



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

**New Business Agenda Item No. 1**  
**Scott Valley Fire Protection District Use Permit (UP-20-19) and**  
**Boundary Line Adjustment (BLA-20-19)**

**Applicant:** Chief Paul Buchter

**Property Owners:** Scott Valley Fire Protection District  
PO Box 130  
Greenview, CA 96037-0130

**Representatives:** Wade DeDobbeleer  
Siskiyou Land Surveying  
8919 Scott River Road  
Fort Jones, CA 96032

**Project Summary** The applicant is requesting approval of the following:

- Use Permit approval to conditionally allow for use of the property by the Scott Valley Fire Protection District for fire protection purposes, including the storage of fire apparatus and equipment; and
- Boundary Line Adjustment approval to merge three existing parcels.

**Location:** This project is located at the northwest corner of the intersection of Maple Street and Main Street in the unincorporated community of Greenview; APN: 024-510-220 and 024-510-140, and 024-510-280; Township 43N, Range 9W, Section 29; Latitude 41.5500°, Longitude -122.9069°.

**General Plan:** Not within any mapped land use policy.

**Scott Valley Area Plan:** Greenview Community Plan

**Zoning:** Single-Family Residential (Res-1)

**Exhibits:**

- A. Draft Resolution PC 2022-016  
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Scott Valley Fire Protection District Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19)
  - A-1. Notations and Recommended Conditions of Approval
  - A-2. Recommended Findings
- B. Comments
- C. Use Permit UP-88-25
- D. Use Permit UP-93-18
- E. Exhibit Map

## **Background**

The Scott Valley Fire Protection District's Greenview Station is located at 317 Maple Street on APN: 024-510-280. That property historically contained the Greenview Volunteer Fire Department (GVFD) Fire Hall, which was built in 1953. The property was deeded by the GVFD to the Scott Valley Fire Protection District (SVFPD) in 1988 and included a well on the property for drafting purposes. The expansion of the firehouse was granted via Use Permit (UP-88-25) along with a Variance (V-88-03) to the setbacks and lot coverage. The building was later modified with the addition of restroom facilities (UP-93-18), including a well for potable water and septic holding tank.

In 2018, Gregory and Betty Lindholm recorded a Grant Deed (Doc. 2018-0010195) to Scott Valley Dalmatians, Inc. for the two parcels directly east of the Greenview Station that are the subject of this project. That grant deed included a covenant requiring that the property be made "available at all times for the use of, and by, the Scott Valley Fire District ("SVFD") and its successors." Two days later, Scott Valley Dalmatians, Inc. granted the two parcels to SVFPD (Doc. 2018-0010249).

At this time, SVFPD would like to combine the two Single-Family Residential (RES-1) zoned subject parcels (APN: 024-510-140 and 024-510-220) and utilize the site for fire protection purposes to augment the adjacent fire station, including storage of fire apparatus and equipment.

The approximately 0.29-acre project site is currently undeveloped with the exception of a well house on the north side of the property and perimeter fencing. The well house currently benefits and serves only the adjacent property to the north. Existing vegetation consists mainly of cedar trees, a single pine tree, and two deciduous trees. No trees are proposed to be removed as part of this project.

Adjacent parcels are similar in size and are also zoned for RES-1 uses, with the majority being developed with single-family dwellings.

