



**Siskiyou County
Planning Commission Staff Report
December 21, 2022**

**New Business Agenda Item No. 3
Coy Tentative Parcel Map (TPM-22-03)**

Applicant: Darrel Coy

Property Owners: Darrel S. Coy and Cheryl Ann Jansen
2705 Riverview Drive
Yreka, CA 96097-9643

Representatives: Dan Wallace
Cascade Land Survey
11239 Ball Mountain Road
Montague, CA 96064

Project Summary The applicant is requesting approval of the following:

- Vesting tentative parcel map to subdivide an existing 69.83-acre parcel into three parcels of 10.9, 42.8, and 16.1 acres.

Location: The project site is located at 2705 Riverview Drive, northeast of the city of Yreka on APN: 013-260-790; Township 45N, Range 6W, Section 7, MDBM; Latitude 41.7587°, Longitude -122.5883°.

General Plan: Erosion Hazard, Building Foundation Limitations, Soils: Severe Septic Tank Limitations, Prime Agricultural Soils; Scenic Highways Element

Zoning: Non-Prime Agricultural (AG-2), Prime Agricultural (AG-1)

Exhibits:

- A. Draft Resolution PC 2022-032
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Coy Vesting Tentative Parcel Map (TPM-22-03) and Determining the Project Exempt from the California Environmental Quality Act.
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments
- C. Vesting Tentative Parcel Map

Background

The property owners, Darrel S. Coy and Cheryll Jansen, have applied for a vesting tentative parcel map to subdivide an existing 69.83-acre parcel into three parcels. The three parcels are proposed to be 10.9, 16.1, and 42.8 acres.

The project site is located at 2705 Riverview Drive, northeast of the city of Yreka. The property is directly southeast of Interstate 5 (without abutter's rights) and is bisected by Riverview Drive. Surrounding parcels southeast of the freeway vary in size from 10 to 29 acres and are zoned for Prime and Non-Prime Agricultural uses. The majority of the surrounding parcels are vacant, with a few that are developed with dwellings or agricultural uses. The city of Yreka jurisdiction property northwest of the freeway is zoned Medium Density Residential 2-4 Families (R-2), is currently used for grazing land, and is undeveloped.

The subject parcel is a legal parcel that was created as the Remainder Parcel described on the map entitled, "Parcel Map No. 2014-2 for Reid and Mary Jane Johansen", which map was filed for record in the Siskiyou County Recorder's Office on September 12, 2014, in Parcel Map Book 14 at page 39-41, inclusive.

The project site is generally sloped from the northwest to the southeast at 5%, with isolated areas of steeper slopes, particularly on proposed Parcel C. Two seasonal drainages transect portions of the property and are classified as Palustrine Emergent Persistent Seasonally Flooded (PEM1C) wetlands by the U.S. Fish and Wildlife Service. Both drainages originate from the southeastern slope of Bedford Mountain, cross Interstate 5 through two existing culverts before entering the subject property, and ultimately discharge into the Shasta River.

Vegetation on the project site consists of grasses, weeds, brush, Woolly Balsamroot, willows, as well as a few junipers. The seasonal drainages contain a variety of riparian vegetation that is typically perennial. Wildlife in the area may include deer, coyote, small mammals, and avian species. Soil is varied and consists of Salisbury cobbly loam, 0 to 9 percent slopes that is not prime farmland; Salisbury gravelly clay loam, 5 to 9 percent slopes that is farmland of statewide importance; and Duzel-Jilson-Facey complex, 15 to 50 percent slopes that is not prime farmland. Additionally, about 11% of the project site consists of Lithic Xerorthents-Rock outcrop complex, 0 to 65 percent slopes.

The property is developed with a manufactured home, multiple small outbuildings, and fencing. Riverview Drive and a gravel driveway to the existing house are also developed on the property. The property is intermittently used for cattle grazing.



Figure 1: Project Location

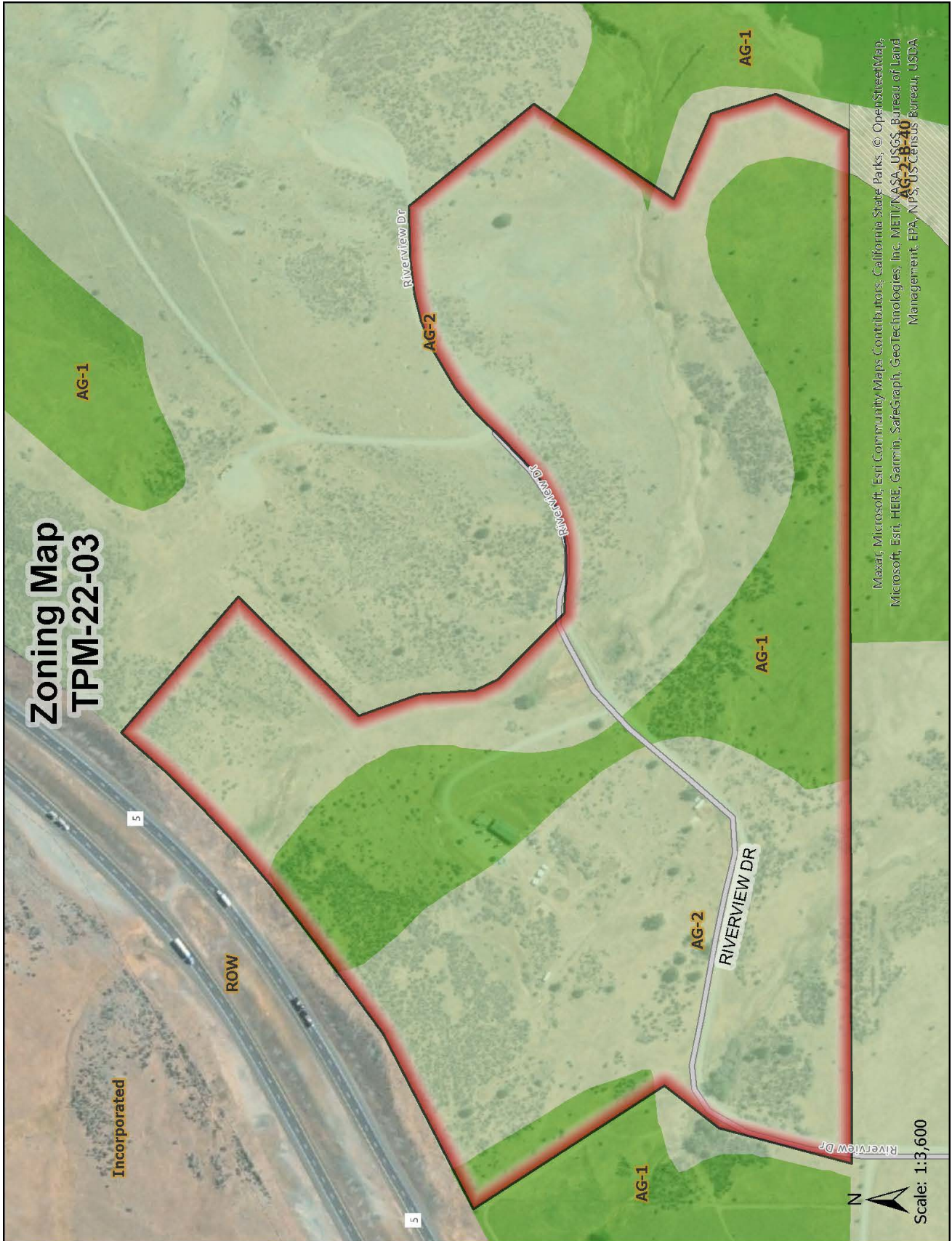


Figure 2: Zoning Map

Analysis

The parcel that is the subject of this project was created in 2014 as the remainder parcel for the TPM-05-15 project. Multiple studies were conducted, and improvements were completed on the project site as part of that project. No significant changes have occurred on-site since the studies were conducted.

