. The closest populations known to occur in Sacramento River Canyon near Dunsmuir and Sims. Also known to occur near Caldwell Lakes.
Phacelia cookei Cook's phacelia HYDROPHALCEAE	--/--/1B.1	Prefers loose ashy soils on north slopes; from 4,100 to 5,000 feet in elevation.	Jun - Jul	None. Only occurs between Bolam and Military Pass Rd. on the north side of Mt. Shasta. No Delaney family soils in project area.
Phacelia greenei Scott Valley phacelia HYDROPHYLLACEAE	--/--/1B.2	Closed-cone coniferous forest, lower montane coniferous forest, subalpine coniferous forest, serpentinite; from 2,624 to 5,905 feet in elevation.	Apr - Jun	None. Serpentine soils do not exist in the study area.
Phacelia leonis Siskiyou phacelia HYDROPHYLLACEAE	/--/1B.3	Sandy flats, slopes, conifer forest; from 3,950 to 6,600 feet in elevation.	Jun - Aug	Moderate. There is conifer forest in the study area.
Phacelia sericea var. *ciliosa* blue alpine phacelia HYDROPHYLLACEAE	--/--/2B.3	Ridges and talus slopes; from 6,889 to 8,858 feet in elevation.	Jun - Aug	None. The study are is outside the elevation range of this species.
Polemonium eddyense Mt. Eddy sky pilot POLEMONIACEAE	--/--/1B.2	Alpine boulder and rock field, serpentine soils; from 8,135 to 9,020 feet in elevation. Only occurences known are on Mt. Eddy.	Jul-Aug	None. No suitable habitat. The study area is outside the elevation range of this species.
Polemonium pulcherrimum var. *shastense* Mt. Shasta sky pilot POLEMONIACEAE	--/--/1B.2	Alpine boulder and talus; from 7,135 to 12,795 feet in elevation.	Jul - Sep	None. No suitable habitat. The study area is outside the elevation range of this species.
Potentilla cristae crested potentilla ROSACEAE	/--/1B.3	Occurs in alpine boulder and rock fields, subalpine coniferous forest (seasonally mesic) and serpentinite seeps; 5,400 to 6,600 feet in elevation.	Jun - Sep	None. No suitable habitat. The study area is outside the elevation range of this species.

Scientific Name **Common Name** **FAMILY**	**Status** **Federal/State** **/CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Raillardella pringlei showy raillardella ASTERACEAE	--/--/1B.2	Wet meadows, streambanks, seeps, on serpentine derived soils, in conifer forest; from 4,265 to 7,217 feet in elevation.	Jul - Sep	None. Serpentine soils do not exist in the study area.
Rosa gymnocarpa var. *serpentina* Gasquet rose ROSACEAE	--/--/1B.3	Full sun in chaparral, dwarf forest on ultramafic substrates, from 1,310-5,660 feet in elevation.	Apr - Jun	None. No ultramaphic substrates in the study area.
Sabulina stolonifera Scott Mountain sandwort CARYOPHYLLACEAE	--/--/1B.3	Serpentine soils, Jeffrey-pine forest; from 4,101 to 4,593 feet in elevation.	May - Aug	None. Serpentine soils do not exist in the study area.
Scutellaria galericulata marsh skullcap LAMIACEAE	--/--2B.2	Occurs in lower montane coniferous forests,wet sites, meadows, stream banks; from 3,280 to 6,900 feet in elevation.	Jun - Sep	Moderate. There is wet meadow and a stream bank in this study area, but they dry up late spring.early summer.
Sedum divergens Cascade stonecrop CRASSULACEAE	--/--/2B.3	Sunny, dry, gravelly flats, rocky slopes, ledges; from 5,249 to 7,874 feet in elevation.	Jul - Aug	None. No suitable habitat present in the study area. The elevation in the study area is too low for this species to occur.
Selaginella scopulorum Rocky Mountain spike-moss SELAGINELLACEAE	--/--/2B.3	Open, rocky spots, conifer forest; from 4,593 to 7,217 feet in elevation.	Aug	None. There is no open rocky habitat in the study area.
Shepherdia canadensis Canadian buffalo-berry ELAEGNACEAE	--/--2B.1	Streambanks, slopes, conifer forest; at 5,600 feet in elevation.	Apr - May	None. No suitable habitat present in the study area. The elevation in the study area is too low for this species to occur.
Stachys pilosa hairy marsh hedge-nettle LAMIACEAE	--/--/2B.3	Great Basin Scrub(mesic), meadows and seeps; from 3,937 to 4,921 feet in elevation.	Jun - Sep	Moderate. There is wet meadow and a stream bank in this study area, but they dry up late spring.early summer.
Stuckenia filiformis ssp. *Alpina* northern slender pondweed POTAMOGENACEAE	--/--2B.2	Shallow, clear water or lakes, drainage channels; from 990 to 7,100 feet in elevation.	May - Jul	None. No suitable habitat present in the study area. There are no clear waters or lakes in the study area)

Scientific Name **Common Name** **FAMILY**	**Status Federal/State /CNPS**	**Habitat Description**	**Flowering Period**	**Potential to Occur and Rationale**
Trifolium siskiyouense Siskiyou clover FABACEAE	--/---/1B.1	Meadows and seeps, streambanks (sometimes); from 2,885-4,920 feet in elevation.	Jun - July	Low. Occurences of this plant have not been recorded since 1892. This plant likes wet mountain meadows, the meadow on this propery dries up late spring/early summer.
Triteleia hendersonii Henderson's triteleia THEMIDACEAE	--/--2B.2	Dry slopes; from 300 to 9,900 feet in elevation.	May - Jul	Moderate. There are dry slopes in the northern portion of the study area.
Vaccinium scoparium little-leaved huckleberry ERICACEAE	--/--2B.2	Subalpine coniferous forest (rocky); from 5,900-7,200 feet in elevation.	Jun - Aug	None. No suitable habitat present in the study area. The elevation in the study area is too low for this species to occur.

Federal status

E = Federally listed as Endangered under the federal Endangered Species Act

T = Federally listed as Threatened under the federal Endangered Species Act

State status

E = State listed as Endangered under the California Endangered Species Act

T =State listed as Threatened under the California Endangered Species Act

CNPS designations

Rank 1B Plants rare, threatened, or endangered in California and elsewhere

Rank 2 Plants rare, threatened, or endangered in California, but more common elsewhere

Threat rank

0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

0.3-Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Appendix A. Special-Status Wildlife Species and Potential to Occur within the Study Area

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Fish			
Cotus klamathensis polyporus Lower Klamath marbled sculpin	--/SSC	Marbled Sculpin are usually found in cold (<20°C) spring-fed streams that have a low gradient and adequate aquatic vegetation. They tend to occupy pools or runs with cover, where optimal temperatures might be 11-15°C. Temperatures above 15°C are considered stressful, while sustained temperatures at 25-27°C are considered lethal. It's distribution is in North America: Klamath River drainage in Oregon and California, USA; Pit River system from Fall River to Hat Creek in California.	None. There are no spring-fed streams with aquatic vegetation in the study area.
Amphibians			
Ambystoma macrodactylum sigillatum Southern long-toed salamander	--/SSC	High elevation meadows and lakes in the Sierra Nevada, Cascade, and Klamath mountains. Aquatic larvae occur in ponds and lakes. Outside of breeding season adults are terrestrial and associated with underground burrows of mammals and moist areas under logs and rocks.	None. No suitable high elevation habitat occurs in the study area.
Ascaphus truei Pacific tailed frog	--/SSC	Occurs in montane hardwood-conifer, redwood, Douglas-fir and ponderosa pine habitats. Restricted to perennial montane streams. Tadpoles require water below 15 degrees C.	None. No perennial montane streams occur in the study area.
Rana boylii Foothill yellow-legged frog, N. Coast DPS	--/SSC	Occurs in rocky streams and rivers with open sunny banks in forests, chaparral, and woodlands. Sometimes found in pools, vegetated backwaters, and deep, shaded, spring-fed pools.	None. No perennial streams or rivers occur in the study area.

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Rana cascadae Cascades frog	--/SCE	Montane aquatic habitats such as mountain lakes, small streams, and ponds in meadows; open coniferous forests. Standing water required for reproduction. Hibernates in mud on the bottom of lakes and ponds during the winter. Typically found in water with no predatory fishes.	Low. A small, intermittent stream occurs in the study area, however a survey for frogs conducted on May 13, 2024 found there were no occurrences of Cascades frog [Sierran chorus frogs (treefrog) - *Pseudacris sierra* were observed in the small stream]; the aquatic habitat is ephemeral and there are no ponds or lakes for winter hibernation.
Reptiles			
Emys marmorata (also Actinemys marmorata) Western pond turtle (also northwestern pond turtle)	PT/SSC	Associated with permanent or nearly permanent water habitats such as wetlands, ponds, marshes, lakes, streams, and irrigation ditches. Requires perennial bodies of water with deep pools, locations for haul out, and locations for oviposition.	Low. The stream within the study area is intermittent and reliable, perennial aquatic habitat is between 3/4 and 1 mile distant at either Dale Creek or the Shasta River.
Birds			
Accipiter gentilis Northern goskawk	--/SSC	Prefers habitat in a mature coniferous forest with an open understory, nesting in the densest part of the stand.	Low. There are few large, mature trees within the study area for nesting and no raptor nests were observed. The study area could provide foraging habitat for goshawks.