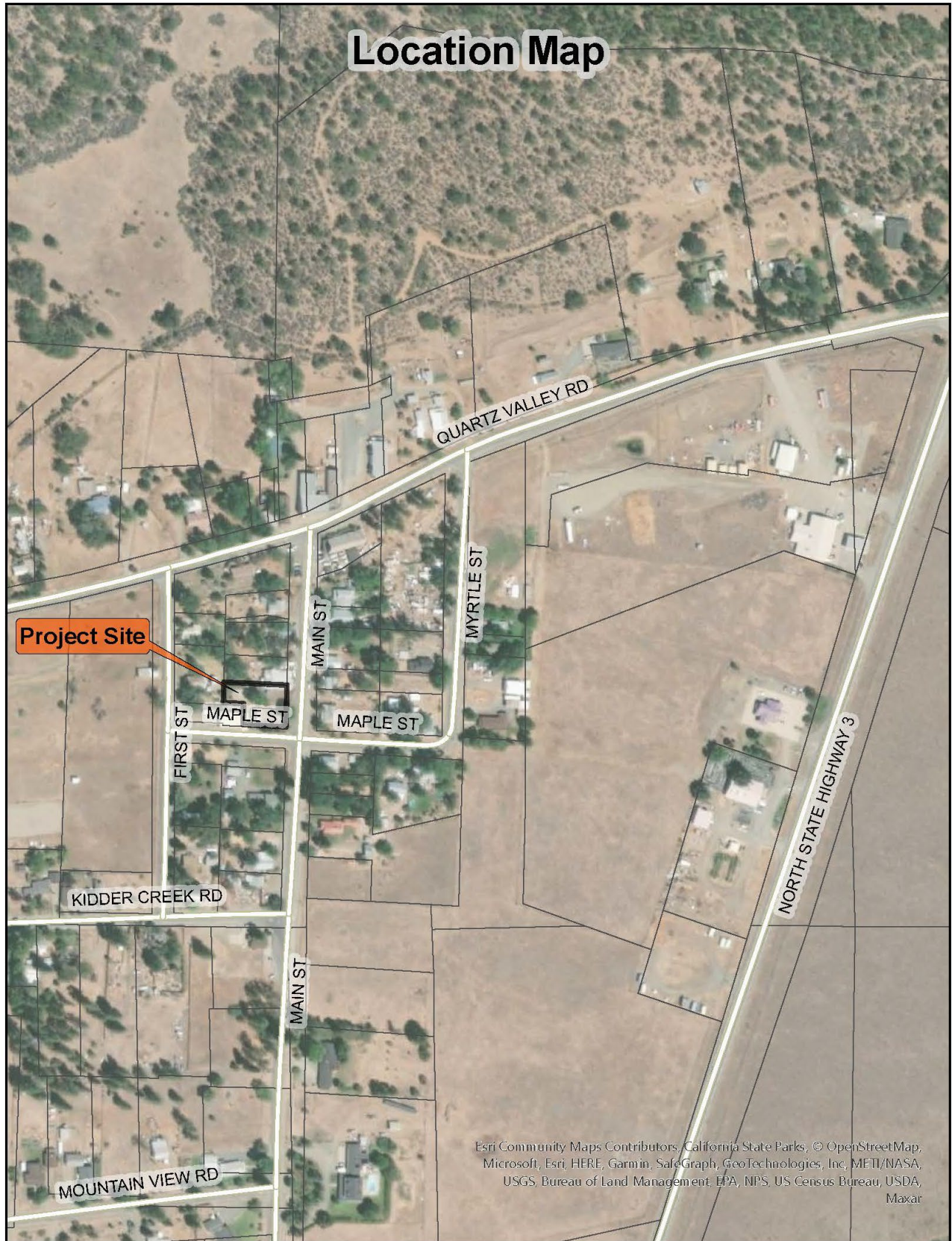


Figure 1: Location Map



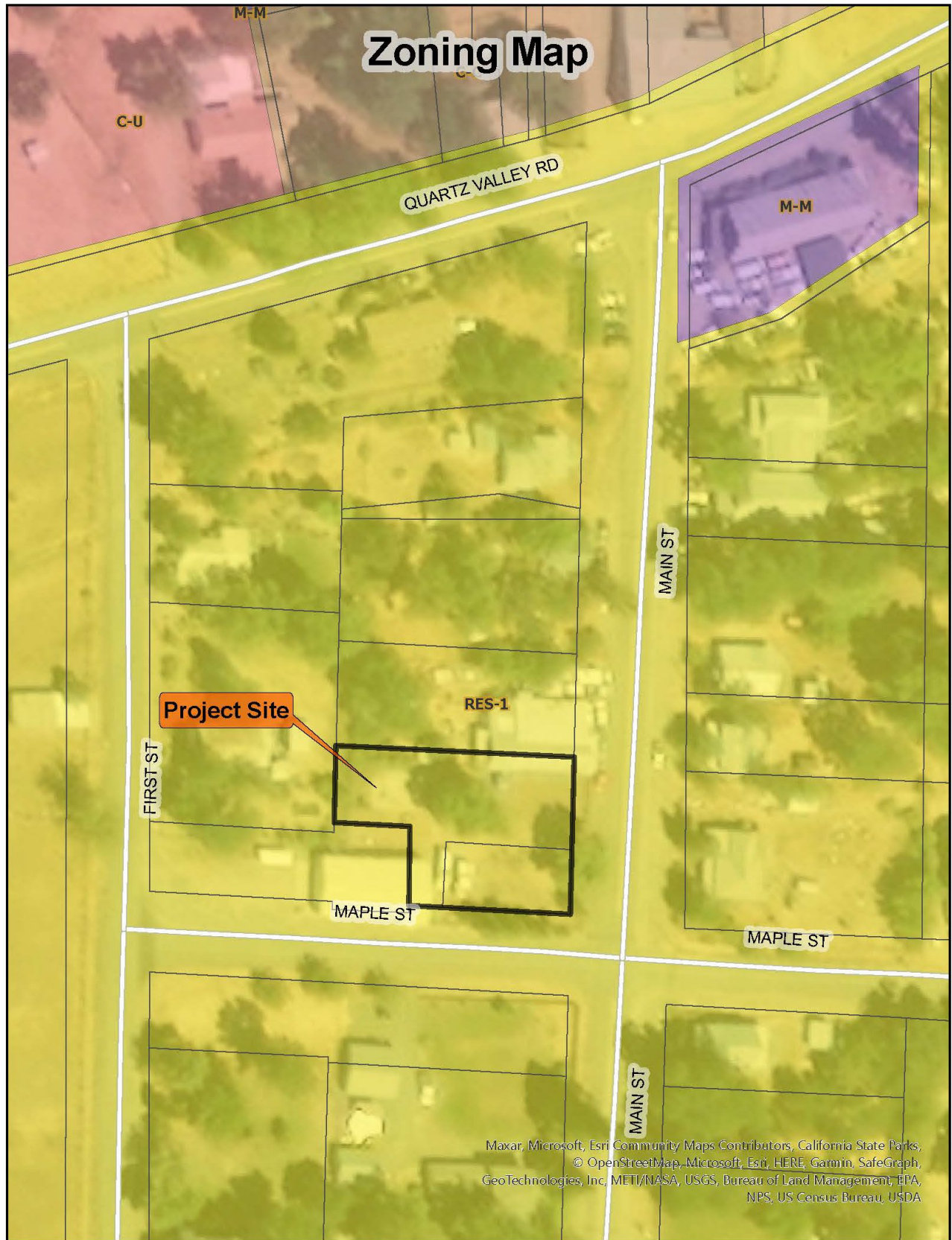


Figure 2: Zoning Map



## Analysis

### Resultant Parcel

Approval of the Scott Valley Fire Protection District boundary line adjustment (BLA-20-19) portion of the project would merge APNs 024-510-220 (0.213 acres) and 024-510-140 (0.076 acres), making one distinct 0.289-acre parcel by elimination of the common lines between them.

| Owner                                 | APN         | Original Acreage | Adjustment | Final Acreage |
|---------------------------------------|-------------|------------------|------------|---------------|
| Scott Valley Fire Protection District | 024-510-220 | 0.213            | +0.076     | 0.289         |
| Scott Valley Fire Protection District | 024-510-140 | 0.076            | -0.076     | 0.000         |

Table 1: Applicant Proposed Boundary Line Adjustment

However, staff is recommending that the adjacent parcel already developed for fire protection purposes be combined with the two parcels that are the subject of this project. The recommendation is due to the small resultant parcel size. As proposed, the resultant parcel is a substandard lot and is not considered “buildable” as it cannot be developed with sanitary facilities. With the addition of the adjacent parcel, which is already developed with sanitary facilities, future development of sanitary facilities is unnecessary as they are already in place.

Chief Paul Buchter was contacted about the recommendation, and he had no objections. Therefore, approval of the recommended boundary line adjustment portion of this project would merge three parcels listed in the table below, making one distinct approximately 0.464-acre parcel by elimination of the common lines between them.

| Owner                                 | APN         | Original Acreage   | Adjustment | Final Acreage |
|---------------------------------------|-------------|--------------------|------------|---------------|
| Scott Valley Fire Protection District | 024-510-220 | 0.213              | +0.251     | 0.464         |
| Scott Valley Fire Protection District | 024-510-140 | 0.076              | -0.076     | 0.000         |
| Scott Valley Fire Protection District | 024-510-280 | 0.175 <sup>1</sup> | -0.175     | 0.000         |

Table 2: Staff Recommended Boundary Line Adjustment

### Parcel Creation

APN: 024-510-140 was legally created by Grant Deed as recorded in Siskiyou County Official Records on November 3, 1955 in Book 358 at Page 537. It has not been modified since.

APN: 024-510-220 was legally created by Grant Deed as recorded in Siskiyou County Official Records on November 7, 1961. It was later modified on February 28, 1962, when a portion of the property was

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1. Acreage for this parcel was calculated by Planning staff and is approximate.

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deeded to the Greenview Volunteer Fire Department as recorded in Siskiyou County Official Records in Book 472 at Page 519.

APN: 024-510-280 was legally created as Lot 10, Block 1 of the Plat of the Town of Greenview, as recorded in Town Map Book 1, at Page 24, which is more commonly known as Lot 6, Block 1 of Haye's Addition to Greenview. It was later modified on October 27, 1989, when Boundary Line Adjustment BLA-89-25 was recorded in Siskiyou County Official Records as Document No. 1989-0013387. The resultant parcel included the portion of APN: 024-510-220 that was deeded to the Greenview Volunteer Fire Department in 1962 and a two-foot (2') by forty-eight-foot (48') section of Maple Street that was abandoned by the County to the Scott Valley Fire Protection District in order to correct the encroachment of the fire hall onto the public roadway.