Access

The primary access to the proposed parcels is provided by Riverview Drive. The road was improved to Plate 3 standards, which included a 20-foot width, two 2-foot shoulders, and six-inch aggregate base. Upon completion of the upgrades, the property passed an inspection by Cal Fire on April 16, 2014.

Biological Resources

A botanical survey was conducted in the spring of 2005. A single plant species, Woolly Balsamroot (*Balsamorhiza lanata*), was the only species of concern that was found on the subject parcel. Those locations are included on the submitted tentative parcel map. As part of this project proposal, a condition to protect those plant locations has been included (see Condition of Approval #9).

A wetlands survey was conducted in the spring of 2006. The survey verified the locations of the ephemeral creeks on the subject property. Those locations are included in the submitted tentative parcel map. As part of the project proposal, a 50' wetland buffer has been included (see Condition of Approval #10).

Noise

The existing noise contours associated with Interstate 5 have been included on the submitted tentative parcel map. Proposed Parcel B, which is already developed with a single-family dwelling, is the only parcel located within the 60dBA or greater contours. Although no development is proposed as part of this project, current regulations allow for the development of the property with an additional detached accessory dwelling unit (ADU). Therefore, should development be proposed within the 60dBA or greater contours, the developer shall demonstrate that the placement of any habitable structure is in compliance with the Noise Element of the Siskiyou County General Plan (see Condition of Approval #17).

Aesthetics

According to the Scenic Highways Elements of the Siskiyou County General Plan, the subject property is located within the scenic corridor of a County designated Scenic Highway (Interstate 5, from Highway 3 to the Oregon State border). The objective of the Scenic Highway Element is to provide general standards for development of a scenic route system, and the preservation and enhancement of the county visible from the Scenic Route. Scenic Corridors are defined as areas that extend beyond the Scenic Route right-of-way. Widths of Scenic Corridors may vary from the depths of adjacent lots in urban areas to one or more miles in agricultural and forest lands. Principles to achieve the Scenic Highway objective that are applicable to this project may include:

- Providing for the normal use of the land and to protect against unsightly features.
- Establish architectural and site design review by the appropriate local jurisdiction.
- Use of landscaping to increase scenic qualities.

The potential negative aesthetic impact to the Scenic Corridor was addressed as part of the TPM-05-15 project. The subject parcel for this project is currently already prohibited to be developed with structures greater than 30' and, at the time of any proposed future development, is also required to include and

**Planning Commission Staff Report
December 21, 2022**

implement a Landscaping Plan to visually soften any paved areas and structures. Those conditions are included as part of this project (see Conditions of Approval #21).

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being with the mapped resource overlay area for Erosion Hazard, Building Foundation Limitations: High Shrink-Swell Behavior Soils, Soils: Severe Septic Tank Limitations, Prime Agricultural Soils, and Scenic Highways. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5 through 41.9, 41.13, and 41.18 also 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 recommend findings are detailed in the General Plan Consistency Findings sections 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.

The subject property is zoned Prime Agricultural and Non-Prime Agricultural. Proposed Parcels A and C are within the Non-Prime Agricultural district and are greater than the minimum 10 acres required for that district. Proposed Parcel B contains both Prime and Non-Prime Agricultural districts and is greater than the minimum 40 acres required for the Prime Agricultural district.

Access for the three newly created parcels would be from Riverview Drive, a private road.

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

Environmental Review

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

The project site is currently developed with a single-family dwelling, multiple outbuildings, and uses and structures that are accessory to the existing use of the property. Additionally, the subject property was the subject of a prior Parcel Map project and, mitigation measures from that project have been included as part of the project proposal, The proposed vesting tentative parcel map would potentially result in development of new single-family dwellings and accessory structures.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed vesting tentative parcel map may have a significant effect on the environment, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15061(b)(3), and 15301. CEQA Section

**Planning Commission Staff Report
December 21, 2022**

15061(b)(3) 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.” Section 15301 exempts the minor repair, maintenance, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This section applies because the subject parcel is already developed with roads, a single-family dwelling, and accessory structures.

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 December 7, 2022, and mailed to property owners within 300 feet of the applicant’s property. One public comment was received at the time this staff report was published.

Public Comment

Anonymous – December 7, 2022

Letter indicated concern regarding the property being sloped towards the Shasta River and concern regarding the water source for a shared water system.

Planning Response: The project site is not adjacent to the Shasta River and there is an already existing wetland buffer to prevent any potential impacts. Per consultation with Environmental Health and review of agency comments from the prior project, the existing wells show adequate production to service additional single-family dwellings.

Agency Comments

Siskiyou County Environmental Health Division – October 11, 2022

Environmental Health has no objections to this proposed parcel map. Parcels A and C have been reviewed and approved for conventional onsite sewage disposal. Parcel B contains an existing single-family dwelling and septic system (PN 05-229). Three ground water wells exist on the project site (PN 2554A, 2684A, and 2718A). Parcel A will incorporate one well as a result of this parcel map. All parcels conform to Environmental Health’s density standard.

Planning Response: A requirement that the approved locations for on-site disposal systems be identified on a recorded map has been included as Condition of Approval number 18.

Siskiyou County Treasurer-Tax Collector – October 13, 2020

Treasurer-Tax Collector noted that the first and second installments for the current year property taxes are due on the subject parcel.

Planning Response: A requirement that a Taxes and Assessments Certificate, signed by the County Tax Collector, be obtained and submitted with the legal descriptions for recording has been included as a condition of approval. (see Condition of Approval #2).

**Planning Commission Staff Report
December 21, 2022**

California Department of Fish and Wildlife – October 17, 2020

Fish and Wildlife commented regarding their responsibilities and noted that, although there are natural resources present throughout the parcel, they noted that it did not appear that the project would result in impacts to those resources. They noted that if future land modification or development is proposed, updated biological surveys will be required.

Planning Response: No new development is proposed as part of this project. However, multiple conditions have been identified and included as part of the project to protect the wetlands and species that were identified in the most recent biological survey.

California Department of Forestry and Fire Protection (Cal Fire) – October 18, 2020

Cal Fire provided comments regarding Public Resources Code 4290 as it relates to this project. The comment specifically mentioned Road and Street Networks, Road Signing, Water Standards, and Fuel Modification. In addition, Cal Fire noted that if timber is to be commercially harvested, the conditions set forth in the Z'berg-Nejedly Forest Practice Act of 1973 must be adhered to. During subsequent building permit applications, the following additional requirements must be met: Driveway Design and Surface Requirements, Addresses for Building, and Fuel Modification and Standards.

Planning Response: Condition of Approval number 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.

Siskiyou County Air Pollution Control District – October 20, 2020

Air Pollution Control District provided comments regarding the property being within a known geographic ultramafic rock unit, and therefore subject to the Naturally Occurring Asbestos Dust Mitigation Plan requirements per California Code of Regulations Title 17 Section 93105. It was noted that homeowners and tenants are exempt from certain subsections.

Planning Response: No construction or grading is proposed as part of this project. However, in case future development is proposed, Condition of Approval number 22 has been added that requires a notation on an additional Notation and Disclosure Map for the Parcel Map and consultation regarding dust mitigation measures prior to ground disturbance or building permit issuance.

Planning Staff Recommendations

- Adopt Resolution PC 2022-032 taking the following actions:
 - Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15301 of the CEQA Guidelines; and
 - Approve the Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval.

**Planning Commission Staff Report
December 21, 2022**

Suggested Motion

I move that we adopt Resolution PC 2022-032, 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 Coy Tentative Parcel Map (TPM-22-03).