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Antigone canadensis Greater sandhill crane	--/ST	Breeding habitat includes open grasslands, marshes, marshy edges of lakes and ponds, and river banks. Nests are on the ground or in shallow water on open tundra, large marshes, bogs, fens, or wet forest meadows. Individuals exhibit high fidelity to breeding territories. During the nonbreeding season, sandhill cranes roost at night in shallow water along river channels, on alluvial islands of braided rivers, or in natural basin wetlands. A communal roost site consisting of an open expanse of shallow water is a key feature of wintering habitat.	None. No suitable nesting or foraging habitat occurs in the study area.
Buteo swainsoni Swainson's hawk	--/ST	Uncommon breeding resident and migrant in the Klamath Basin and prairies and farmland. Nests in isolated trees. Hunts from the air, or a perch, or while walking on the ground.	None. No suitable open areas for nesting or foraging occur in the study area.
Coccyzus americanus Yellow-billed cuckoo	FT/SE	Requires mature riparian habitat with a multi-layered canopy.	None. No suitable riparian habitat occurs in the study area.
Haliaeetus leucocephalus Bald eagle	V/SE	Nests and forages in proximity to large water bodies and large rivers.	None. No suitable nesting or foraging habitat near open water occurs in the study area.
Larus californicus California gull	BCC/--	Common on ponds, lakes, and coastlines. Nests in colonies on islands within inland lakes and in marshes.	None. No suitable island habitat for nesting occurs in the study area.
Riparia riparia Bank swallow	--/ST	Nest in sand banks and bluffs along rivers and lakes, where they can occur in colonies of up to 2,000 nests. These birds stick to open, wet areas and steer clear of forested habitats.	None. No suitable nesting or foraging habitat occurs in the study area.

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Strix occidentalis caurina *Northern spotted owl*	FT/ST	Prefers multi-storied canopy in mature forest dominated by large trees.	Low. No suitable mature forest for nesting or foraging habitat occurs in the study area.
Mammals			
Canis lupus *Gray wolf*	FE/SE	Prefers forested and open landscapes with minimal human disturbance.	Low. Human disturbance associated with rural residential activities in the study area makes it unsuitable security habitat for denning.
Corynorhinus townsendii Townsend's big-eared bat	--/SSC	Most abundant in mesic sites, preys primarily on small moths. Requires caves, mines, tunnels, buildings, or other human-made structures for roosting. Roosting sites limiting. Extremely sensitive to human disturbance.	Low. There are no suitable roosting sites away from the human activity associated with rural residential development within and surrounding the study area.
Euderma maculatum Spotted bat	--/SSC	Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Feeds over water and along washes. Feeds almost entirely on moths. Prefers rock crevices in cliffs for roosting, occasionally found in caves and buildings.	Low. There are no rock outcroppings or caves for roosting occurring in the study area.
Eumops perotis californicus Western mastiff bat	--/SSC	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees, and tunnels. Nursery roosts are tight rock or building crevices.	Low. Suitable nursery roosts in rock crevices do not occur in the study area and building crevices adequate for roosting are unlikely to occur in the existing house and outbuildings.
Gulo gulo luscus North American wolverine	FT/ST	Inhabits a wide variety of high-elevation habitats, preferring old-growth forests or mixed stands of old growth and mature trees. May use riparian corridors for movement.	None. No suitable habitat occurs in the study area.

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Lepus americanus klamathensis Oregon snowshoe hare	--/SSC	Above the yellow pine zone in Canadian and Hudsonian provinces in Northern California. Alder and willow thickets in riparian zone, also thickets of young conifers.	None. No suitable, high elevation habitat occurs in the study area.
Pekannia pennanti Fisher	--/SSC	Forages in old-growth forests or mixed stands of old growth and mature trees. Natal dens are typically located in large diameter trees and snags.	Low. No suitable denning habitat occurs in the study area.
Taxidea taxus American badger	--/SSC	Lives in open areas like plains and prairies, farmland, and the edges of woods. A badger usually has many different dens and burrows using them for sleeping, hunting, storing food, and giving birth.	Moderate. Suitable denning habitat is present with friable soils available for digging burrows as well as populations of ground squirrels, gophers and mice as a food source in the study area.
Vulpes vulpes necator pop. 1 Sierra Nevada red fox - southern Cascades DPS	--/ST	Use multiple habitat types in the alpine and subalpine zones including high-elevation conifer dominated by whitebark pine and mountain hemlock, as well as meadows and fell-fields. May descend in winter to below subalpine zone consisting of red and white fir; as low as 1,400 meters (4,600 feet).	None. No suitable, high elevation habitat occurs in the study area.

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Insects			
Bombus franklini Franklin's bumble bee	FE/SCE	Only found across northern California and southern Oregon between the Coast and Sierra-Cascade mountain ranges. Relies upon floral plants, such as *Lupinus* , *Eschscholzia* , *Agastache* , *Monardella* , and *Vicia* , and abandoned rodent burrows for its nesting habitat.	Low. Native floral plants were observed in the study area, however, none of the prefered genera were observed within the study area and but there has not been a reported observance since 2006.
Bombus occidentalis Western bumble bee	--/SCE	Once common and widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease.	Moderate. Native floral plants were observed in the study area, however, flowering plants are not abundant. and only two bumblebees were observed during the first visit and only a single one on the second.
Bombus suckleyi Suckley's cuckoo bumble bee	--/SCE	Pacific coast from Alaska to far northern California, east to Nebraska. An inquiline in the colonies of other bumblebees. Adult food plant genera include: Aster, Centaurea, Cirsium, Trifolium, Chrysothamnus, Helichrysum.	Moderate. Native floral plants were observed in the study area, however, flowering plants are not abundant and only two bumblebees were observed during the first visit and only a single one on the second. Two species of Trifolium occur in the study area, however only a few plants were observed.
Danaus plexippus Monarch butterfly	FC/--	Adult monarchs west of the Rocky Mountains leave overwintering sites along the California coast in February and March and head inland in search of flowering plants for nectar and milkweed for nectar and to deposit their eggs for caterpillars who require milkweed to feed. Once first-generation monarch eggs reach adulthood, they disperse east across the Central Valley and north across most of the western states.	Moderate. There is foraging and reproductive habitat in the patch of showy milkweed (*Asclepias speciosa*) in the meadow along the intermittent stream in the study area. No monarch butterflies or caterpillars were observed.
Crustaceans			

Species	Federal/ State Status	Habitat	Potential to Occur and Rationale
Branchinecta conservatio Conservancy fairy shrimp	FE/--	Vernal pools in California	None. No vernal pool habitat occurs in the study area.
Branchinecta lynchi Vernal pool fairy shrimp	FT/--	Vernal pools in California and Oregon.	None. No vernal pool habitat occurs in the study area.
Lepidurus packardi Vernal pool tadpole shrimp	FE/--	Seasonal wetlands in the California Central Valley.	None. No vernal pool habitat occurs in the study area.

Federal status
FE – Listed as endangered under the Federal Endangered Species Act
FT – Listed as threatened under the Federal Endangered Species Act
PE – Proposed for listing as endangered under the Federal Endangered Species Act
PT – Proposed for listing as threatened under the Federal Endangered Species Act
FC – Candidate species for listing under the Federal Endangered Species Act
BCC – Identified as Bird of Conservation Concern by the U.S. Fish and Wildlife Service
FSC – Species of concern as identified by the U.S. Fish and Wildlife Service
V – Vulnerable and protected under the Bald and Golden Eagle Protection Act
State Status
SE – Listed as endangered under the California Endangered Species Act
ST – Listed as threatened under the California Endangered Species Act
SFP - Fully protected under California Fish and Game Code
SCE - Candidate species for listing as endangered under the California Endangered Species Act
SCT - Candidate species for listing as threatened under the California Endangered Species Act
SSC – Species of special concern as identified by the California Department of Fish and Wildlife

Appendix B

Plants Observed During Surveys

Scientific Name	Common Name	Family
Trees		
Calocedrus decurrens	incense cedar	Cupressaceae
Juniperus occidentalis	western juniper	Cupressaceae
Malus domestica	apple	Rosaceae
Pinus Pondersosa	Ponserosa pine	Pinaceae
Pseudotsuga menziesii	douglas fir	Pinaceae
Quercus kelloggii	black oak	Fagaceae
Shrubs and Vines		
Arctostaphylos patula	greenleaf manzanita	Ericaceae
Berberis aquifolium	Oregon grape	Berberidaceae
Ceanothus prostratus	mahala mats	Rhamnaceae
Cratageus gaylussacia	hawthorn	Rosaceae
Eriogonum nudum	naked buckwheat	Polygonaceae
Philadelphus lewisii	mock orange	Hydrangeaceae
Ribes roezlii	sierra gooseberry	Grossulariaceae
Rosa Californica	California wild rose	Rosaceae
Rubus armeniacus	Himalaya blackberry	Rosaceae
Rubus ursinus	California blackberry	Rosaceae
Salix scouteriana	scouler willow	Saliaceae
Spiraea douglasii	Douglas spiraea	Rosaceae
Symphoricarpos mollis	creeping snowberry	Caprifoliaceae
Forbes		
Achillea millefolium	yarrow	Asteraceae
Acmispon americanus	American bird's foot trefoil	Fabaceae
Aesclepias speciosa	showy milkweed	Asclepiadaceae
Apocynum androsaemifolium	spreading dogbane	Apocynaceae
Aquilegia formosa	red columbine	Ranunculaceae
Athysanus pusillus	dwarf athysanus	Brassicaeae
Brodiaea elegans	harvest brodiaea	Themidaceae
Calystegia malacophylla	morning glory	Convolvulaceae
Carex multicaulis	forest sedge	Cyperaceae
Castilleja sp.	paint brush	Orobanchaceae
Cichorium intybus	chicory	Asteraceae
Clarkia rhomboidea	diamond petaled clarkia	Onagraceae
Claytonia rubra	red-stemmed spring beauty	Montiaceae
Collinsia parviflora	few flowered blue eyed mary	Plantaginaceae
Collomia grandiflora	large flowered collomia	Polemoniaceae
Delphinium nudicale	canyon larkspur	Ranunculaceae
Dianthus armeria	deptford pink	Caryophyllaceae
Diplacus sp.	monkey flower	Phrymaceae