**Zoning Consistency**

The subject parcels are zoned Single-Family Residential (RES-1), and the zoning is not proposed to be changed as part of this project. Although approval of the BLA, as recommended, would merge three existing legal parcels resulting in one approximately 0.464-acre parcel, the currently existing parcels and proposed resultant parcel are considered substandard lots as the area of the lots is less than that is required for the construction of any structure pursuant to Siskiyou County Code (SCC) Section 10-6.1509. SCC Section 10-6.5501 footnote number fourteen allows for the reduction of the minimum parcel size if the "Planning Commission finds [it] is necessary to serve public safety uses provided that said future use is consistent with the applicable Zoning District, [and] that specific findings are made by the Public Health Officer that sanitary issues have been addressed". Within the RES-1 district, public buildings and uses are allowed with an approved use permit, pursuant to Siskiyou County Code (SCC) Section 10-6.3703(a). As such, with specific findings made as detailed in Exhibit A-2, the proposed use permit is consistent with the RES-1 district and would not conflict with the Siskiyou County Zoning Ordinance provided that the Commission approves the requested use permit.

In order for the Commission to approve the requested use permit, the Commission must find that the proposed use is consistent with the General Plan and Scott Valley Area Plan, would not be detrimental to the public welfare or injurious to property or improvements in the surrounding area, and not be incompatible with the character of the area due to noise, dust, odors, or other undesirable characteristics. Based on staff's analysis of the proposed project, staff believes that the necessary findings to approve the use permit can be made subject to the incorporation of the recommended conditions of approval. These findings are detailed in Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval.

**General Plan Consistency**

The subject properties are not within any mapped Land Use Element of the Siskiyou County General Plan. However, planning staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5, 41.6, 41.7, 41.8, 41.9, and 41.18 apply to the proposed project.

**Scott Valley Area Plan Consistency**

The subject parcels are within the Greenview Community Plan of the Scott Valley Area Plan (SVAP). The existing fire station and current expansion project site are designated for Single and Multi-Family dwellings only, pursuant to Policy 21 of the SVAP. The Community Plan only addresses residential, commercial, and industrial uses and neglected to consider public uses, such as the existing fire station that was established in 1953, prior to the adoption of the Scott Valley Area Plan. Because of the Plan's



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oversight, planning staff has determined that the most appropriate application of the SVAP is through Policy 23, which states that, “[a]ll land uses shall be designed in a manner that is compatible with surrounding planning and existing uses of the land.” As the fire station in Greenview has been an existing use of the land for 69 years, the proposed expansion to the adjacent property is clearly compatible with the surrounding uses of the land.

Additionally, since the use was established well before the adoption of the SVAP, the use is considered a nonconforming use, pursuant to Article 25 of the Siskiyou County Municipal Code. A nonconforming use can be defined as a use that was legally established and complied with all County regulations at the time it was established. Expansion by more than twenty percent (20%), is permitted upon issuance of a conditional use permit.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project site is consistent with the applicable General Plan and Scott Valley Area Plan policies governing the subject site. The proposed project has been designed and/or conditioned to mitigate any potential impacts to area resources or hazardous conditions. In addition, the use (as designed and conditioned) would be compatible with the surrounding land uses, has adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. These findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report, and are submitted for the commissioner’s review, consideration, and approval.

**Environmental Review**

The proposed project, (i.e., merging of three parcels and the use of the property for fire protection purposes) is being recommended by staff to be exempt from the California Environmental Quality Act (CEQA, pursuant to CEQA Guidelines Section 15061(b)(3) and 15303(e).

Because there is not substantial evidence, in light of the whole record before the County, that the proposed use permit and boundary line adjustment may have a significant effect on the environment, staff is recommending that the Planning Commission make the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the “common sense exemption” of CEQA Guidelines Section 15061(b)(3), which states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Additionally, staff is recommending this project be determined exempt pursuant to the Class 3 exemption that is applicable to *New Construction or Conversion of Small Structures* (Section 15303(e)). This section applies to projects which involve the construction of accessory structures including garages and carports.

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**

### **Public Comments**

A Notice of Public Hearing was published in the Siskiyou Daily News on July 6, 2022 and mailed to property owners within 300 feet of the applicant's property. No comments have been received at this time.

### **Agency Comments**

#### **Siskiyou County Environmental Health Division – June 1, 2022**

Environmental Health has no objection to the proposed merger and location of proposed storage building.

Planning Response: No response necessary.

#### **California Department of Forestry and Fire Protection (Cal Fire) – May 24, 2022 and June 3, 2022**

Comments were submitted regarding Cal Fire's requirements for this project, specifically those pertaining to emergency access and egress, signing and building numbering, and fuel modification and standards as specified pursuant to Public Resources Code 4290. Cal Fire has no requirements to the boundary line adjustment and would only object if the new boundary line encroaches on previously permitted structures or roadways.

*Planning Response: The proposed boundary line adjustment merges three existing parcels and will not create an encroachment on previously permitted structures or roadways. Compliance with Cal Fire requirements to the satisfaction of Cal Fire and Siskiyou County Planning has been included as recommended Conditions of Approval number 6 for the project (see Exhibit A-1).*

## **Planning Staff Recommendations**

- Adopt Resolution PC 2022-016 taking the following actions:
  - Approve the proposed Boundary Line Adjustment based on the recommended findings and subject to the recommended conditions of approval; and
  - Approve the Use Permit request based on the recommended findings and subject to the recommended conditions of approval; and
  - Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(2), Section 15303, and Section 15305(a).

## **Suggested Motion**

I move that we adopt Resolution PC 2022-016, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Scott Valley Fire Protection District Boundary Line Adjustment (BLA-20-19) and Use Permit (UP-20-19) and Determining the Project Exempt from the California Environmental Quality Act.



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**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 2022-016

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Scott Valley Fire Protection District Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19)**

**Whereas**, Chief Paul Buchter of the Scott Valley Fire Protection District (SVFPD) applied for a boundary line adjustment to merge three existing parcels (APNs: 024-510-220, 024-510-140, and 024-510-280) and a use permit to utilize those same two parcels for fire protection purposes, including the storage of fire apparatus and equipment; and

**Whereas**, the project site is currently zoned for Single-Family Residential (RES-01) uses and public buildings and uses are allowed with an approved use permit, pursuant to Siskiyou County Code (SCC) Section 10-6.3703(a); and

**Whereas**, the project site is adjacent to the SVFPD Greenview Station (APN: 024-510-280), which has been in existence at that location as a fire hall since 1953; and

**Whereas**, staff recommended that the boundary line adjustment portion of the project be modified so that the subject parcels also shall be merged with the adjacent SVFPD Greenview Station parcel, and the applicant had no objections; and

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

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

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

**Whereas**, the Planning Division presented its oral and written staff report on the SVFPD Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19) at a regular meeting of the Planning Commission on July 20, 2022; and

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



**Whereas**, the Planning Division recommended that the project be determined exempt from CEQA pursuant to *New Construction or Conversion of Small Structures* (Section 15303(e)), which consists of construction and location of accessory structures including garages and carports; and

**Whereas**, the Planning Division recommended approval of the SVFPD Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19) subject to the conditions of approval included in Attachment A-1 to this resolution; and

**Whereas**, on July 20, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the SVFPD Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19) 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 no substantial evidence, in light of the whole record before the County, that the proposed tentative parcel map would have a significant effect on the environment; and

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

**Be It Further Resolved** that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the SVFPD Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19):

1. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15303(e); and
2. Approves the proposed Boundary Line Adjustment and Use Permit based on the recommended findings and subject to the recommended conditions of approval contained in Exhibit A-1 to this resolution.