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 2022-032

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Coy Tentative Parcel Map (TPM-22-03) and Determining the Project Exempt from the California Environmental Quality Act

Whereas, an application has been received from Darrel Coy for a tentative parcel map to subdivide a 69.83-acre legal parcel (APN 013-260-790) into three new parcels of 10.9, 42.8, and 16.1 acres; 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 developed with a single-family dwelling and accessory structures; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on December 7, 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 Coy Tentative Parcel Map (TPM-22-03) at a regular meeting of the Planning Commission on December 21, 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 Section 15301; and

Whereas, the Planning Division recommends approval of the Coy Tentative Parcel Map (TPM-22-03) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on December 21, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the Coy Tentative Parcel Map (TPM-22-03) 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

Whereas, on December 21, 2022, the Commission discussed TPM-22-03 prior to reaching its decision.

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

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the Coy Tentative Parcel Map (TPM-22-03):

1. Approves Tentative Parcel Map (TPM-22-03), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and
2. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301.

It is Hereby Certified that the foregoing Resolution PC 2022-032 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 21st day of December 2022 by the following voice vote:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 21st day of December 2022

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2022-032
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 determination of the categorical exemption(s), 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 operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. Further, a Timber Harvest Plan (THP) and/or Timber Conversion Permit (TCP) may be required.
4. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP will be required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-acre Conversion Exemption" under 14 CCR 1104.
5. Section PRC 1104.2 (Exemption for Conversion of Non-TPZ Land for Subdivision Development) allows exemption from the TCP rules if timber operations are conducted as a means to convert Non-TPZ land, three acres or larger, to subdivision development. A Notice of Exemption from the Timber Conversion Permit for Subdivision form will be required. Please reference this section of code for the particulars of the exemption.

Conditions of Approval

1. The project shall substantially conform to the project description and vesting tentative parcel map dated "5/5/2022" and reviewed by the Planning Commission on December 21, 2022. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. 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 off 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 notation shall be shown on an 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)."
7. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map: "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."
8. Areas identified to contain Woolly Balsamroot (*Balsamorhiza lanata*) shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map.
9. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map: "Prior to onset of earth-disturbing activities, protective fencing shall be installed around the areas identified to contain Woolly Balsamroot (*Balsamorhiza lanata*). The type and location of the fencing shall meet the satisfaction of the California Department of Fish and Game and the Siskiyou County Planning Department.
10. The wetlands and a fifty-foot (50') wetland buffer shall be placed on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map. The buffer

shall be measured from the top of bank, or outside edge of riparian vegetation dripline, whichever is greater.

11. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: “No building, sign, fence, or any other structure of any kind shall be erected within the designated wetlands and accompanying buffer areas unless such structure replaces a required pre-existing structure of similar size, bulk, and height.”
12. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: “There shall be no excavation, dredging, or removal of loam, gravel, soil, rock, sand, or other material, nor any building of roads, nor other change in the general topography of the land within the designated wetlands and accompanying buffer areas, excepting the maintenance of existing foot trails or roads.”
13. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: “There shall be no depositing of soil, trash, ashes, garbage, waste, or any other material within the designated wetlands and accompanying buffer areas.”
14. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: “There shall be no removal, destruction, or cutting of trees, shrubs, or other vegetation within the designated wetlands and accompanying buffer areas except as may be necessary for (1) a minimum fire break required by law, (2) the maintenance of existing foot trails or roads, (3) the prevention of or treatment of disease, or (4) other good husbandry practices approved by the California Department of Fish and Wildlife.”
15. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: “There shall be no activities, actions, or uses detrimental to water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation within the designated wetlands and accompanying buffer areas.”
16. Noise contours (60, 65, and 70dBA) shall be delineated on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map.
17. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: “Prior to Building Permit issuance, habitable structures within the 65 dBA or greater noise contour range must demonstrate interior noise levels to be in compliance with the Noise Element of the Siskiyou County General Plan.”
18. 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 Public Health Department.

19. Prior to recordation, the Parcel Map shall be reviewed and approved by the Siskiyou County Public Health Department.
20. The following notation shall be shown on an additional Notation and Disclosure Map for the Parcel Map: "Height of structures shall be limited to 30 feet above finished grade."
21. At the time of development, the property owner(s) shall submit and implement a Landscaping Plan, prepared by a licensed landscape architect, to establish a vegetative screen to visually soften any paved areas and structures between Interstate 5 and the proposed building site(s).
22. The following notation shall be placed on an additional Notation and Disclosure Map for the Parcel Map: "This Parcel Map is within an area known to contain ultramafic rock and is therefore subject to Naturally Occurring Asbestos Dust Mitigation Plan requirements pursuant to California Code of Regulations Title 17 Section 93105. Consultation with the Siskiyou County Air Pollution Control District regarding appropriate dust mitigation measures is required prior to any ground disturbance or building permit issuance."
23. All Conditions of Approval must be completed and the Final 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.
24. 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

Vesting 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 Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2) zoning districts. Single-family dwelling units and accessory dwelling units are allowed within that district. Therefore, the proposed subdivision will potentially have a positive net effect on the local housing supply by potentially adding dwelling units. The property contains existing groundwater wells and sites have been approved for conventional on-site sewage disposal for the undeveloped proposed parcels. The city of Yreka Fire Department is approximately 3.8 miles away, city of Montague Fire Department is approximately 5.7 miles away, and Department of Forestry and Fire Protection Siskiyou Unit station is approximately 5.9 miles away. Siskiyou County Sheriff has offices approximately 3.9 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 proposed subdivision is located on an open, generally southeast-facing slope 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. There are no specific plans that are applicable to this project site.

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.

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

The project is designed within the density limits of the AG-1 and AG-2 zoning districts, as applicable, which allows for new parcels with a minimum of 40 and 10 acres, respectively. The property slopes southeasterly at slopes of around 5%. It is not within a geologic landslide area and is not near an active fault. Soil types vary and generally consist of Salisbury cobbly loam that is not prime farmland, Salisbury gravelly clay loam that is farmland of statewide importance, and Duzel-Jilson-Facey complex that is not prime farmland. All soil types are suitable for the proposed project. Furthermore, the subject parcel has been developed with a single-family dwelling and accessory structures consistent with this project. Therefore, the site is physically suitable for the type of development.

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

The project is designed within the density limits of the AG-1 and AG-2 zoning districts, which allow parcels with a minimum of 40 or 10 acres, respectively. Furthermore, the subject parcel has already been developed with a single-family dwelling and accessory structures. There are no existing physical conditions on the site that appear to prohibit the already entitled prime and non-prime agricultural development. Therefore, the site is physically suitable for the 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 three new parcels. The site is already improved with a single-family dwelling, accessory structures, and Riverview Drive, a private road. Additionally, the project is designed with setbacks around the wetlands and is conditioned to protect the existing areas where Woolly Balsamroot (a rare and threatened California native plant) has been found. The continued development of the property for already-entitled prime and non-prime uses is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat due to the size, scale, and intensity of this project. There are no waterways that contain fish on the project site.

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 sewer, the access to the site meets 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.

This subsection shall apply only to easements of record or to easement established by judgment of a court of competent jurisdiction. The project site does not include any existing public easements.

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 (Condition of Approval number 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 within the boundaries of County Service Area 4 for fire protection. Additionally, the project site is less than 4 miles away from the Yreka Fire Department, and less than 6 miles away from two additional fire stations.

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 designed with parcel sizes of 10.9, 42.8, and 16.1 acres. All proposed parcels exceed 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.

The three proposed parcels are designed with lot side lines that are at approximate right angles to Riverview Drive.

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

No resultant parcels shall have double frontage.

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

The nearest tax line is coterminous with of the southern boundary of the subject parcel and does not cross within the project boundaries. Therefore, the proposed parcels will not be divided by a taxing agency line.

Zoning Consistency Findings

1. The proposed vesting tentative parcel map, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan and County code, as documented herein.
2. The proposed resultant parcels are consistent with the Prime and Non-Prime Agricultural (AG-1 and AG-2) zoning districts.
3. 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 neighboring parcels are zoned for prime agricultural and non-prime agricultural uses and are partially developed. No new uses are proposed as part of this project. As such, this project is clearly compatible with the surrounding and planned uses of the area.