Dipsacus fullonum	wild teasel	Dipsacaeae
Eriophyllum lanatum	wooly sunflower	Asteraceae
Fragaria vesca	wood strawberry	Rosaceae
Galium aparine	cleavers	Rubiaceae
Hastingia alba	white hastingia	Agavaceae
Horkelia tridentata	three toothed horkelia	Rosaceae
Hosackia crassifolia var. crassifolia	broad leaved lotus	Fabaceae
Hypericum perforatum	Klamath weed	Hypericaceae
Imopsis aggregata	scarlet gilia	Polemoniaceae
Juncus balticus	wire rush	Juncaceae
Lathyrus sulphureus	sulphur pea	Fabaceae
Lepidium sp.	pepper grass	Brassicaceae
Leptosiphon harknessii	Harkness' flaxflower	Polemoniaceae
Lithophragma parviflorum	pink woodland star	Saxifragaceae
Luzula comosa	hairy wood rush	Juncaceae
Madia gracilis	gumweed	Asteraceae
Maianthemum racemosum	feathery flase lily of the valley	Ruscaceae
Microseris lacinata	cut leaved scorzonella	Asteraceae
Montia linearis	narrow-leaved water chickweed	Montiaceae
Myosurus minimus	little mouse tail	Ranunculaceae
Pedicularis densiflora	indian warrior	Orobanchaceae
Phacelia heterophylla	varileaf phacelia	Hydrophyllaceae
Plantago lanceolata	ribwort	Plantaginaceae
Plectritis sp.	plectriris/sea blush	Valerianaceae
Prunella vulgaris var. lanceolata	mountain selfheal	Lamiaceae
Pteridium aquilinum	western bracken fern	Dennstaedtiaceae
Rannunculus occidentalis	buttercup	Ranunculaceae
Rhinotropis cornuta	milkwort	Polygalaceae
Rorippa sp.	yellow brassica	Brassicaeae
Rubus ursinus	California blackberry	Rosaceae
Sidalcea	checkerbloom	Malvaceae
Spiraea douglasii	Douglas spiraea	Rosaceae
Taraxacum officinale	red-seeded dandelion	Asteraceae
Toxicoscordion venenosum	meadow death camas	Melanthiaceae
Tragopogon dubius	goat's beard	Asteraceae
Trifolium cyathiferum	cup clover	Fabaceae
Trifolium dubium	shamrock clover	Fabaceae
Verbascum blattaria	moth mullein	Scrophulariaceae
Verbascum thapsus	wooly mullein	Scrophulariaceae
Verbena lasiostachys	western vervain	Verbenaceae
Wyethia angustifolia	narrow leaved mule ears	Asteraceae

Grasses

Arrhenatherum elatius	tall oatgrass	Poaceae
Bromus tectorum	downy chess	Poaceae
Dactylis glomerata	orchard grass	Poaceae
Elymus caput medusae	medusa head	Poaceae
Festuca arundinaceae	reed fescue	Poaceae
Phleum pratense	common timothy	Poaceae
Poa bulbosa	bulbous blue grass	Poaceae
Poa pratensis	Kentucky blue grass	Poaceae
Ventenata dubia	ventenata grass	Poaceae

Appendix C

Wildlife Species Observed

Wildlife Species Observed in Study Area

Common name	Scientific Name
Birds	
Turkey vulture	*Cathartes aura*
Mourning dove	*Zenaida macroura*
Acorn woodpecker	*Melanerpes formicivorus*
Downy woodpecker	*Dryobates pubescen*
Northern flicker	*Colaptes auratus*
Western wood-pewee	*Contopus sordidulus*
Cassin's vireo	*Vireo cassinii*
Steller's jay	*Cyanocitta stelleri*
Common raven	*Corvus corax*
Mountain chickadee	*Poecile gambeli*
Bushtit	*Psaltriparus minimus*
Red-breasted nuthatch	*Sitta canadensis*
White-breasted nuthatch	*Sitta carolinensis*
Brown creeper	*Certhia americana*
American robin	*Turdus migratorius*
Nashville warbler	*Leiothlypis ruficapilla*
Yellow-rumped warbler	*Setophaga coronata*
Townsend's warbler	*Setophaga townsendi*
Black-headed grosbeak	*Pheucticus melanocephalus*
Evening grosbeak	*Coccothraustes vespertinus*
Spotted towhee	*Pipilo maculatus*
Chipping sparrow	*Spizella passerina*
Dark-eyed junco	*Junco hyemalis*
Reptiles and Amphibians	
Sierran tee frog (chorus frog)	*Pseudacris sierra*
Northwestern Fence Lizard	*Sceloporus occidentalis occidentalis*
Mammals	
California ground squirrel	*Otospermophilus beecheyi*
Dusky-footed woodrat (active nests)	*Neotoma fuscipes*
Western gray squirrel	*Sciurus griseus*
Invertebrates	
Yellow bumble bee*	*Bombus fervidus*
Two-form bumble bee*	*Bombus bifarius*

*Verified bumble bee identification is pending via Bumble Bee Watch, a community science project dedicated to tracking and conserving North American bumble bees in partnership with the Xerces Society, the faculty of Environmental and Urban Change at York University, and Wildlife Preservation Canada.

Appendix D

Representative Photographs

Photo 1: Intermittent stream, flowing at culvert, May 13, 2024

Photo 2: Meadow adjacent to intermittent stream, May 13, 2024

Photo 3: Meadow adjacent to intermittent stream, May 13, 2024

Photo 4: Meadow adjacent to intermittent stream, east end of study area, July 10, 2024

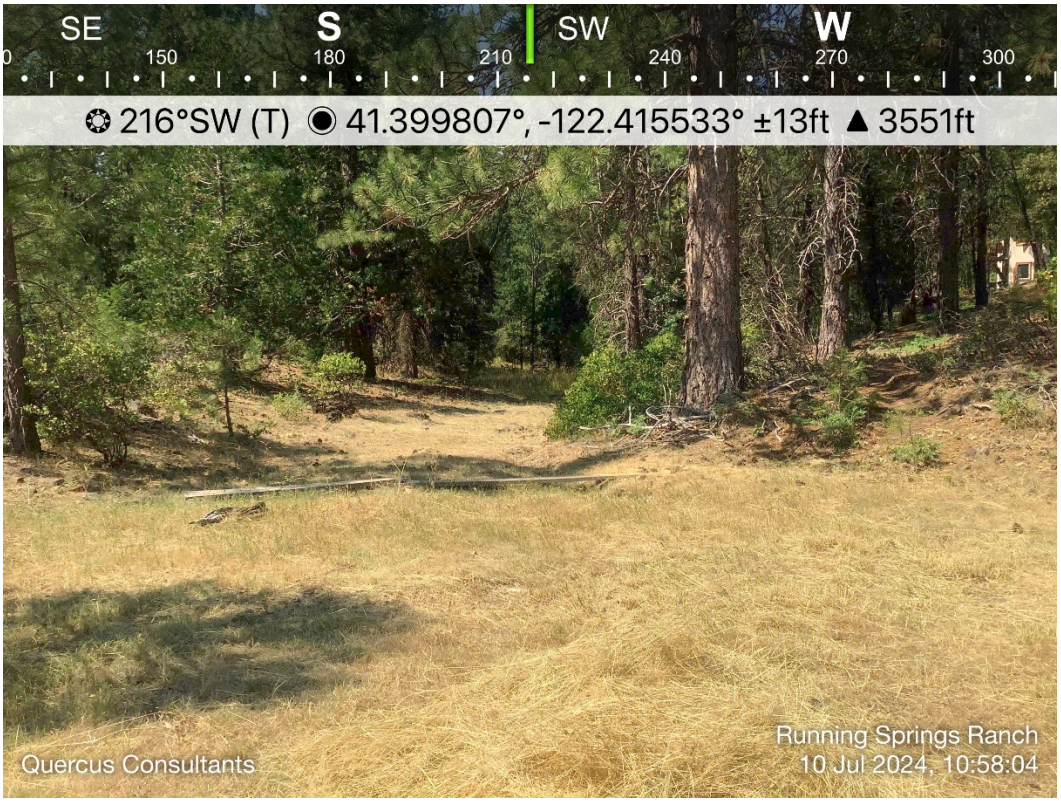


Photo 5: Meadow adjacent to intermittent stream, July 10, 2024

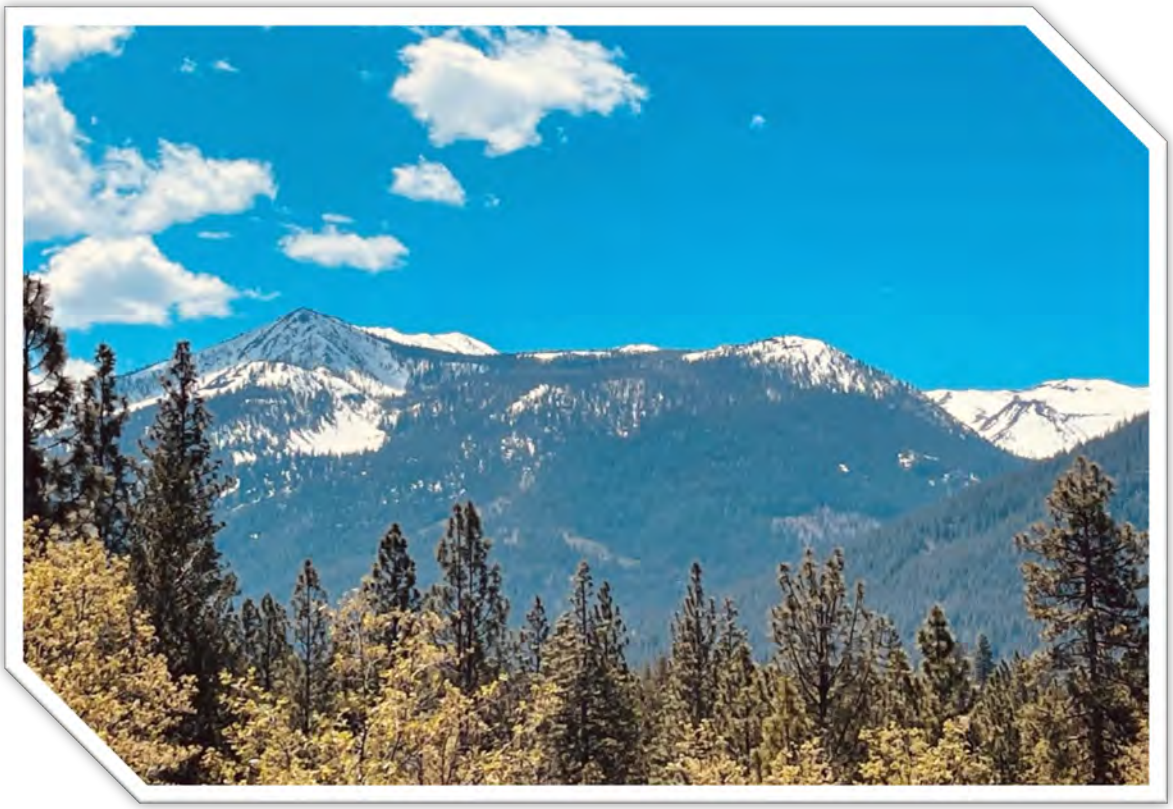
Photo 6: Manzanita shrubland, northeast corner of study area, July 10, 2024