**It is Hereby Certified** that the foregoing Resolution PC 2022-016 was duly adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ at a regular meeting of the Siskiyou County Planning Commission held on the 20<sup>th</sup> day of July 2022 by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

Siskiyou County Planning Commission

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Danielle Lindler, Chair

Witness, my hand and seal this 19th day of January 2022

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Hailey Lang, Secretary of the Commission



**Exhibit A-1 to Resolution PC 2022-016**  
**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.

**Conditions of Approval – Boundary Line Adjustment**

1. The applicant shall provide a legal description of the parcel that is to exist. The legal description must be typed on plain white paper with one-inch borders. The legal description must be prepared and submitted by either a Registered Civil Engineer that is licensed to practice land surveying (registered in California prior to 1982) or a Licensed Land Surveyor and be accompanied by a map showing the parcel as depicted by the legal description. The legal description shall be made to the satisfaction of the Deputy Director of Planning, whereupon the legal description shall be recorded along with the other required boundary line adjustment documents.
2. The applicant shall provide the Planning Division with the name of the local title company that will complete all title documents and record the final approval. Upon recordation, the Planning Division shall be provided with copies of all documents including a "dated down" title report reflecting completion of all requirements.
3. A notation shall be included on the recorded boundary line adjustment stating as follows:  
*“This approved boundary line adjustment relates only to issues of compliance or non-compliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval.”*
4. The boundary line adjustment shall become null and void if the boundary line adjustment documents and any required deed(s) have not been recorded within one (1) year of the date of approval. A twelve (12) month extension of the expiration date may be obtained upon the submittal of a written application and fee to the Planning Division, prior to the expiration of the approved boundary line adjustment.
5. The approval of the boundary line adjustment does not guarantee that said parcel: (1) can be built upon; (2) has legal access; (3) has water and sewer to support development; or (4) there is the ability to obtain the necessary permits or other grant or grants of approval to allow development.

**Exhibit A-1 to Resolution PC 2022-016**  
**Notations and Recommended Conditions of Approval**

**Conditions of Approval – Use Permit**

1. The project shall substantially conform to the project description and exhibit map reviewed and approved by the Planning Commission on July 20, 2022. 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. The subject parcels (APN: 024-510-220 and 024-510-140) shall be merged into a single legal parcel with the adjacent parcel already developed and utilized for fire protection purposes (APN: 024-510-280).
3. Development of the subject property shall comply with all adopted rules and regulations of the Siskiyou County Code and all other local and state regulatory agencies.
4. Building permits must be obtained from the Building Division of the Siskiyou County Community Development Department for any structures, plumbing, electrical, or mechanical work.
5. All county road and yard setbacks must be met.
6. All applicable and appropriate fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, shall be met for the proposed project and any associated uses. Verification of compliance shall be obtained from the Director of the California Department of Forestry (Cal Fire), or their assigned designee, prior to the final inspection of any project related improvements or building permit.
7. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

# Findings

## **Boundary Line Adjustment Findings**

1. Because the proposed boundary line adjustment involves four or fewer existing adjoining parcels, where the land taken from one parcel would be added to an adjoining parcel, and because a greater number of parcels than originally existed would not be created, the proposed boundary line adjustment is exempt from the requirements of the Subdivision Map Act pursuant to Government Code Section 66412(d).
2. Pursuant to Government Code Section 66412(d), the Siskiyou County Planning Commission has limited its review and approval of the Scott Valley Fire Protection District Boundary Line Adjustment (BLA-20-19) to a determination of whether or not the parcels resulting from the proposed boundary line adjustment will conform to the Siskiyou County General Plan, Scott Valley Area Plan, Zoning Ordinance, and California Building Code.
3. The proposed project is consistent with zoning designations and the applicable policies of the Siskiyou County General Plan and Scott Valley Area Plan.
4. Access to the parcels is via Maple Street, Main Street, and First Street, public roads, and is consistent with the applicable access policies of the Siskiyou County General Plan.
5. The resulting lots of record, as designed, will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.

## **Zoning Consistency Findings**

1. The proposed use permit and boundary line adjustment, as recommended for approval, are consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed use of the property for fire protection purposes is consistent with Siskiyou County Code Section 10-6.3703(a).
3. Due to the parcel size, the subject parcels are currently substandard parcels, and the resultant parcel will also be a substandard parcel.
4. Due to the proposed use of the property for public safety uses (i.e.: fire protection purposes), the otherwise required minimum parcel size may be reduced pursuant to Siskiyou County Code Section 10-6.5501.
5. The use of the proposed substandard resultant parcel for fire protection purposes is necessary to serve public safety.
6. Due to the size, scale, intensity, and location of the project, the proposed use will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.
7. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic, and will be reasonably compatible with the existing and permitted uses in surrounding areas.
8. 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.

## **Public Health Officer Findings**

1. The proposed use of APN: 024-510-220 and 024-510-140 for fire protection purposes is accessory to the existing fire station on the adjacent parcel (APN: 024-510-280).
2. The adjacent fire station is developed with sanitary facilities that are connected to a permitted potable water source (groundwater well) and septic holding tank.
3. APN: 024-510-220 is developed with a groundwater well that currently serves an adjacent residential parcel (APN: 024-510-120).
4. Upon merger of the Scott Valley Fire Protection District parcels (APN: 024-510-220, 024-510-140, and 024-510-280), the resultant parcel will include sanitary facilities that exist on APN: 024-510-280 (well and approved septic holding tank) and will have addressed sanitary issues.

## **General Plan Consistency Findings**

### **Composite Overall Policies**

Policy 41.3(e) All light commercial, light industrial, multiple family residential, and commercial/recreational, public, and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

*The subject parcels have direct access to First Street, Maple Street, and Main Street, public roads that are adequate for the immediate and cumulative traffic impacts of the project.*

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 use of the subject parcels for fire protection purposes is clearly compatible with the surrounding and planned uses of the area as the adjacent parcel to the west has contained a fire hall since 1953 and the fire protection serves the Greenview community.*

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 use of the land and will not be disruptive or destroy the intent of protecting each mapped resource as the subject property is not within any mapped resource areas.*

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

*The subject parcels were created prior to current density standards and are not considered buildable for residential purposes as they are substandard. Upon approval of the project by the Planning Commission, the resultant parcel will include APN: 024-510-280, which is already developed with sanitary facilities. As part of building permit process for the proposed storage structure, erosion, runoff, access, and fire hazard will be addressed.*

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

*The resultant parcel will contain the existing fire hall that is already developed with a septic holding tank. The septic holding tank is required to be pumped and maintained a minimum of once per year pursuant to UP-93-18. No additional sewage disposal is proposed for this project, therefore there will be no possibility of groundwater contamination from sewage disposal.*

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

*The resultant parcel will contain two groundwater wells, one for sanitary facilities and the second groundwater well for drafting purposes. No additional connections or facilities are proposed as part of this project.*

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.