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

The existing use of the land is not proposed to change as part of this project, and as such will clearly not be disruptive or destroy the intent of protecting each mapped resource.

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

No new development is proposed as part of this project, however the creation of three new parcels could allow the possibility of a higher density of development. All proposed parcels have been approved for a conventional septic system and are served by existing groundwater wells. Any future development is required to meet Building Code requirements for erosion and runoff. The project site has access from Riverview Place, a private road that transects all three proposed parcels. All future development would be required to meet 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.

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.

All parcels have been reviewed for on-site sewage disposal and approved for conventional septic systems.

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

The project site is served by three permitted and existing wells.

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 three new proposed parcels have direct access to Riverview Drive, a private road capable of accommodating the immediate and cumulative traffic impacts of the proposed parcels. Any future development, including driveways, are required to be built or upgraded to comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning. Upon compliance with the condition of approval, the access will be adequate to accommodate the immediate and cumulative traffic impacts of the project.

Policy 41.13 All rare and endangered plant species as identified and recognized by state and federal government shall be preserved and protected in accordance with accepted professional practices.

The project site has been identified to contain the presence of Woolly Balsamroot (Balsamorhiza lanata), a rare and threatened species of plant that is native to Siskiyou County. Conditions of approval have been recommended to protect this plant as part of this project. Included in those conditions is the requirement that the located by recorded on an additional Notation and Disclosure Exhibit Map for the Parcel Map, and a notation regarding the installation of protective fencing prior to any earth-disturbing activities.

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).

No new development is proposed as part of this project. However, 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.

Map 4: Soils: Severe Septic Tank Limitations

Policy 9 – The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

The project site has an overall slope of 5%, with isolated areas of steeper slopes of up to 22%. All proposed parcels are greater than the minimum five acres required for slopes between 16-29%.

Policy 10 – Single family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreation uses, commercial/recreation uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

No change of use is proposed as part of this project; only the density of the existing use is proposed to be change. The existing use is permitted per Policy 10 and will not create erosion or sedimentation problems.

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.

The project site is mapped by the General Plan as containing both prime and non-prime agricultural soils. Upon a review of the project site by the United States Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, it was determined that the soil in the area mapped as being prime is Salisbury gravelly clay loam, 5 to 9 percent slopes. Although that soil unit has a land capability classification for both irrigated and non-irrigated soils of 3e, the NRCS farmland classification is listed as "farmland of statewide importance" instead of "prime farmland".

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

The General Plan mapped prime agricultural soil is contained within the proposed 42.8-acre Parcel B, which exceeds the minimum 40-acre requirement. The proposed parcel size will not create erosion or sedimentation problems.

California Environmental Quality Act (CEQA) Findings

1. Because there is not substantial evidence, in light of the whole record before the County, that the vesting tentative parcel map would have a significant effect on the environment, Staff is recommending the "common sense exemption" be adopted in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing streets involving negligible or no expansion of use are categorically exempt from the provisions of CEQA. Because the project involves existing private roads, any repair of the road required to meet Cal Fire 4290 standards is exempt from CEQA.
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.

RECEIVED DEC 14 2022

County of Siskiyou
Community Development Department
806 South Main Street
Yreka, CA 96097
Dec. 7, 2022
Coy Tentative Parcel Map (TPM 22-03)

Mr. Rick Dean

The above Tentative Parcel Map has been brought to my attention. Below are a few things that your office should consider:

#1. The California Environmental Quality Act. This is not a flat piece of property; it slopes down to the Shasta River. Anything put in/on the ground will make its way to the river. The CEQA needs to be done.

#2. This property has been subdivided once in the past. Divided into 5 parcels. These 5 parcels have a water system. There are two wells. One well is located on the parcel purchased by the Coys and the other well is on a piece owned by the Johansens. This system was designed by the original property owner (Johansen) and approved by the County. Both wells would have a system where the two wells would pump water into a tank located at the highest point on the property. This tank would provide water for all 5 parcels of the original subdivision. Currently, only one well is pumped up to the tank, the second well would be hooked into the system if more homes were built on the other parcels and more water was needed for those homes. (Shared water system using both wells) The Coy's are the only home built at this time and the only parcel that takes water. However, each existing parcel has a right to this water. If you were to pull the old well records, you will see that the gpm on the combinations of both wells would be questionable to whether there would be enough for 5 homes. Just because the remaining 4 parcels do not have homes on them currently, does not keep each parcel from have a right to that water.

In addition, the well that is not hooked into the system at this time is located on the Coy's property that they are trying to split. Most likely they are claiming that there is a well on their property that would provide water to the new parcels. That water is already allocated to the 5 original properties. They are NOT allowed to take that well for their personal use. Please investigate the original subdivision and you can find the above information.

If the Coy's are allowed to split, they should have to come up with a separate water system. Whether that is new well for each parcel, a shared well for the two new parcels, or have two of the other property owners that own the remaining 4 original parcels grant the Coys their water rights. They are clearly splitting to put more homes in this area. Do not be fooled by the well on their parcel. Its water is already committed.

Thanks,

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER COY, DARREL

FILE # 013-260-790

LOCATION 2705 RIVERVIEW DRIVE T 45N , R 6W , SEC. 7 PD# TPM-2203

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 parcel map.

Parcels A and C have been reviewed and approved for conventional onsite sewage disposal.

Parcel B contains an existing Single Family Dwelling, septic system (pn 05-229) and three ground water wells (pn 's 2664A, 2684A and 2718A).

Parcel A will incorporate one well as a result of this parcel map.

All parcels conform to Environmental Health's density standard.

REHS  DATE 10/11/22

ENVIRONMENTAL HEALTH ACTION

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

(x) Approved () Recommended for Denial

() Approved with conditions (see comments)

REHS  DATE 10/11/22

Date sent to Planning:

JENNIFER TAYLOR

Siskiyou County
Treasurer-Tax Collector
311 4th Street, Room 104
Yreka, California 96097
Telephone (530) 842-8340
FAX (530) 842-8344

MEMORANDUM

DATE: October 13, 2022

TO: Dianne Johnson, Permit Technician

FROM: Kayla S. Harris, Treasury-Tax Collection Specialist

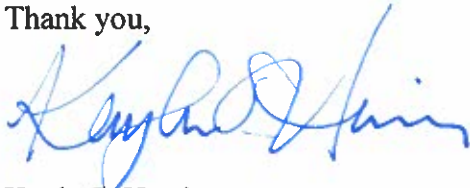
SUBJECT: Project Application Coy Tentative Parcel Map (TPM-2203)

Please inform Darrel Coy and Cheryl Ann Jansen that their 1st and 2nd installments for the current year property taxes are due on the following parcels, 013-260-790-000.

Please refer to the attached enclosures.


Please contact our office if you have any questions.