Photo 7: Mixed conifer forest, east side of study area, July 10, 2024

Photo 8: Mixed conifer forest, northern corner of study area, July 10, 2024

Running Springs Ranch

Zone Change and Parcel Map Project



Preliminary Aquatic Resources Delineation Report

Siskiyou County, California

September 2024

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Appendix A. Aquatic Resources Delineation Drawings and Figures

Appendix B. Routine Wetland Determination Data Forms

Appendix C. Plant Species Observed in the Study Area

Appendix D. Representative Site Photographs

Appendix E. National Wetland Inventory Map

Introduction

This report presents the results of a preliminary delineation of aquatic resources study for the Running Springs Ranch Zone Change and Parcel Map Project, located in Siskiyou County at 9222 North Old Stage Road, in Weed, California (Figure 1). The approximately 13.52-acre study area consists of one parcel.

This report describes site characteristics, the methods used to delineate potentially jurisdictional areas, and the characteristics of the study area. Appendices to the report provide additional detail.

- Appendix A: Delineation Drawing and Figure 1. Project Location/Vicinity Map
- Appendix B: Routine Wetland Determination Forms
- Appendix C: Plant Species Observed in the Study Area
- Appendix D: Representative Photographs
- Appendix E: National Wetland Inventory Map

Contact Information

The contact information for the property owner and the report preparer is provided below.

Property Owner	**Report Preparer**
Tim Pfeiffer	Jonathan Foster, Wetland Ecologist
Westward Building	Quercus Consultants
P.O. Box 645	P.O. Box 465
Weed, CA 96094	Mt. Shasta, CA 96067
Phone: (530) 925-1072	Phone: (530) 710-4059
Email: Tim@westbuild.us	Email: Foster.Quercus@gmail.com

Driving Directions

Take Interstate-5 to exit 743 (Summit Drive/Truck Village Drive) and turn left onto Summit Drive, right onto Deetz Road, and right onto North Old Stage Road and arrive at 9222 North Old Stage Road near the Columbine Road intersection. The drive time is approximately 1 hour and 15 minutes from Redding, California. Please note this is private property and access should be arranged prior to any site visits.

Location & Ownership

The study area is located along North Stage Road and Columbine Road near Weed, California on the Weed Geological Survey (USGS) 7.5-minute quadrangle (Figure 1 – Appendix A) in portions of Section 15, Township 41 North, Range 5 West, Mt. Diablo Meridian. The

coordinates of the parcel are 41° 23’ 51” North, -122° 25’ 05” West and the study area is located within one parcel that covers the proposed zone change and parcel map project.

Setting

The study area is within the Cascade Ranges Region and the Northwestern California Region of the California Floristic Province (Baldwin 2012). Topography is composed of gentle terrain that slopes to the southeast to an intermittent creek at an elevation range of approximately 2,488 to 3,556 feet above mean sea level. The site is surrounded by rural land uses including residences, ranches, and agricultural areas in Siskiyou County. The habitat within the study area is comprised of mixed conifer forest, shrubland, and urban development.

Climate

The climate in the study area is characterized by hot and dry summers and cool, wet winters. The National Weather Service Cooperative Network weather station close to the study area was at the Weed, California Fire Department (Station 049499 active from 1957 to 1989). The mean annual precipitation is approximately 26 inches of rain and 19 inches of snow per year and the average air temperature range is 35 to 62 degrees Fahrenheit (Western Regional Climate Center 2024).

Hydrology

The study area is within the Shasta River watershed (Hydrologic Unit Code [HUC] 18010207) (USGS 2024). The Shasta River is approximately 0.45 aerial miles from the study area. There is one primary surface water feature, an intermittent stream, in the study area that is tributary to the Shasta River to the west.

Soils

Two soil units have been mapped in the study area (NRCS 2024), Asta cobbly sandy loam 15-50% slopes (103) and Ponto sandy loam 5-15% slopes (208). These soil series are not considered hydric soils, are well drained, and are not typically associated with flooding or ponding. See Table 1. for details on these soil series below. The soils observed during the field study were consistent with these series.

Table 1. Soil Map Units in the Study Area

Soil Map Unit	Soil Map Unit Name	Dominant Soil Texture	Landform	Depth to Restrictive Layer	Drainage Class	Hydric Soil?
103	Asta cobbly sandy loam 15-50% slopes	Sandy Loam	Back Slopes & Terraces	> 80 inches	Well drained	No
220	Ponto sandy loam 5-15% slopes	Sandy Loam	Slopes	> 80 inches	Well Drained	No

Vegetation Types

The study area and surrounding lands are dominated by mixed conifer forest with associated shrubland and limited non-native grassland understory on a residential parcel. Upland vegetation types in the study are described below and wetland vegetation types are described in the Results section.

Mixed Conifer Forest

The dominant vegetation in the study area is comprised primarily of trees, shrubs, forbs and limited annual grasses. The mixed conifer forest habitat contains ponderosa pine (*Pinus ponderosa* - FACU), incense cedar (*Calocedrus decurrens* – UPL), black oak (*Quercus kelloggii* – UPL), and Douglas fir (*Pseudotsuga menziesii* – FACU). The associated understory species include creeping snowberry (*Symphoricarpos mollis* – FACU), green leaf manzanita (*Arctostaphylos patula* – UPL), California blackberry (*Rubus ursinus* – FACU), Indian warrior (*Pedicularis densiflora* – UPL), spreading dogbane (*Apocynum androsaemifolium* – FACU), and wood strawberry (*Fragaria vesca* – FACU).

National Wetland Plant List Indicator Rating Definitions

OBL (Obligate Wetland Plants) - Almost always occur in wetlands.

FACW (Facultative Wetland Plants) - Usually occur in wetlands, but may occur in non-wetlands.

FAC (Facultative Plants) - Occur in wetlands and non-wetlands.

FACU (Facultative Upland Plants) - Usually occur in non-wetlands, but may occur in wetlands.

UPL (Upland Plants)- Almost never occur in wetlands.

National Wetlands Inventory

The National Wetlands Inventory (NWI) provides maps and information on the status, extent, characteristics, and functions of wetland, riparian, deepwater, and related aquatic habitats. The mapping is provided at a scale of 1:24,000 and uses the U.S. Fish and Wildlife Service's wetland definition, which differs from the USACE definition in that it requires the presence of only a single wetland parameter compared to USACE's requirement of positive indicators of all three wetland factors. The NWI shows the extent of wetlands and deepwater habitats that can be determined with remotely sensed data and originates from 1977 to the present. The NWI mapping can provide useful background information on the broad types of wetland and riparian vegetation communities, but cannot be used to delineate wetlands and other waters of the United States.

There are two mapped features in the study area, including one type of aquatic resource in the online NWI mapper (USFWS 2024, see Appendix E). This aquatic type includes Riverine (R4SBC) associated with two small streams.

Methods

Fieldwork for the delineation study was conducted on May 13, and July 10, 2024, by Quercus Consultants wetland ecologist Jonathan Foster, botanist Diane Chakos, and biologist Melanie Findling. The surveyors used the routine on-site determination methods described in the U.S. Army Corps of Engineers Wetlands Delineation Manual (1987 Manual) (Environmental Laboratory 1987), and supplemented by the 2010 Western Mountains, Valleys, and Coast Region Supplement (U.S. Army Corps of Engineers 2010).

In accordance with the 1987 Manual and the 2010 Western Mountains, Valleys, and Coast Region Supplement, data on vegetation, soil, and hydrology characteristics were collected and recorded on data forms (Appendix B).

A *Bad Elf GNSS Surveyor* global positioning system (GPS) with capable sub-meter accuracy was used to record the location of the data points. This unit and receiver system collect corrected GNSS data in real time. The data were downloaded and superimposed onto color orthorectified aerial photographs in Google Earth Pro (Google 2024) and edited as necessary to generate the preliminary delineation map (Appendix A) for project planning purposes and to describe the study area. This mapping exercise is preliminary and not intended for State or USACE verification.

Updated maps will be required to meet the standards to conform to the USACE San Francisco District's Information Required for Verification of Corps Jurisdiction (U.S. Army Corps of Engineers, San Francisco District 2016) and Updated Map and Drawing Standards for the South Pacific Division Regulatory Program (U.S. Army Corps of Engineers, South Pacific Division 2016).