*The resultant parcel will contain the existing fire hall that is already developed with a septic holding tank. The septic holding tank is required to be pumped and maintained a minimum of once per year pursuant to UP-93-18. No additional sewage disposal is proposed for this project, therefore there will be no possibility of groundwater contamination from sewage disposal.*

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 immediate access to First Street, Maple Street, and Main Streets, public roads that are adequate for the immediate and cumulative traffic impacts of the project.*

Policy 41.18 Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

*Staff has reviewed all Land Use Element policies and has determined that the project is consistent with the Siskiyou County General Plan as documented herein.*

### **Scott Valley Area Plan Consistency Findings**

Policy 23 All land uses shall be designed in a manner that is compatible with surrounding planned and existing uses of the land. All proposed development is prohibited unless each site meets all criteria for development set for by the North Coast Regional Water Quality Control Board and the Siskiyou County Health Department.

*The existing fire station was established in 1953 and has been in use for 69 years. Therefore, the expansion of the use to the adjacent parcels is clearly compatible with the surrounding uses of the land. Additionally, the existing fire station is already developed with sanitary facilities, including a groundwater well and septic holding tank. No additional development of sanitary facilities is proposed as part of this project.*



## **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 use permit 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 15303, Class 3 projects consist of construction and location of limited numbers of new, small facilities or structures. Because subsection (e) allows for the construction of accessory structures including garages and carports, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303(e).
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 SCOTT VALLEY FIRE PROTECTION DISTRICT FILE # 024-510-220, -140

LOCATION 317 MAPLE ST, GREENVIEW T 43N , R 9W , SEC. 29 PD# BLA2019/UP20

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 objections to this proposed merger and location of proposed storage building.

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

REHS *Don Wherry* DATE 6/1/22

**ENVIRONMENTAL HEALTH ACTION**

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

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

REHS *Don Wherry* DATE 6/1/22

Date sent to Planning:

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



May 24, 2022

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

Attention: Dianne Johnson, Permit Technician

Subject: Use Permit Commercial: Scott Valley Fire Protection District (UP2019)

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):

**EMERGENCY ACCESS AND EGRESS**

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

**Note: Driveway access must meet the roadway width standards**

**SIGNING AND BUILDING NUMBERING**

1274.01, 1274.02, 1274.03, 1274.04

**FUEL MODIFICATION AND STANDARDS**

1276.01, 1276.02, 1276.03, 1276.04

**SEE THE ATTACHED "4290 SRA FIRE SAFE REGULATIONS" FOR SPECIFIC CODE REQUIREMENTS.**

If you have any questions please call me at (530) 842-3516.

A handwritten signature in blue ink, appearing to read "NPisano".

Nicholas Pisano  
Fire Captain Specialist- Fire Prevention  
CAL FIRE

For: Phillip Anzo  
Unit Chief

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

# SRA Fire Safe Regulations

## Board of Forestry and Fire Protection



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[govt.westlaw.com/calregs](http://govt.westlaw.com/calregs)

As of July 28, 2020

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



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## Article 1 Administration

### § 1270.00. Title

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

### § 1270.01. Purpose

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

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

(c) These measures shall provide for emergency access; signing and building numbering; private water supply reserves for emergency fire use; and vegetation modification. The fire protection standards which follow shall specify the minimums for such measures.

### § 1270.02. Scope

(a) These regulations shall apply to:

(1) the perimeters and access to all residential, commercial, and industrial building construction within the SRA approved after January 1, 1991 except as set forth below in subsections (b.) through (d), inclusive, and (f);

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

(4) applications for building permits on a parcel approved in a pre-1991 parcel or

tentative map to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map.

(b) These regulations do not apply where an application for a building permit is filed after January 1, 1991 for building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.

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

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

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

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

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

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



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

(e) Unless otherwise exempt pursuant to this subchapter, affected activities include, but are not limited to:

- (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
- (2) application for a building permit for new building construction;
- (3) application for a use permit; and
- (4) road construction.

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

### § 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

- (a) the local jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within the SRA.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the local jurisdiction.
- (c) the local jurisdiction shall ensure that the applicable sections of this subchapter become a condition of approval of any applicable construction or development permit or map.

### § 1270.04. Local Ordinances.

- (a) Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local jurisdiction provided that such ordinance, rule, or regulation is equal to or exceeds these minimum standards.
- (b) Counties may submit their local ordinances for certification via email to the Board, and the Board may certify them as equaling or exceeding these regulations when they provide the same practical effect. If the Board determines that the local requirements do not equal or exceed these regulations, it shall not certify the local ordinance.
- (c) When the Board grants certification, the local ordinances, in lieu of these regulations, shall be applied as described in 14 CCR § 1270.02 and used as the basis for inspections performed under 14 CCR § 1270.05.
- (d) The Board's certification of local ordinances pursuant to this section is rendered invalid when previously certified ordinances are subsequently amended by local jurisdictions, or the regulations are amended by the Board, without Board re-certification of the amended ordinances. The Board's regulations supersede the amended local ordinance(s) when the amended local ordinance(s) are not re-certified by the Board. Amendments made by local jurisdictions to previously certified ordinances shall be submitted for re-certification.

### § 1270.05. Inspections.

Inspections shall conform to the following requirements:

- (a) Inspection shall be made by:
  - (1) the Director, or
  - (2) local jurisdictions that have assumed state fire protection responsibility on SRA lands, or
  - (3) local jurisdictions where the inspection duties have been formally delegated by CAL FIRE to the local jurisdiction.



- (b) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws even when the inspection duties have been delegated pursuant to this section.
- (c) Reports of violations shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the local jurisdiction.
- (d) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or building permit.

#### § 1270.06. Exceptions to Standards.

- (a) Upon request by the applicant, exceptions to standards within this subchapter or to local jurisdiction certified ordinances may be allowed by the inspection entity listed in 14 CCR § 1270.05, where the exceptions provide the same practical effect as these regulations towards providing defensible space. Exceptions granted by the inspection entity listed in 14 CCR § 1270.05 shall be made on a case-by-case basis only. Exceptions granted by the inspection entity listed in 14 CCR § 1270.05 shall be forwarded to the appropriate CAL FIRE Unit Office that administers SRA fire protection in that county and shall be retained on file at the Unit Office.
- (b) Requests for an exception shall be made in writing to the inspection entity listed in 14 CCR § 1270.05 by the applicant or the applicant's authorized representative. At a minimum, the request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception proposed, and a map showing the proposed location and siting of the exception. Local jurisdictions listed in 14 CCR section 1270.05 may establish additional procedures or requirements for exception requests.
- (c) Where an exception is not granted by the inspection entity, the applicant may appeal such denial to the local jurisdiction. The local jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.
- (d) Before the local jurisdiction makes a determination on an appeal, the inspection authority shall be consulted and shall provide to that local jurisdiction documentation outlining the effects of the requested exception on wildfire protection.
- (e) If an appeal is granted, the local jurisdiction shall make findings that the decision meets the intent of providing defensible space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that local jurisdiction.

#### § 1271.00. Definitions

Agriculture: Land used for agricultural purposes as defined in a local jurisdiction's zoning ordinances.

Building: Any structure used or intended for supporting or sheltering any use or occupancy, except Utility and Miscellaneous Group U buildings.

CAL FIRE: California Department of Forestry and Fire Protection.

Dead-end road: A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

Defensible space: The area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and



maintenance of emergency vehicle access, emergency water reserves, road names and building identification, and fuel modification measures.

Development: As defined in section 66418.1 of the California Government Code.

Director: Director of the Department of Forestry and Fire Protection or their designee.

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

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

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

Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.

Fire valve: see hydrant.