Thank you,



Kayla S. Harris
Treasury-Tax Collection Specialist

SISKIYOU COUNTY 2022 - 2023 PROPERTY TAX BILL
JENNIFER TAYLOR, TREASURER/TAX COLLECTOR
311 4TH ST ROOM 104 YREKA, CA 96097 530-842-8340
SECURED TAX ROLL FOR FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023

PROPERTY INFORMATION - TAX YEAR: 2022			IMPORTANT MESSAGES
ASMT NUMBER:	013-260-790-000	TAX RATE AREA:	123-001
FEE NUMBER:	013-260-790-000	ACRES:	69.83
LOCATION:	2705 RIVERVIEW DR		
ASSESSED OWNER:	COY DARREL S & JANSEN CHERYLL ANN		
 COY DARREL S & JANSEN CHERYLL ANN 2705 RIVERVIEW DRIVE YREKA CA 96097-9643			Cortac Number: 5211 <div style="font-size: 48px; opacity: 0.5; text-align: center;">2022-2023</div>

COUNTY VALUES, EXEMPTIONS AND TAXES				
PHONE #S	VALUE DESCRIPTION	PRIOR	CURRENT	THIS BILL
VALUATIONS: (530) 842-8036	LAND		140,552	140,552
PAYMENTS: (530) 842-8340	STRUCTURAL IMPROVEMENTS		160,632	160,632
SOLID WASTE: (530) 842-8220	NET TAXABLE VALUE			301,184
EXEMPTIONS: (530) 842-8036				

DUPLICATE COPY

VOTER APPROVED TAXES, TAXING AGENCY DIRECT CHARGES AND SPECIAL ASSESSMENTS										
PHONE #S	CODE	DESCRIPTION	ASSESSED VALUES	X	TAX RATE PER \$100	=	AGENCY TAXES			
(530) 938-5220	45000	COS BOND, SERIES A-C	301,184		.030000		90.34			
(530) 842-2521	47000	YREKA UNION HIGH SCHOOL BOND	301,184		.016500		49.68			
PHONE #S	DESCRIPTION	DIR CHRG	PHONE #S	DESCRIPTION	DIR CHRG	PHONE #S	DESCRIPTION	DIR CHRG		
(530) 842-8220	SOLID WASTE-LAND FILL	\$63.00								

AGENCY TAXES 140.02
 DIRECT CHARGES 63.00
 AGENCY TAXES + DIRECT CHARGES + FEES + PENALTY + COST + DELINQUENT PENALTIES 203.02

1ST INSTALLMENT \$1,607.43 DELINQUENT AFTER 12/10/2022	2ND INSTALLMENT \$1,607.43 DELINQUENT AFTER 4/10/2023	TOTAL TAXES \$3,214.86
--	---	-------------------------------

SISKIYOU COUNTY SECURED PROPERTY TAXES - 2ND INSTALLMENT PAYMENT STUB

ASMT NUMBER: 013-260-790-000 2022 ORIG ASMT: 013-260-790-000 FEE NUMBER: 013-260-790-000 LOCATION: 2705 RIVERVIEW DR CURRENT OWNER: COY DARREL S & JANSEN CHERYLL ANN 2705 RIVERVIEW DRIVE YREKA CA 96097-9643	MAKE CHECK PAYABLE TO: Siskiyou County Tax Collector 311 4th Street - Room 104 Yreka, CA 96097-2944
--	--



2022-2023 2ND

IF PAID BY 4/10/2023 \$1,607.43
--

DELINQUENT AFTER 4/10/2023 (INCLUDES 10% PENALTY OF \$160.74 AND \$20.00 COST) \$1,788.17

SISKIYOU COUNTY SECURED PROPERTY TAXES - 1ST INSTALLMENT PAYMENT STUB

ASMT NUMBER: 013-260-790-000 2022 ORIG ASMT: 013-260-790-000 FEE NUMBER: 013-260-790-000 LOCATION: 2705 RIVERVIEW DR CURRENT OWNER: COY DARREL S & JANSEN CHERYLL ANN 2705 RIVERVIEW DRIVE YREKA CA 96097-9643	MAKE CHECK PAYABLE TO: Siskiyou County Tax Collector 311 4th Street - Room 104 Yreka, CA 96097-2944
--	--



2022-2023 1ST

IF PAID BY 12/10/2022 \$1,607.43

DELINQUENT AFTER 12/10/2022 (INCLUDES 10% PENALTY OF \$160.74) \$1,768.17
 TO PAY TOTAL TAXES, RETURN BOTH STUBS BY 12/10/2022 \$3,214.86

From: [Iacona, Erika@Wildlife](mailto:lacona,erika@wildlife)
To: [Dianne Johnson](mailto:Dianne.Johnson)
Cc: [Hawk, Debra@Wildlife](mailto:Hawk,Debra@Wildlife)
Subject: Early Consultation Comments for Coy TPM-2203
Date: Monday, October 17, 2022 12:07:27 PM

Dear Dianne Johnson,

The California Department of Fish and Wildlife (Department) has reviewed the subdivision package dated October 11, 2022, for the Coy Tentative Parcel Map (TPM-2203) (Project). The Department's review of this Project is pursuant to our role as the State's trustee agency for fish and wildlife resources under the California Environmental Quality Act, California Public Resources Code section 21000 et seq. It appears natural resources are present throughout the parcel including wetland habitat, riverine habitat, riparian habitat, special status wildlife habitat and special status plants. However, it does not appear the Project will result in impacts to these resources, therefore, the Department has no comment at this time. If land modification or development is proposed as part of this Project, or for future projects, updated biological surveys will be required.

We appreciate the opportunity to comment on the Project and to assist the County in adequately analyzing and minimizing/mitigating impacts to biological resources. If you have any questions, please contact Erika Iacona, Environmental Scientist, by email at R1CEQARedding@wildlife.ca.gov.

Kind Regards,
Erika

--
Erika Iacona
Environmental Scientist
Interior Habitat Conservation Planning
California Department of Fish and Wildlife
601 Locust Street
Redding, CA 96001

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



10/18/2022

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

Attention: Dianne Johnson,

Subject: Coy Tentative Parcel Map (TMP2203)

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

WATER STANDARDS

1275.02 – Not required as an ISO 8B/10 rated fire station is within the 5 miles of the project.

FUEL MODIFICATION

1276.01, 1276.02, 1276.03, 1276.04

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 Nicholas Pisano at 530-842-3516.



Nicholas Pisano
Fire Captain Specialist
Prevention

For: Phillip Anzo
Siskiyou Unit Chief

Attachment

cc: file

SRA Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

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

As of July 28, 2020

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

Contents

Article 1 Administration 3

- § 1270.00. Title 3
- § 1270.01. Purpose 3
- § 1270.02. Scope..... 3
- § 1270.03. Provisions for Application of These Regulations. 4
- § 1270.04. Local Ordinances..... 4
- § 1270.05. Inspections..... 4
- § 1270.06. Exceptions to Standards. 5
- § 1271.00. Definitions..... 5

Article 2 Emergency Access and Egress 7

- § 1273.00. Intent 7
- § 1273.01. Width. 7
- § 1273.02. Road Surfaces 8
- § 1273.03. Grades..... 8
- § 1273.05. Turnarounds..... 8
- § 1273.06. Turnouts..... 9
- § 1273.07. Road and Driveway Structures 9
- § 1273.08. Dead-end Roads..... 9
- § 1273.09. Gate Entrances..... 10

Article 3 Signing and Building Numbering 10

- § 1274.00. Intent 10
- § 1274.01. Road Signs..... 10
- § 1274.02. Road Sign Installation, Location, and Visibility 10
- § 1274.03. Addresses for Buildings..... 11
- § 1274.04. Address Installation, Location, and Visibility 11

Article 4 Emergency Water Standards..... 11

- § 1275.00. Intent 11
- § 1275.01. Application 11
- § 1275.02. Water Supply. 11
- § 1275.03. Hydrants and Fire Valves. 12

Article 5 Fuel Modification Standards..... 12

- § 1276.00 Intent 12
- § 1276.01. Setback for Structure Defensible Space. 12
- § 1276.02. Maintenance of Defensible Space Measures. 13
- § 1276.03 Disposal of Flammable Vegetation and Fuels..... 13
- § 1276.04 Greenbelts 13

Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Purpose

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

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

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

§ 1270.02. Scope

(a) These regulations shall apply to:

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

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

(4) applications for building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the buildings were not imposed as part of the approval of the parcel or tentative map.

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

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

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

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

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

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

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

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

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

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

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

§ 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

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

§ 1270.04. Local Ordinances.

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

§ 1270.05. Inspections.

Inspections shall conform to the following requirements:

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

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

§ 1270.06. Exceptions to Standards.