Results

There were three aquatic features identified within the study area comprised of seasonal drainages with an associated wet meadow and a roadside ditch. In total, there is approximately 1.01 acres of aquatic resources, including approximately 1,710 linear feet of stream in the study area (See Table 2).

Table 2. Aquatic Resources Identified in the Study Area

Feature Type	Features	Area (Acres)	Average Width (ft)	Length (ft)	Depth (inches)
Int-1 & Wet Meadow, Int-2	2	1.0	20	1,260	6
Roadside Ditch	1	0.01	1	450	2
Totals	**3**	**1.01**		**1,710**	

Appendix A depicts the study area and data points locations mapped on a July 2022, Google Earth Pro aerial photograph. Supporting wetland determination data forms are located in Appendix B. A list of plant species observed in the study area was compiled, and the scientific name and wetland indicator status of each species are provided (USACE 2020 - Appendix C).

Photographs were taken to show representative views of the study area and data points (Appendix D).

Roadside Ditch

One very small roadside ditch (see photo 1) flows to the southeast along North Stage Road and crosses the driveway culvert before entering the Intermittent Stream described below. This feature does not contain any associated wetland vegetation, did not have any water at the time of the field study and should be considered an ephemeral, man-made ditch that is tributary to an intermittent stream.

Intermittent Streams & Associated Seasonal Wet Meadow

One primary and one small seasonal drainage bisects the study area and flows to a culvert at North Stage Road. These features were determined to be intermittent streams based on their size, defined channels, presence of flowing and standing water in all sections during the May field survey, and the presence of several continuous, usually strong and distinct, OHWM indicators. These features are not perennial or semi-permanent and dry up during the summer months in typical years and were completely dry during the July field surveys. These features are influenced by precipitation and ground water and are dominated by facultative and facultative wetland plant species. See photos 2 through 8 for typical sections of these features in the study area (Appendix D).

The habitat of these areas is associated with the mixed conifer forest and annual grassland types. The dominant species are hawthorne (*Crataegus gaylussacia* – FAC), Scouler's willow (*Salix scouteriana* – FAC), Douglas spiraea (*Spiraea douglasii* – FACW), Deptford pink (*Dianthus armeria* – FACU), yellow brassica (*Rorippa* sp. – FACW), buttercup (*Ranunculus occidentalis* – FACW), and cup clover (*Trifolium cyathiferum* – FAC), ventenata grass (*Ventenata dubia* – UPL), tall oat grass (*Arhenatherum elatius* – UPL), and Kentucky blue grass (*Poa pratensis* – FAC).

Discussion

This report provides a preliminary environmental baseline related to aquatic resources for proposed project planning and avoidance measures.

Jurisdictional Status

The aquatic features located within the study area should be considered potentially jurisdictional under both California and federal water and species laws and programs if work is proposed in or around them. The wetland is associated with the primary intermittent stream. These streams and the associated wetland are tributary to the Shasta River, a tributary to the Klamath River, which is a direct tributary to the Pacific Ocean.

Summary

The overall ecology of the study area appears to be functioning under normal circumstances. Utilizing the existing infrastructure, including roads, outbuildings in the designated upland areas should not have any direct or indirect impacts on the aquatic ecosystems. For new development and expansion of land uses, it is recommended that a minimum average upland buffer of 50 feet be established away from aquatic features to ensure prolonged functions are maintained.

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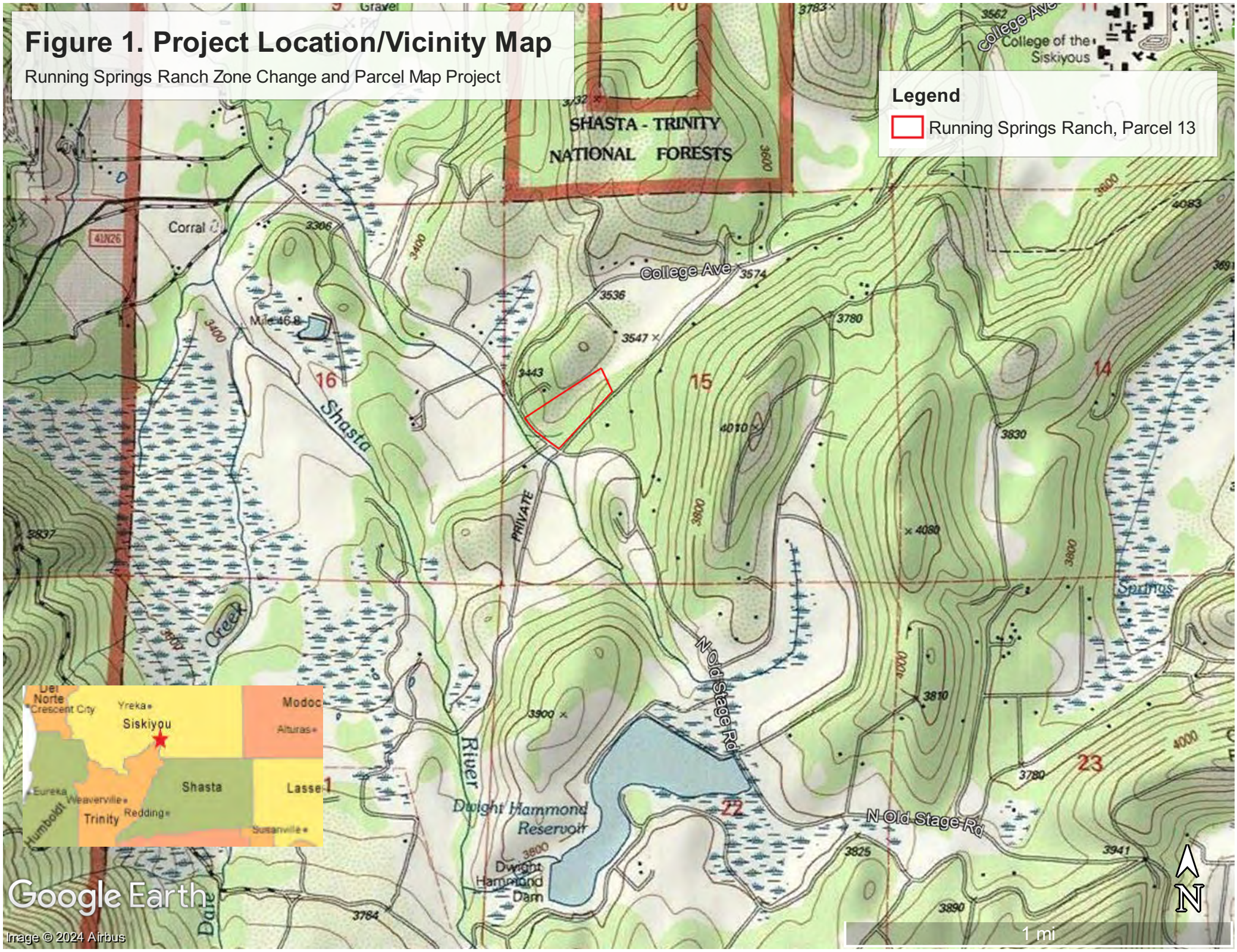
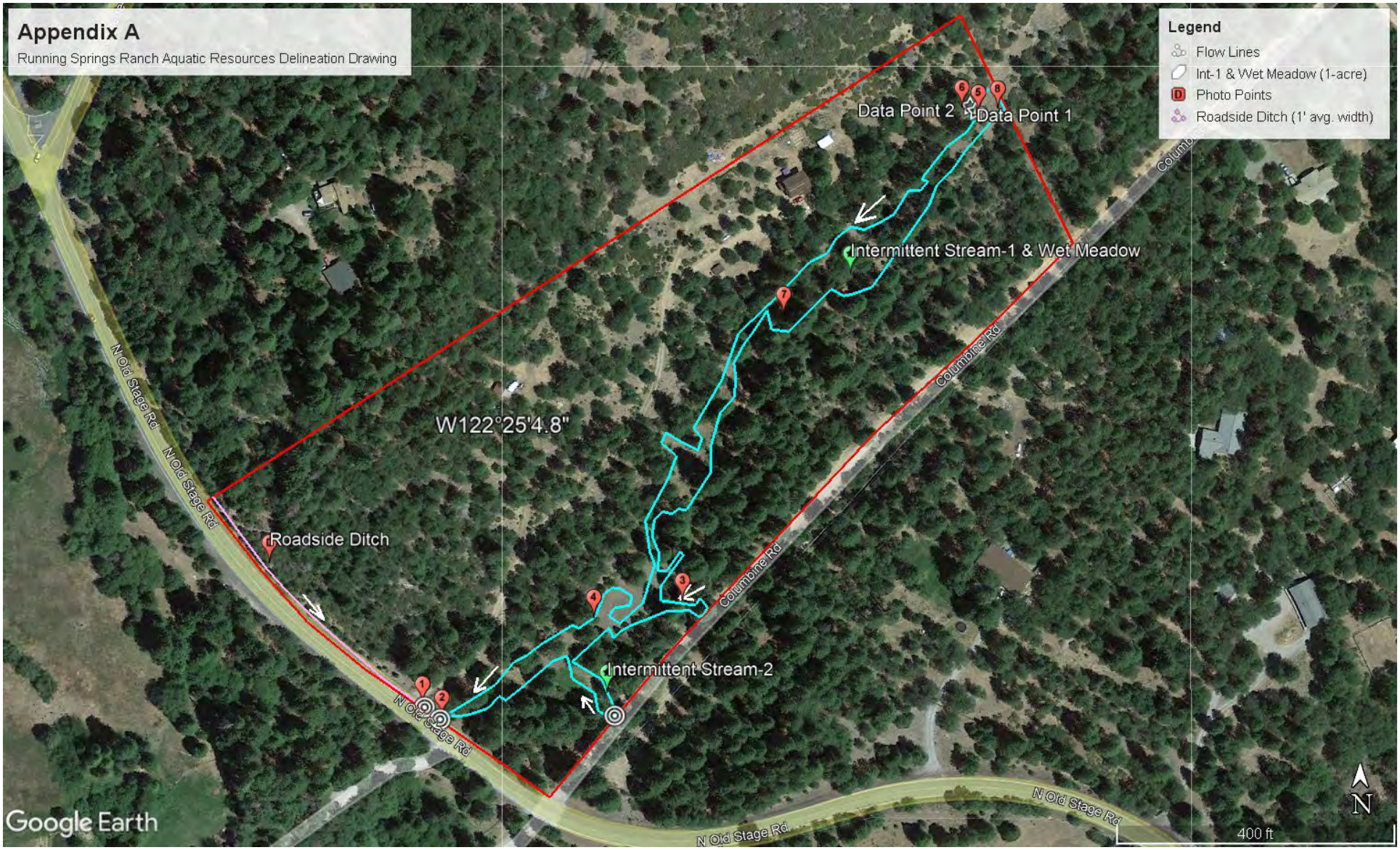
Appendix A.