Fuel modification area: An area where the volume of flammable vegetation has been reduced, providing reduced fire intensity and duration.

Greenbelts: A facility or land-use, designed for a use other than fire protection, which will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.

Hammerhead/T: A road or driveway that provides a "T" shaped, three-point turnaround space for emergency equipment, being no narrower than the road that serves it.

Hydrant: A valved connection on a water supply or storage system, having either one two and a half (2 1/2) inch or one four and a half (4 1/2) inch outlet, with male American National Fire Hose Screw Threads (NH), used to supply fire apparatus and hoses with water.

Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that issues or approves building permits, use permits, tentative maps or tentative parcel maps, or has authority to regulate development and construction activity.

Occupancy: The purpose for which a building, or part thereof, is used or intended to be used.

One-way road: A minimum of one traffic lane width designed for traffic flow in one direction only.

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

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

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

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

**Same Practical Effect:** As used in this subchapter, means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

(a) access for emergency wildland fire equipment,

(b) safe civilian evacuation,

(c) signing that avoids delays in emergency equipment response,

(d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and



(e) fuel modification sufficient for civilian and fire fighter safety.

Shoulder: Vehicular access adjacent to the traffic lane.

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

State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Subdivision: As defined in section 66424 of the Government Code.

Traffic lane: The portion of a road or driveway that provides a single line of vehicle travel.

Turnaround: A road or driveway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

Turnouts: A widening in a road or driveway to allow vehicles to pass.

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

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

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

## **Article 2 Emergency Access and Egress**

### **§ 1273.00. Intent**

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

### **§ 1273.01. Width.**

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

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

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

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

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



## § 1273.02. Road Surfaces

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

## § 1273.03. Grades

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

## 1273.04. Radius

- (a) No road or road structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.
- (b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

## § 1273.05. Turnarounds

- (a) Turnarounds are required on driveways and dead-end roads.
- (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- (d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
- (e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

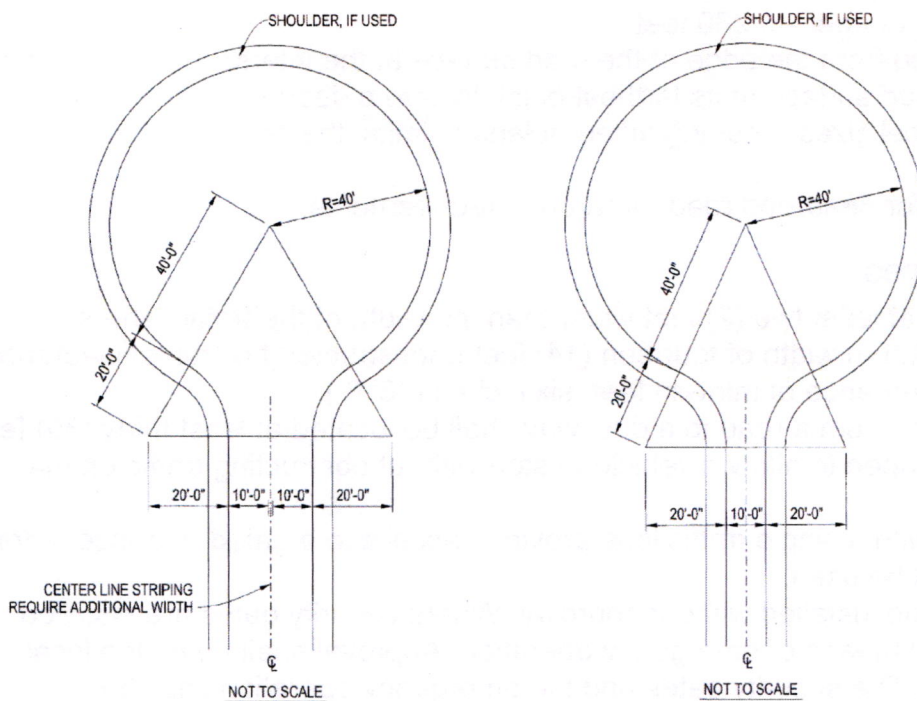


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

### § 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

### § 1273.07. Road and Driveway Structures

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

(b) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.

(d) A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

### § 1273.08. Dead-end Roads

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

parcels zoned for less than one acre - 800 feet



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

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

### § 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

(c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

## Article 3 Signing and Building Numbering

### § 1274.00. Intent

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

### § 1274.01. Road Signs.

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

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

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

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

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

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

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



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

### § 1274.03. Addresses for Buildings.

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

### § 1274.04. Address Installation, Location, and Visibility.

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

## Article 4 Emergency Water Standards

### § 1275.00. Intent

Emergency water for wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a wildfire or defend property from a wildfire.

### § 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority.

### § 1275.02. Water Supply.

- (a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.
- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.



(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.

(d) Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.

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

### § 1275.03. Hydrants and Fire Valves.

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

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

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

### § 1275.04. Signing of Water Sources.

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

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

(2) if located along a road,

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

(ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

## Article 5 Fuel Modification Standards

### § 1276.00 Intent

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

### § 1276.01. Setback for Structure Defensible Space.

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

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

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

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

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

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

#### § 1276.02. Maintenance of Defensible Space Measures.

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

#### § 1276.03 Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

#### § 1276.04 Greenbelts

Subdivision and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.





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## Central Valley Regional Water Quality Control Board

31 May 2022

Dianne Johnson  
County of Siskiyou Community Development Department  
806 South Main Street  
Yreka, CA 96097

### **COMMENTS ON THE PROJECT APPLICATION FOR THE NEATH VARIANCE (V-2202), APN NUMBER 030-370-390-000, DUNSMUIR, SISKIYOU COUNTY**

The Central Valley Regional Water Quality Control Board (Central Valley Water Board) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On 18 May 2022, we received your request for comments on the Project Application for the Neath Variance (V-2202) Project (Project).

The applicant proposes a variance to allow for the construction of a new single-family dwelling and detached garage to replace the existing mobile home and detached garage, within approximately thirteen (13) feet of the front of the property line and two (2) feet of the side. The Project site is located at 579 S. First Street in Dunsmuir.

Based on our review of the information submitted for the proposed project, we have the following comments:

#### Clean Water Act (CWA) Section 401, Water Quality Certification

The Central Valley Water Board has regulatory authority over wetlands and waterways under the Federal Clean Water Act (CWA) and the California Water Code, Division 7 (CWC). Discharge of dredged or fill material to waters of the United States requires a CWA Section 401 Water Quality Certification from the Central Valley Water Board. Typical activities include any modifications to these waters, such as stream crossings, stream bank modifications, filling of wetlands, etc. 401 Certifications are issued in combination with CWA Section 404 Permits issued by the Army Corps of Engineers. The proposed project must be evaluated for the presence of jurisdictional waters, including wetlands and other waters of the State. Steps must be taken to first avoid and minimize impacts to these waters, and then mitigate for unavoidable impacts. Both the Section 404 Permit and Section 401 Water Quality Certification must be obtained prior to site disturbance. Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the California Water Code. Both the requirements to submit a report of waste discharge and

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MARK BRADFORD, CHAIR | PATRICK PULUPA, EXECUTIVE CHAIR

364 Knollcrest Drive, Suite 205, Redding, CA 96002 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)

apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) ([https://www.waterboards.ca.gov/water\\_issues/programs/cwa401/#resources](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources)).