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

§ 1271.00. Definitions

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

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

CAL FIRE: California Department of Forestry and Fire Protection.

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

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

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

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

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

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

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

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

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

Fire valve: see hydrant.

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

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

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

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

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

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

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

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

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

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

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

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

(a) access for emergency wildland fire equipment,

(b) safe civilian evacuation,

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

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

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

Shoulder: Vehicular access adjacent to the traffic lane.

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

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

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

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

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

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

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

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

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

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

Article 2 Emergency Access and Egress

§ 1273.00. Intent

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

§ 1273.01. Width.

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

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

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

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

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

§ 1273.02. Road Surfaces

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

§ 1273.03. Grades

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

1273.04. Radius

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

§ 1273.05. Turnarounds

(a) Turnarounds are required on driveways and dead-end roads.

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

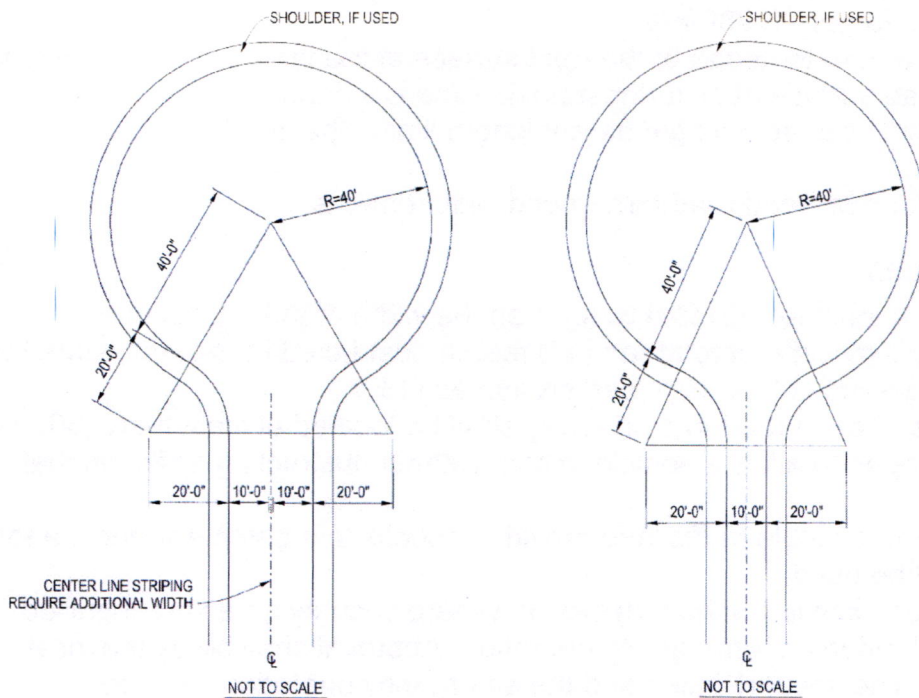


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

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

§ 1273.07. Road and Driveway Structures

- (a) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single traffic lane conditions, shall reflect the capability of each bridge.
- (b) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.
- (c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.
- (d) A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08. Dead-end Roads

- (a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
parcels zoned for less than one acre - 800 feet

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

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

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

§ 1273.09. Gate Entrances

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

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

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

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

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

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

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

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

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

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

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

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

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

§ 1274.03. Addresses for Buildings.

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

§ 1274.04. Address Installation, Location, and Visibility.

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

Article 4 Emergency Water Standards

§ 1275.00. Intent

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

§ 1275.01. Application

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

§ 1275.02. Water Supply.

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

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

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

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

§ 1275.03. Hydrants and Fire Valves.

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

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

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

§ 1275.04. Signing of Water Sources.

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

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

(2) if located along a road,

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

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

Article 5 Fuel Modification Standards

§ 1276.00 Intent

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

§ 1276.01. Setback for Structure Defensible Space.

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

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

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

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

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

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

§ 1276.02. Maintenance of Defensible Space Measures.

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

§ 1276.03 Disposal of Flammable Vegetation and Fuels

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

§ 1276.04 Greenbelts

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

From: [Eric Olson](#)
To: [Dianne Johnson](#)
Cc: [James Smith](#)
Subject: Coy TPM-2203
Date: Thursday, October 20, 2022 6:10:32 PM
Attachments: [Ultramafic layer.PNG](#)
[NOA Dust Mitigation Plan Application.pdf](#)

Dianne,

After review of the Coy Tentative Parcel Map project application the Siskiyou County Air Pollution Control District has the following comments:

The subject parcel lies within known geographic ultramafic rock unit (shown in pink layer of attached parcel map image) and is therefore subject to Naturally Occurring Asbestos Dust Mitigation Plan requirements per the applicable Homeowner subsections of [California Code of Regulations Title 17 §93105](#), Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.

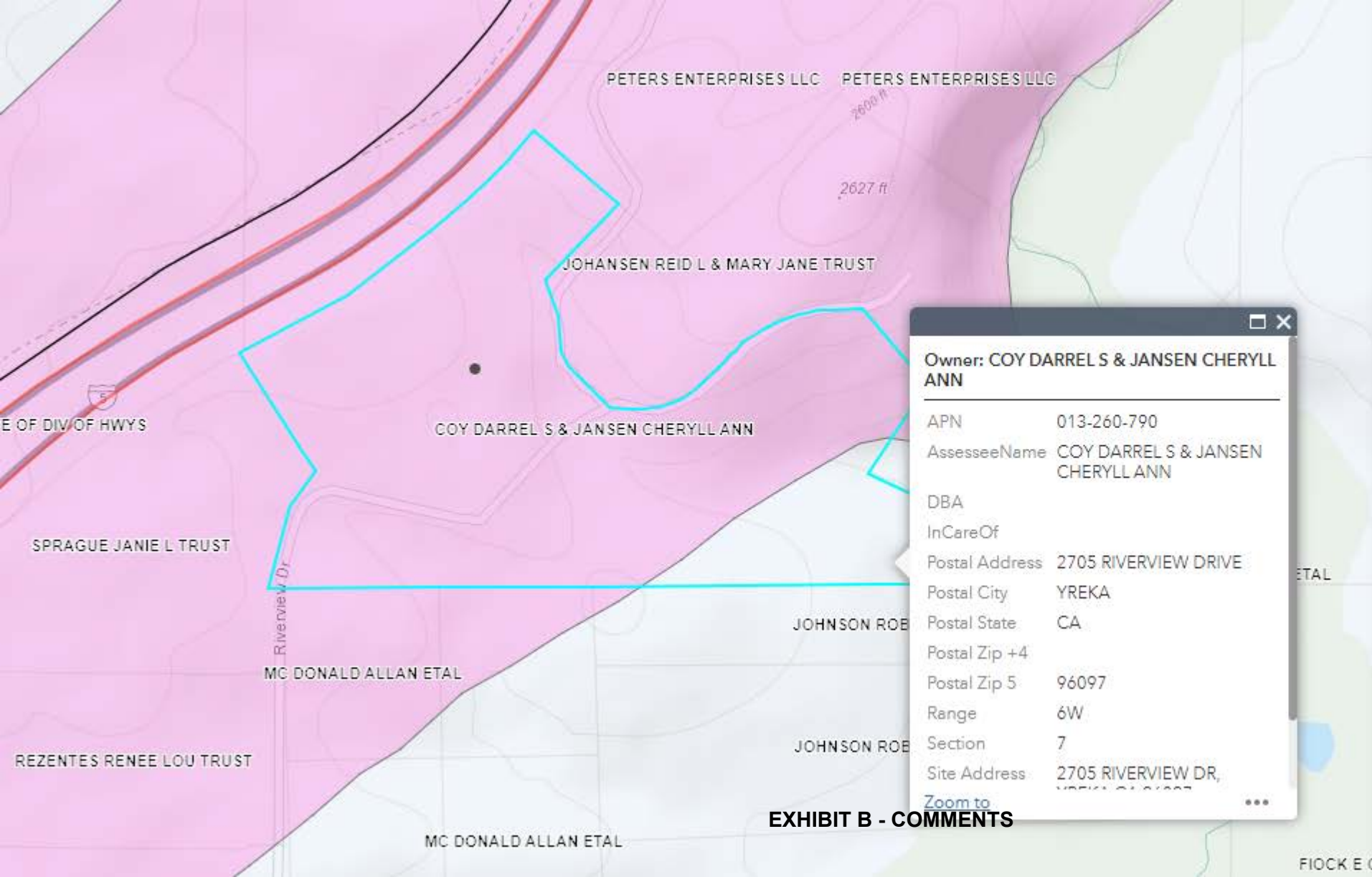
Homeowners and Tenants are exempt from subsections (e)(1) and (e)(3)(A).