Aquatic Resources Delineation Drawings and Figures

Figure 1. Project Location/Vicinity Map

Running Springs Ranch Zone Change and Parcel Map Project




Appendix A
Running Springs Ranch Aquatic Resources Delineation Drawing
Legend
Flow Lines
Int-1 & Wet Meadow (1-acre)
Photo Points
Roadside Ditch (1' avg. width)
Data Point 2
Data Point 1
Intermittent Stream-1 & Wet Meadow
W122°25'4.8"
Roadside Ditch
Intermittent Stream-2
N Old Stage Rd
Columbine Rd
Google Earth
400 ft
N

Appendix B.

Routine Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Running Springs Ranch City/County: SISQ Sampling Date: 5/13/24
Applicant/Owner: State: CA Sampling Point: 1
Investigator(s): Foster/Chakos Section, Township, Range: 15, 41N, 5W
Landform (hillslope, terrace, etc.): streamway Local relief (concave, convex, none): concave Slope (%): 1%
Subregion (LRR): A Lat: 41.399829°N Long: 122.415551°W Datum: WGS
Soil Map Unit Name: 208 NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓ No ____	Is the Sampled Area within a Wetland? Yes ✓ No ____
Hydric Soil Present?	Yes ✓ No ____	
Wetland Hydrology Present?	Yes ✓ No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	____ = Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	____ = Total Cover		
Herb Stratum (Plot size: 10²Ft.)			
1. Poa bulbosa	30	Y	FACU
2. Ranunculus occidentalis	15	Y	FAC W
3. Hypericum perforatum	<1	N	FACU
4. Poa pratensis	30	Y	FAC
5. Spirea douglasii	5	Y	FAC W
6.			
7.			
8.			
9.			
10.			
11.			
	80 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum 20

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 4 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species 20	x 2 = 40
FAC species 30	x 3 = 90
FACU species 30	x 4 = 120
UPL species ____	x 5 = ____
Column Totals: 80 (A)	250 (B)

Prevalence Index = B/A = 3.125

Hydrophytic Vegetation Indicators:
✓ 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
__ 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
✓ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks:
Area transitions from wetland veg to upland veg. seasonally

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 3/1	100	fully mudded			to surfac. (H2O)	sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ✓ Surface Water (A1)
- ___ High Water Table (A2)
- ✓ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ✓ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ✓ No ___ Depth (inches): 21

Water Table Present? Yes ✓ No ___ Depth (inches): 0

Saturation Present? (includes capillary fringe) Yes ✓ No ___ Depth (inches): 0

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Running Springs Ranch City/County: Siskiyou Sampling Date: 5/13/24

Applicant/Owner: State: CA Sampling Point: 2

Investigator(s): J. Foster & D. Chakos Section, Township, Range: 15, 41N, 5W

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 10%

Subregion (LRR): A Lat: 41.399814 Long: 122.415601°W Datum: WGS

Soil Map Unit Name: 208 NWI classification: Upland

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10² ft.)	Absolute % Cover	Dominant Species?	Indicator Status
1. Pinus ponderosa	20	Y	FACU
2.			
3.			
4.			
	20 = Total Cover		
Sapling/Shrub Stratum (Plot size: 10² ft.)			
1. (Manz) Arctostaphylos patula	10	Y	UPL
2.			
3.			
4.			
5.			
	10 = Total Cover		
Herb Stratum (Plot size: 10² ft.)			
1. (Manz) Bromus tectorum	<1	N	FACU
2. Ranunculus occidentalis	<1	N	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	____ = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	____ = Total Cover		

% Bare Ground in Herb Stratum ~~90~~ 70

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: 2 5/13/24

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 4/4	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: pine roots

Depth (inches): 12 in

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C.

Plant Species Observed in the Study Area

Scientific Name	Common Name	Wetland Indicator Status
Trees		
Calocedrus decurrens	Incense cedar	UPL
Juniperus occidentalis	Western juniper	UPL
Malus domestica	Apple	FAC
Pinus pondersosa	Ponderosa pine	FACU
Pseudotsuga menziesii	Douglas fir	FACU
Quercus kelloggii	Black oak	UPL
Shrubs and Vines		
Arctostaphylos patula	Greenleaf manzanita	UPL
Berberis aquifolium	Oregon grape	UPL
Ceanothus prostratus	Mahala mats	UPL
Crataegus gaylussacia	Hawthorn	FAC
Eriogonum nudum	Naked buckwheat	FACU
Philadelphus lewisii	Mock orange	UPL
Ribes roezlii	Sierra gooseberry	FAC
Rosa californica	California wild rose	FAC
Rubus armeniacus	Himalaya blackberry	FACU
Rubus ursinus	California blackberry	FACU
Salix scouleriana	Scouler’s willow	FAC
Spiraea douglasii	Douglas spiraea	FACW
Symphoricarpos mollis	Creeping snowberry	FACU
Forbes		
Achillea millefolium	Yarrow	FACU
Acmispon americanus	American bird's foot trefoil	FACU
Asclepias speciosa	Showy milkweed	FAC
Apocynum androsaemifolium	Spreading dogbane	FACU
Aquilegia formosa	Red columbine	FAC
Athysanus pusillus	Dwarf athysanus	UPL
Brodiaea elegans	Harvest brodiaea	FACU
Calystegia malacophylla	Morning glory	FACU
Carex multicaulis	Forest sedge	FACU
Castilleja sp.	Paint brush	FACW
Cichorium intybus	Chicory	FACU
Clarkia rhomboidea	Diamond petaled clarkia	UPL
Claytonia rubra	Red-stemmed spring beauty	FAC
Collinsia parviflora	Few flowered blue-eyed Mary	FACU

Collomia grandiflora	Large flowered collomia	FACU
Delphinium nudicale	Canyon larkspur	FACU
Dianthus armeria	Deptford pink	FACU
Diplacus sp.	Monkey flower	FACU
Dipsacus fullonum	Wild teasel	FAC
Eriophyllum lanatum	Wooly sunflower	UPL
Fragaria vesca	Wood strawberry	FACU
Galium aparine	Cleavers	FACU
Hastingia alba	White hastingia	UPL
Horkelia tridentata	Three toothed horkelia	FACU
Hosackia crassifolia var. crassifolia	Broad leaved lotus	FACW
Hypericum perforatum	Klamath weed	FACU
Imopsis aggregata	Scarlet gilia	UPL
Juncus balticus	Wire rush	FACW
Lathyrus sulphureus	Sulphur pea	FAC
Lepidium sp.	Pepper grass	FAC
Leptosiphon harknessii	Harkness' flaxflower	FACU
Lithophragma parviflorum	Pink woodland star	UPL
Luzula comosa	Hairy wood rush	FAC
Madia gracilis	Gumweed	FACU
Maianthemum racemosum	Feathery false lily of the valley	FAC
Microseris lacinata	Cut leaved scorzonella	FACU
Montia linearis	Narrow-leaved water chickweed	FAC
Myosurus minimus	Little mouse tail	OBL
Pedicularis densiflora	Indian warrior	FACU
Phacelia heterophylla	Varileaf phacelia	FACU
Plantago lanceolata	Ribwort	FACU
Plectritis sp.	Sea blush	FACU
Prunella vulgaris var. lanceolata	Mountain selfheal	FACU
Pteridium aquilinum	Western bracken fern	FACU
Ranunculus occidentalis	Buttercup	FACW
Rhinotropis cornuta	Milkwort	FACW
Rorippa sp.	Yellow brassica	FACW
Sidalcea sp.	Checkerbloom	FACW
Spiraea douglasii	Douglas spiraea	FACW
Taraxacum officinale	Red-seeded dandelion	FACU
Toxicoscordion venenosum	Meadow death camas	FACU
Tragopogon dubius	Goat's beard	UPL
Trifolium cyathiferum	Cup clover	FAC

Trifolium dubium	Shamrock clover	FACU
Verbascum blattaria	Moth mullein	UPL
Verbascum thapsus	Wooly mullein	UPL
Verbena lasiostachys	Western vervain	FAC
Wyethia angustifolia	Narrow leaved mule ears	FACU
Grasses		
Arrhenatherum elatius	Tall oatgrass	UPL
Bromus tectorum	Downy chess	FACU
Dactylis glomerata	Orchard grass	FACU
Elymus caput medusae	Medusa head	FACU
Festuca arundinaceae	Reed fescue	FACU
Phleum pratense	Common timothy	FAC
Poa bulbosa	Bulbous blue grass	FACU
Poa pratensis	Kentucky blue grass	FAC
Ventenata dubia	Ventenata grass	UPL

Appendix D.

Representative Site Photographs

Photo 1. Driveway entrance and culvert crossing at 9222 North Old Stage Road.

Photo 2. Primary intermittent stream (Int-1) at North Stage Road.

Photo 3. Extension of wet meadow connected to Int-1.