Isolated wetlands and other waters not covered by the Federal Clean Water Act

Some wetlands and other waters are considered "geographically isolated" from navigable waters and are not within the jurisdiction of the Clean Water Act. (e.g., isolated wetlands, vernal pools, or stream banks above the ordinary high-water mark). Discharge of dredged or fill material to these waters may require either individual or general waste discharge requirements from the Central Valley Water Board. If the U.S. Army Corps of Engineers determine that isolated wetlands or other waters exist at the project site, and the project impacts or has potential to impact these non-jurisdictional waters, a Report of Waste Discharge and filing fee must be submitted to the Central Valley Water Board. The Central Valley Water Board will consider the information provided and either issue or waive Waste Discharge Requirements. Failure to obtain waste discharge requirements or a waiver may result in enforcement action.

Any person discharging dredge or fill materials to waters of the State must file a report of waste discharge pursuant to Sections 13376 and 13260 of the CWC. Both the requirements to submit a report of waste discharge and apply for a Water Quality Certification may be met using the same application form, found at [Water Boards 401 Water Quality Certification and/or WDRs Application](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources) ([https://www.waterboards.ca.gov/water\\_issues/programs/cwa401/#resources](https://www.waterboards.ca.gov/water_issues/programs/cwa401/#resources)).

If you have any questions or comments regarding this matter, please contact me at (530) 224-4784 or by email at [Jerred.Ferguson@waterboards.ca.gov](mailto:Jerred.Ferguson@waterboards.ca.gov).

**Jerred Ferguson**

Digitally signed by Jerred Ferguson  
Date: 2022.05.31 12:02:38 -07'00'

Jerred Ferguson  
Environmental Scientist  
Storm Water & Water Quality Certification Unit

JTF: db

cc:  
via email: Robert Heaney, Beacon Rock Architecture Group, La Center, WA



UP-88-25  
AP#: 24-510-230

SISKIYOU COUNTY PLANNING COMMISSION

LAND USE PERMIT

PERMISSION IS HEREBY GRANTED TO: Scott Valley Fire Protection  
District (Greenview Firehouse)

ADDRESS: P.O. Box 67, Greenview, California 96037

PURPOSE: To allow expansion of the existing Greenview Firehouse.  
The existing facility contains 1,164 square feet. The proposed  
additions contain a total of 436 square feet. The expanded  
firehouse will contain 1,600 square feet.

PROPERTY LOCATED IN SECTION(S) 29, TOWNSHIP 43N, RANGE 9  
WEST.

SUBJECT TO THE FOLLOWING BEFORE THE USE COMMENCES:

1. The Use shall be in accordance with the approved plot plan.
2. The Use Permit does not supersede deed restrictions.
3. Prior to issuance of the Use Permit, a Variance shall be approved by the Board of Supervisors allowing the expansion of the existing facility into the required front, side and rear yard setbacks and allowing the percent lot coverage to be exceeded.

NOTATION:

THIS PERMIT IS AUTOMATICALLY TERMINATED AND ALL RIGHTS THEREUNDER  
RESCINDED WHEN NOT USED FOR THE ABOVE PURPOSE WITHIN ONE YEAR OF  
ISSUANCE OR, IF ONCE ESTABLISHED, NOT USED FOR ONE YEAR.

DATE: October 5, 1988

  
ROBERT W. SELLMAN, SECRETARY

SISKIYOU COUNTY PLANNING COMMISSION

ISSUED: 6/16/89

cc: Engineer  
Public Works  
Building Department  
Assessor  
Health Department  
File

UP-93-18  
AP#: 24-510-280

SISKIYOU COUNTY PLANNING COMMISSION

LAND USE PERMIT

PERMISSION IS HEREBY GRANTED TO: Scott Valley Fire Protection District

ADDRESS: P.O. Box 67  
Greenview, CA 96037

PURPOSE: To install restroom facilities at the Greenview Fire House, operated by the Scott Valley Fire Protection District, on an approximate 7,800 square foot lot, zoned Res-1.

PROPERTY LOCATED: The property is located within the town of Greenview, east of and adjacent to First Street.

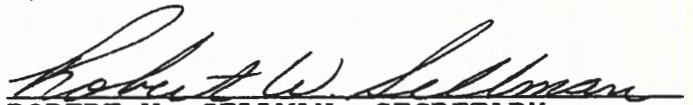
SUBJECT TO THE FOLLOWING BEFORE THE USE COMMENCES:

1. The use shall be in accordance with the approved plot plan.
2. The Use Permit does not supersede deed restrictions.
3. All county road and yard setbacks must be met.
4. Prior to Use Permit issuance, the owners of the property shall sign and record a Right to Farm Statement of Acknowledgment on a form provided by the Planning Department.
5. A bacteriological analysis shall be provided to the Health Department's satisfaction.
6. A profile septic tank shall be installed which shall be pumped and maintained with a minimum of once per year and a yearly receipt shall be provided for the pumping to the Siskiyou County Health Department.
7. A Well Permit shall be obtained from the Siskiyou County Health Department.
8. The existing well on the property shall be locked and used only for drafting purposes by the Scott Valley Fire Protection District.

NOTATION:

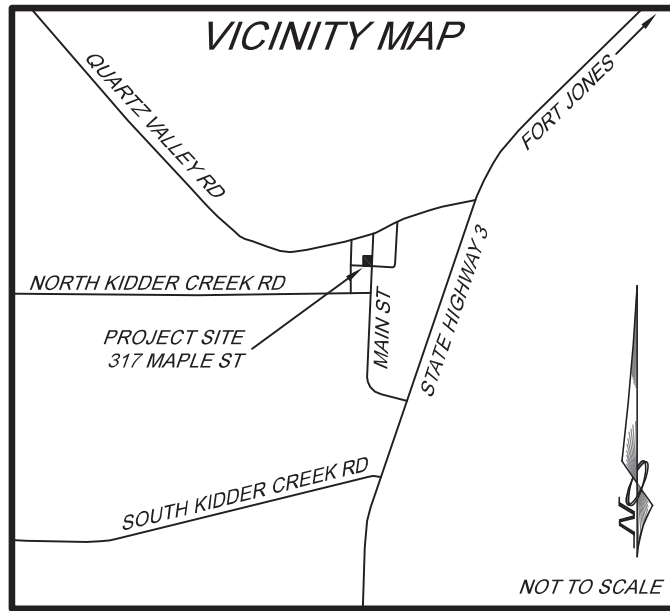
THIS USE PERMIT IS AUTOMATICALLY TERMINATED AND ALL RIGHTS THEREUNDER RESCINDED WHEN NOT USED FOR THE ABOVE PURPOSE WITHIN TWO YEARS OF ISSUANCE OR, IF ONCE ESTABLISHED, NOT USED FOR ONE YEAR. ONE, TWO YEAR TIME EXTENSION MAY BE GRANTED SUBJECT TO COUNTY REVIEW AND APPROVAL (ORD. 90-22).