Please contact the District if you have any questions.

Best regards,

Eric

Eric Olson
Air Pollution Specialist II
Siskiyou County APCD
Yreka, CA 96097
530-841-4031



Owner: COY DARREL S & JANSEN CHERYLL ANN

APN	013-260-790
AssesseeName	COY DARREL S & JANSEN CHERYLL ANN
DBA	
InCareOf	
Postal Address	2705 RIVERVIEW DRIVE
Postal City	YREKA
Postal State	CA
Postal Zip +4	
Postal Zip 5	96097
Range	6W
Section	7
Site Address	2705 RIVERVIEW DR, YREKA, CA 96097

[Zoom to](#) ...

EXHIBIT B - COMMENTS

- Wood Stoves Program
- AirNow Air Quality Monitoring Site Data (Current)
- National Weather Service Wind Forecast - at City Level
- USA Current Wildfires
- USA Current Wildfire Perimeters
- Satellite (VIIRS) Thermal Hotspots and Fire Activity
- Ultramafic soils
- Parcels - July 2022
- County Zip Codes
- FRAP - Agency Direct Protection Areas
- Humboldt Meridian
- Public Land Survey System
- Zoning
- Federal Lands



SISKIYOU COUNTY AIR POLLUTION CONTROL DISTRICT NOA Dust Mitigation Plan Application

Air Toxic Control Measure 93105 for Naturally Occurring Asbestos (NOA)
§ 93105, Title 17, California Code of Regulations

1. ADMINISTRATIVE INFORMATION

Size of Project

Estimated Size of entire Project (total acres)

2. GEOLOGIST INFORMATION

Name

Address

City/State

Zip

Contact

Phone

Fax

Email

3. CONTRACTOR AND OWNER INFORMATION

Contractor Information

Owner Information

Name

Name

Address

Address

City/State

Zip

City

Zip

Contact

Email

Contact

Email

Phone

Fax

Phone

Fax

4. PROJECT INFORMATION

Location

Number of NOA Samples Taken

Address

Number of NOA Samples \geq 0.25%

City/State

Zip

Date of Asbestos Discovery

Township, Range, Section

Start Date

Estimated Completion Date

EXHIBIT B - COMMENTS

ASBESTOS DUST MITIGATION PLAN APPLICATION

SISKIYOU COUNTY AIR POLLUTION CONTROL DISTRICT

5. MAP INFORMATION

Map(s) clearly indicating the following **MUST** be included:

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Property lines / boundaries ■ Rights of way / easements ■ Areas to be cleared or graded ■ Trenching areas ■ Excavation sites ■ Storage areas / piles | <ul style="list-style-type: none"> ■ Staging areas for removal ■ Truck routes ■ On-site parking lots ■ Landmarks and roads ■ Sampling locations (label as positive or negative for asbestos) |
|---|---|

6. PROJECT TYPE

Activity: (Check all that apply)

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Construction <input type="checkbox"/> Grading <input type="checkbox"/> Road or Railway Construction <input type="checkbox"/> Road Maintenance <input type="checkbox"/> Housing Development | <ul style="list-style-type: none"> <input type="checkbox"/> Commercial Property Development <input type="checkbox"/> Quarrying <input type="checkbox"/> Surface Mining <input type="checkbox"/> Trenching / Utilities Work <input type="checkbox"/> Other (please describe) |
|---|--|

7. TRACK-OUT PREVENTION

The following control measure **MUST** be addressed:

- Any visible track-out on a paved public road where vehicles enter and exit the work area must be removed at the end of the work day or at least one time per day. Removal shall be accomplished by using wet sweeping or a HEPA filter equipped vacuum device.

Other control measures: (Check all that apply)

- A gravel pad designed using good engineering practices to clean the tires of exiting vehicles
- A tire shaker
- A wheel wash system
- Pavement extending for not less than fifty (50) consecutive feet from the intersection with the paved public road
- Any other measure(s) as effective as the measures listed above (please describe)

ASBESTOS DUST MITIGATION PLAN APPLICATION
SISKIYOU COUNTY AIR POLLUTION CONTROL DISTRICT

8. ACTIVE STORAGE PILES

The following control measure **MUST** be addressed:

- Keeping active storage piles adequately wetted or covered with tarps (please describe)

9. INACTIVE STORAGE PILES

Control for disturbed surface areas and storage piles that will remain inactive for more than seven (7) days shall include one or more of the following: (Check all that apply)

- Keep the surface adequately wetted
- Establish and maintenance of surface crusting sufficient to satisfy the test in subsection §93105(h)(6)
- Application of chemical dust suppressants or chemical stabilizers according to the manufacturer's recommendations
- Covering with tarp(s) or vegetative cover
- Installation of wind barriers of fifty (50) percent porosity around three (3) sides of a storage pile
- Installation of wind barriers across open areas
- Any other measure(s) as effective as the measures listed above (please describe)

10. TRAFFIC CONTROL ON ON-SITE UNPAVED ROADS, PARKING LOTS AND STAGING AREAS

The following control measure **MUST** be addressed:

- A maximum speed limit of fifteen (15) miles per hour (mph) or less

Additional control measures: (Check all that apply)

- Water every two hours of active operation or more frequently as needed
- Apply chemical dust suppressants consistent with manufacturer's directions
- Maintain a gravel cover with a silt content that is less than five (5) percent and asbestos content that is less than 0.25 percent, as determined using an approved asbestos bulk test method, to a depth of three (3) inches on the surface being used for travel
- Any other measure(s) as effective as the measures listed above (please describe)

ASBESTOS DUST MITIGATION PLAN APPLICATION
SISKIYOU COUNTY AIR POLLUTION CONTROL DISTRICT

11. EARTHMOVING ACTIVITIES

Controls for earthmoving activities will include: (Check all that apply)

- Pre-wetting the ground to the depth of the anticipated cuts
- Suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures
- Application of water prior to any land clearing
- Any other measure(s) as effective as the measures listed above (please describe)

12. BLASTING

Is Blasting Required? Yes No (if Yes, Check all that apply.)