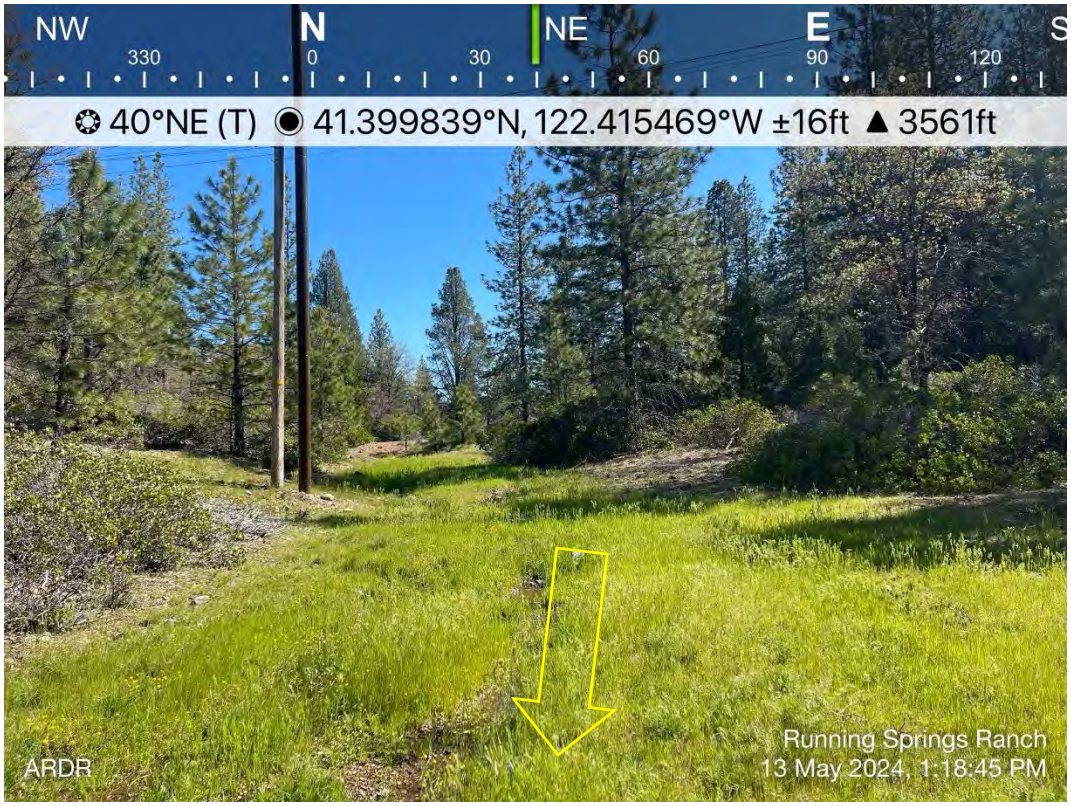
Photo 4. Primary aquatic feature in the study area, Intermittent Stream (Int-1) with associated wet meadow.

Photo 5. Data Point 1 in the wet meadow.

Photo 6. Data Point-1 upland.

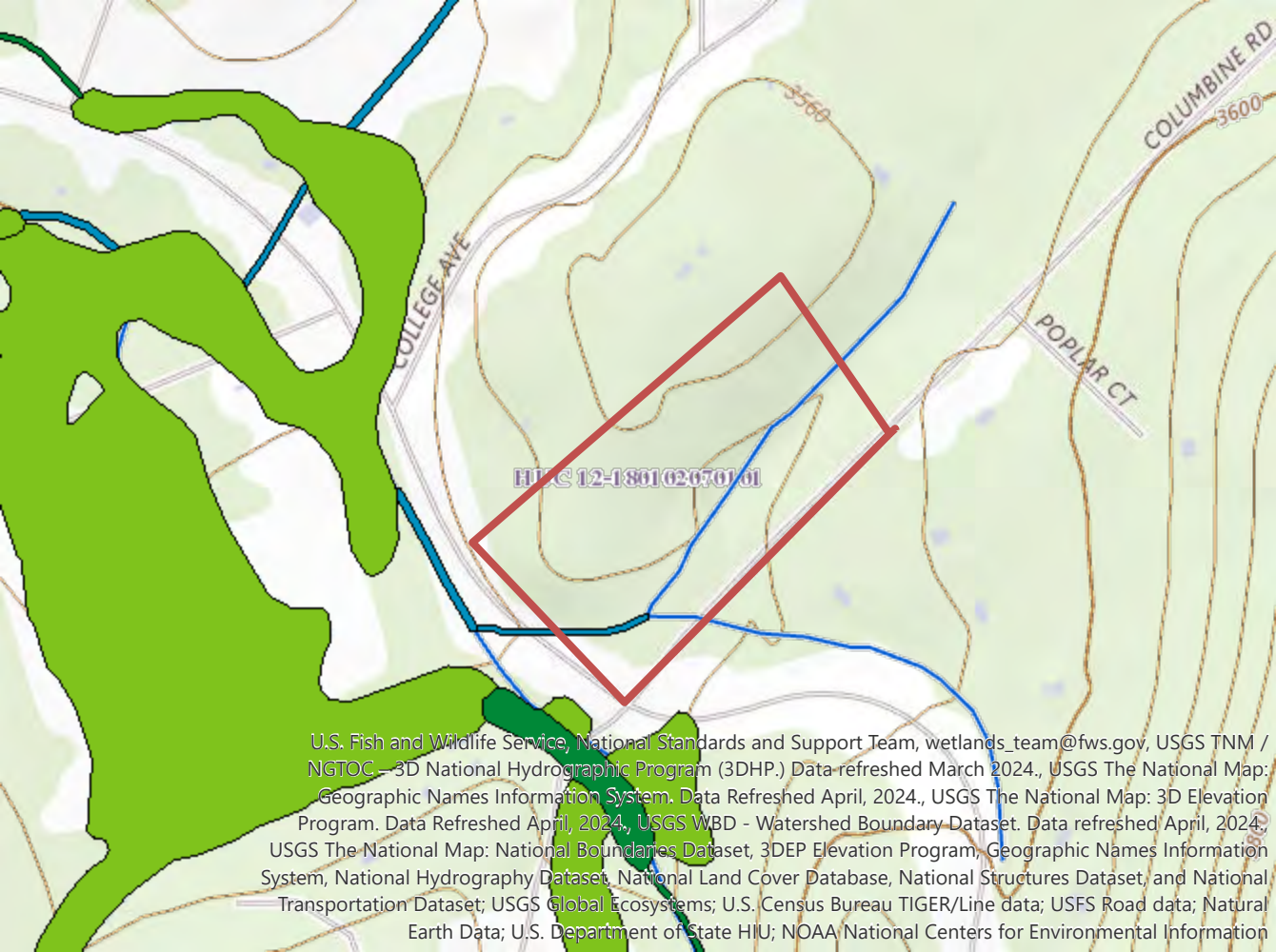
Photo 7. Int-1 and associated wet meadow.

Photo 8. Study area and parcel boundary of wet meadow to the Northeast.



Appendix E.

National Wetland Inventory Map



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov, USGS TNM / NGTOC – 3D National Hydrographic Program (3DHP.) Data refreshed March 2024., USGS The National Map: Geographic Names Information System. Data Refreshed April, 2024., USGS The National Map: 3D Elevation Program. Data Refreshed April, 2024., USGS WBD - Watershed Boundary Dataset. Data refreshed April, 2024. USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information

Map Scale: 1:2,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Siskiyou County, California, Central Part
Survey Area Data: Version 16, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 12, 2022—Oct 17, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
103	Asta cobbly sandy loam, 15 to 50 percent slopes	6.7	52.3%
208	Ponto sandy loam, 5 to 15 percent slopes	6.1	47.7%
Totals for Area of Interest		**12.8**	**100.0%**

SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS
DOMESTIC WATER BY INDIVIDUAL WELLS