DATE: December 1, 1993  
APPROVED

  
ROBERT W. SELLMAN, SECRETARY  
SISKIYOU COUNTY PLANNING COMMISSION

DATE  
ISSUED: May 17, 1994

pc: Dan Deppen Land Surveying  
Public Works, L. Inman  
Building Department, B. Fiock  
Assessor, E. Kische  
Health Department  
File



**LEGEND:**

- FIRE HYDRANT
- MANHOLE
- PROPERTY LINE
- FENCE LINE
- BUILDING LINE

**NOTES:**

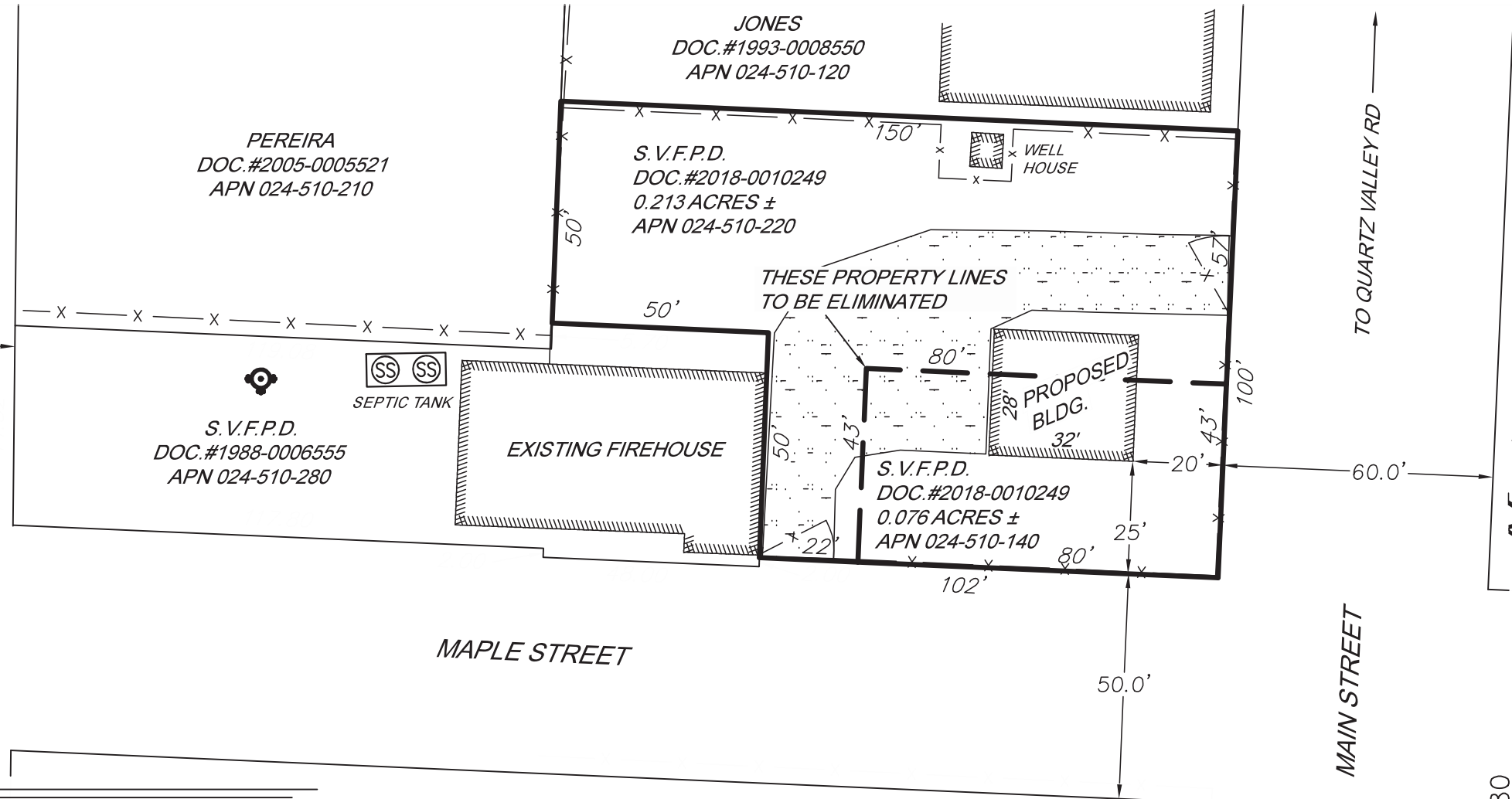
SCOTT VALLEY FIRE PROTECTION DISTRICT ABBREVIATED AS S.V.F.P.D.  
 S.V.F.P.D. GRANT DEED DOC#20018-0010249 SUBJECT TO COVENANT THAT PROPERTY BE AVAILABLE AT ALL TIMES FOR USE BY THE SCOTT VALLEY FIRE DISTRICT AND ITS SUCCESSORS ENCUMBRANCES PER TITLE REPORT ORDER #4703-6577377:

- 534 OR 693 WELL SHARED WITH OTHER PARTIES ACCORDING TO NOTICE OF AGREEMENT, WELL HOUSE LOCATED AS SHOWN
- 577 OR 411 EASEMENT FOR COMMUNICATIONS LINES, BLANKET IN NATURE, CANNOT BE LOCATED FROM RECORD DOCUMENT

ZONING = RES-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, CONDITIONAL USE PERMIT BEING APPLIED FOR  
 COUNTY SETBACKS = 20 FEET FRONT, 5 FEET SIDE, 20 FEET REAR; CALFIRE SETBACKS = 30 FEET ALL SIDES  
 FLOOD ZONE = X  
 CONTOURS NOT SHOWN DUE TO FLATNESS OF LOT  
 BOUNDARY LINE ADJUSTMENT: APN 024-510-220 AND APN 024-510-140 TO BE MERGED INTO A SINGLE DISTINCT PARCEL BY ELIMINATION OF THE COMMON LINE BETWEEN THEM

| APN         | EXISTING ACREAGE | ADJUSTMENT | NEW ACREAGE |
|-------------|------------------|------------|-------------|
| 024-510-220 | 0.213            | +0.076     | = 0.289     |
| 024-510-140 | 0.076            | -0.076     | = 0.00      |

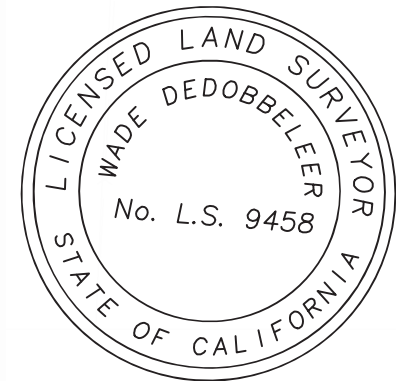
REFERENCE MAP: 24 RSB 14



*Waide Dedebeleer*  
 WAIDE DEDEBELEER L.S. 9458

SCALE: 1" = 40'  
 FILE: 00222  
 DATE: 6.14.2022

**EXHIBIT**  
 FOR THE  
**SCOTT VALLEY FIRE PROTECTION DISTRICT**  
 317 MAPLE STREET/P.O. BOX 130, GREENVIEW, CA 96037  
**BLA AND CONDITIONAL USE PERMIT APPLICATION**



A PORTION OF SECTION 29,  
 T 43N, R 9 W, M.D.M.,  
 TOWN OF GREENVIEW,  
 SISKIYOU COUNTY, CALIFORNIA  
 SHEET 1 OF 1