- Pre-wetting the ground
- Concurrent misting or water application during blast
- Application of soil overburden
- Blast mats
- Suspending blasting operations when wind speeds are high enough to result in dust emissions crossing the property line, despite the application of dust mitigation measures
- Any other measure(s) as effective as the measures listed above (please describe)

13. OFF-SITE TRANSPORT

The owner and/or operator must ensure that no trucks are allowed to transport excavated material off-site unless:

- Trucks are maintained such that no spillage can occur from holes or other openings in cargo compartments
- Loads are adequately wetted

AND either: (Check all that apply)

Covered with tarps

Loaded such that the material does not touch the front, back or sides of the cargo compartment at any point less than six inches from the top and that no point of the load extends above the top of the cargo compartment

14. POST CONSTRUCTION STABILIZATION OF DISTURBED AREAS

Upon completion of the project, disturbed surfaces shall be stabilized using one or more of the following: (Check all that apply)

Establish a vegetative cover (detail type of vegetative cover to be used below)

Placement of at least three (3.0) inches of non-asbestos-containing material

Paving

Any other measure deemed sufficient to prevent wind speeds of ten (10) miles per hour (mph) or greater from causing visible dust emissions (please describe)

Submitted by: _____ Title _____

Submitter's organization: _____

Submitter's signature: _____ Date _____

Air District Decision

Approved as submitted by: _____ Date _____

Approved with changes or conditions by: _____ Date _____

Document changes or conditions: _____

Disapproved as submitted by: _____ Date _____

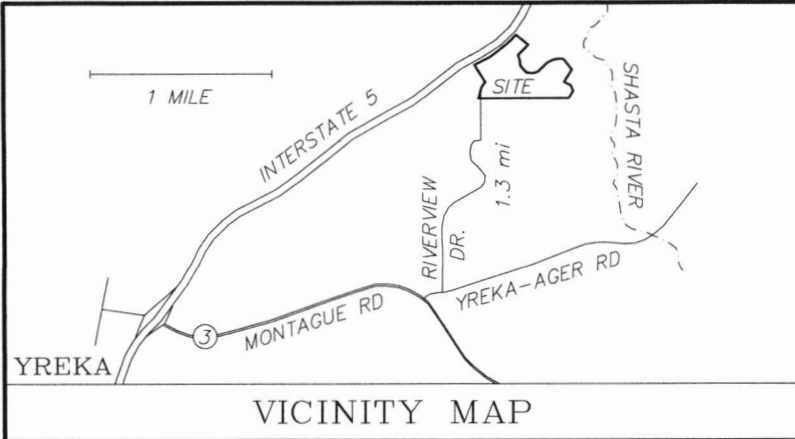
For the following reason(s): _____

TENTATIVE PARCEL MAP

Sheet 1 of 2

THE REMAINDER PARCEL OF PMB 14 PG 39-41~
 BEING A PORTION OF SECTION 7, T. 45 N., R. 6 W., M.D.M.
 COUNTY OF SISKIYOU STATE OF CALIFORNIA

APN 013-260-790

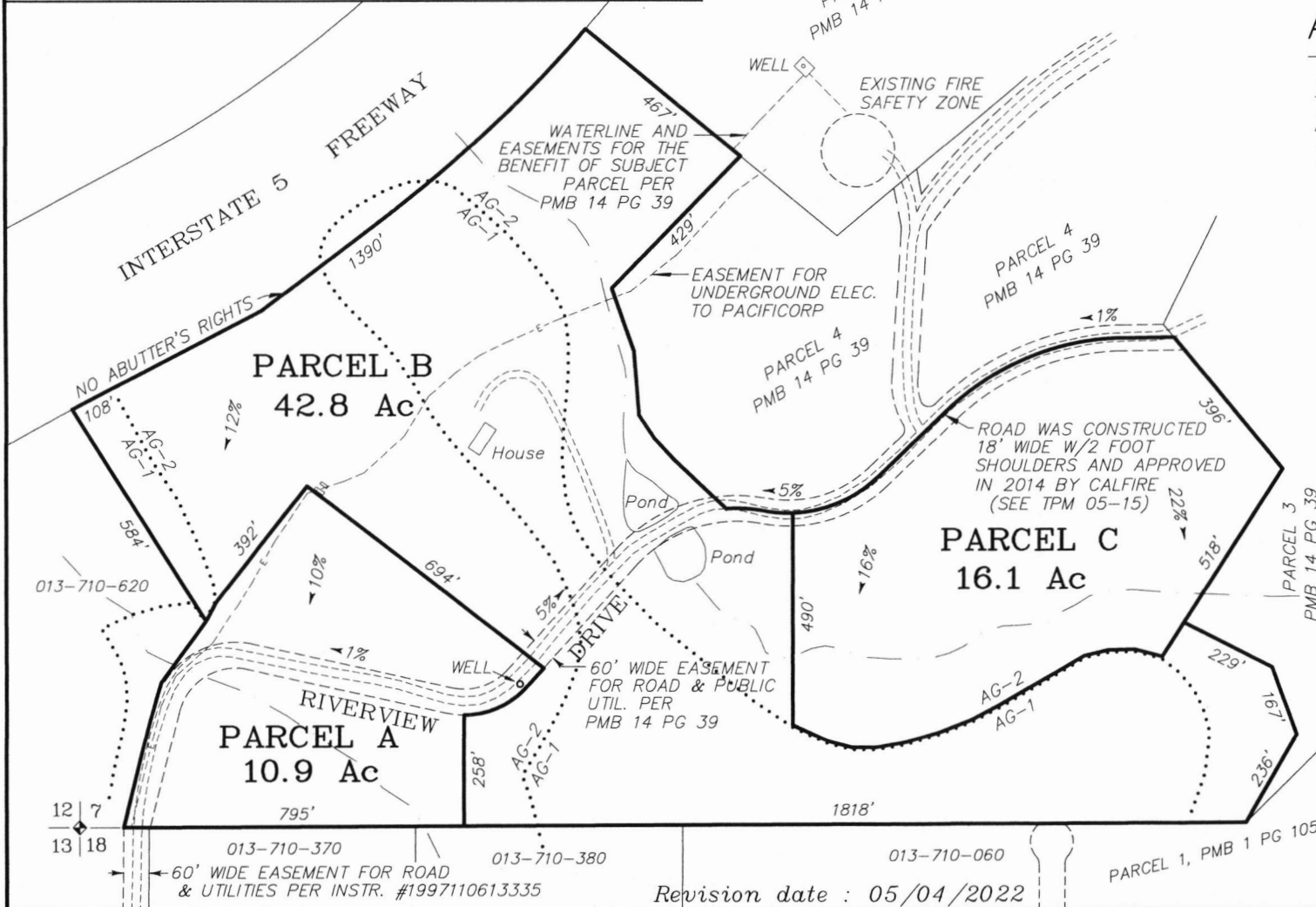


APPLICANT/OWNER

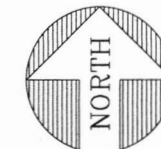
DARREL COY & CHERYLL JANSEN
 2705 RIVERVIEW DRIVE
 YREKA, CA 96097
 (530) 905-2977

TOTAL ACREAGE: 69.83 ACRES
 EXIST/PROPOSED USE: RESIDENTIAL
 ROAD IMPROVEMENTS: TO BE DETERM.
 ZONING: MIXED AG-1 & AG-2 AS SHOWN
 WATER SUPPLY: WELLS (2 EXISTING)
 SEWER DISPOSAL: ONSITE SEPTIC DISP.

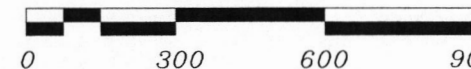
prepared by:
 CASCADE LAND SURVEY
 11239 BALL MOUNTAIN RD.
 MONTAGUE, CA 96064
 (530) 340-0077



Revision date : 05/04/2022



SCALE 1" = 300'



5/5/22

LEGEND

A.S.D.A. APPROVED SEPTIC DISPOSAL AREA
IN PRIOR TPM. PARCELS A AND C TO BE TESTED

◇ PERCOLATION TEST LOCATION

(W) AREAS IDENTIFIED TO CONTAIN
WOOLLY BALSAMROOT (BALSAMORHIZA LANATA)

 WETLANDS IDENTIFIED IN PRIOR TPM

NOTE: CONTOURS ARE INTERPOLATED
FROM U.S.G.S. QUADRANGLE MAP

TENTATIVE PARCEL MAP

THE REMAINDER PARCEL OF PMB 14 PG 39-41

BEING A PORTION OF SECTION 7, T. 45 N., R. 6 W., M.D.M.

COUNTY OF SISKIYOU STATE OF CALIFORNIA

APN 013-260-790

ADDITIONAL INFORMATION SHEET
SEE TPM 14 PG 41 and TPM 05-15