LEGEND

◎ FOUND 1/2" REBAR PER TMB 6 PG 18
● CALCULATED POSITION

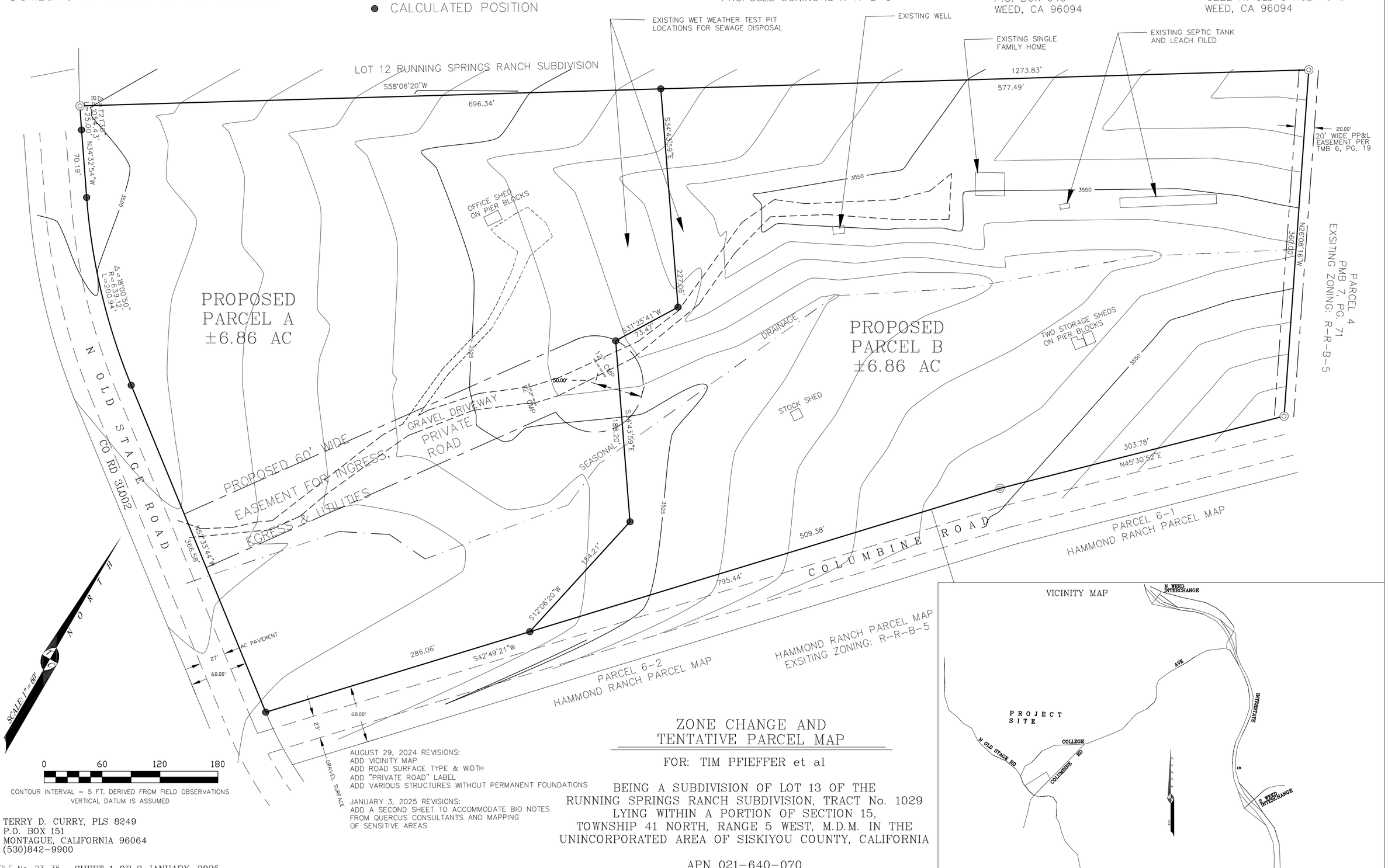
ZONING:

EXISTING ZONING IS AG-2
PROPOSED ZONING IS R-R-B-5

PROJECT PROPONENTS:

TIM PFIEFFER AND MELISSA ROSEN
P.O. BOX 645
WEED, CA 96094

AARON AND CHLOE KRIESKI
9222 N. OLD STAGE ROAD
WEED, CA 96094



CONTOUR INTERVAL = 5 FT. DERIVED FROM FIELD OBSERVATIONS
VERTICAL DATUM IS ASSUMED

TERRY D. CURRY, PLS 8249
P.O. BOX 151
MONTAGUE, CALIFORNIA 96064
(530)842-9900

FILE No. 23-35 SHEET 1 OF 2 JANUARY, 2025

AUGUST 29, 2024 REVISIONS:
ADD VICINITY MAP
ADD ROAD SURFACE TYPE & WIDTH
ADD "PRIVATE ROAD" LABEL
ADD VARIOUS STRUCTURES WITHOUT PERMANENT FOUNDATIONS

JANUARY 3, 2025 REVISIONS:
ADD A SECOND SHEET TO ACCOMMODATE BIO NOTES FROM QUERCUS CONSULTANTS AND MAPPING OF SENSITIVE AREAS

ZONE CHANGE AND TENTATIVE PARCEL MAP

FOR: TIM PFIEFFER et al

BEING A SUBDIVISION OF LOT 13 OF THE RUNNING SPRINGS RANCH SUBDIVISION, TRACT No. 1029 LYING WITHIN A PORTION OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 5 WEST, M.D.M. IN THE UNINCORPORATED AREA OF SISKIYOU COUNTY, CALIFORNIA

APN 021-640-070

VICINITY MAP

EXHIBIT D - TENTATIVE PARCEL MAP

SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS
DOMESTIC WATER BY INDIVIDUAL WELLS

LEGEND

◎ FOUND 1/2" REBAR PER TMB 6 PG 18
● CALCULATED POSITION

ZONING:

EXISTING ZONING IS AG-2
PROPOSED ZONING IS R-R-B-5

PROJECT PROPONENTS:

TIM PFIEFFER AND MELISSA ROSEN
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AARON AND CHLOE KRIESKI
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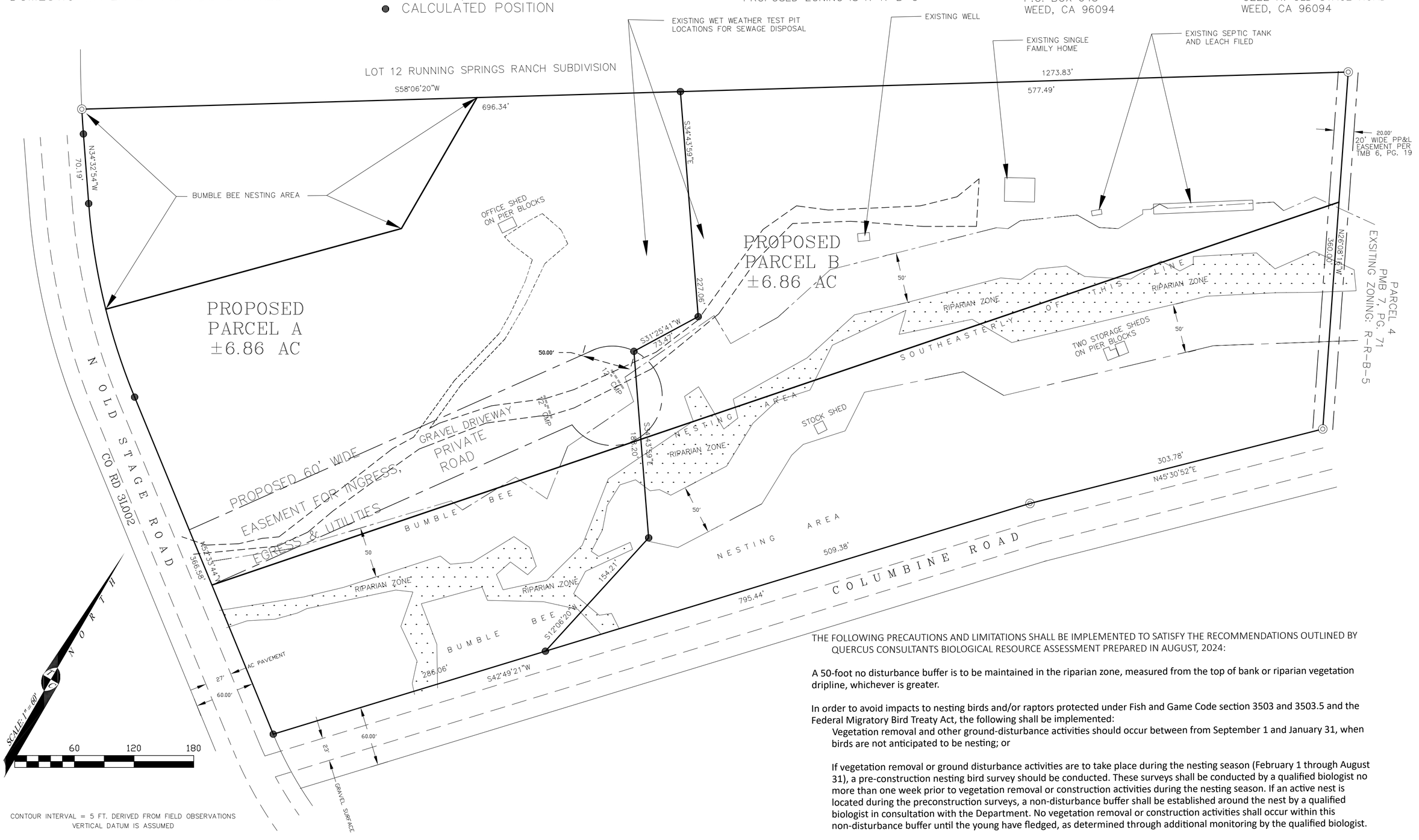

CONTOUR INTERVAL = 5 FT. DERIVED FROM FIELD OBSERVATIONS
VERTICAL DATUM IS ASSUMED

TERRY D. CURRY, PLS 8249
P.O. BOX 151
MONTAGUE, CALIFORNIA 96064
(530)842-9900

FILE No. 23-35 SHEET 2 OF 2 JANUARY, 2025

THE FOLLOWING PRECAUTIONS AND LIMITATIONS SHALL BE IMPLEMENTED TO SATISFY THE RECOMMENDATIONS OUTLINED BY QUERCUS CONSULTANTS BIOLOGICAL RESOURCE ASSESSMENT PREPARED IN AUGUST, 2024:

A 50-foot no disturbance buffer is to be maintained in the riparian zone, measured from the top of bank or riparian vegetation dripline, whichever is greater.

In order to avoid impacts to nesting birds and/or raptors protected under Fish and Game Code section 3503 and 3503.5 and the Federal Migratory Bird Treaty Act, the following shall be implemented:

Vegetation removal and other ground-disturbance activities should occur between from September 1 and January 31, when birds are not anticipated to be nesting; or

If vegetation removal or ground disturbance activities are to take place during the nesting season (February 1 through August 31), a pre-construction nesting bird survey should be conducted. These surveys shall be conducted by a qualified biologist no more than one week prior to vegetation removal or construction activities during the nesting season. If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department. No vegetation removal or construction activities shall occur within this non-disturbance buffer until the young have fledged, as determined through additional monitoring by the qualified biologist.

Dead trees shall be left standing when not in conflict with fire hazard policies and public safety.

Areas suitable for bumble bee nesting shall not be disturbed from March 1 to October 1. Should ground disturbance be necessary at other times of the year, a qualified biologist shall conduct a pre-disturbance survey within one year and prior to initiation of ground disturbance.

EXHIBIT D - TENTATIVE PARCEL MAP