



**Siskiyou County
Planning Commission Staff Report
October 19, 2022**

Agenda Item Number 1

**Blais Zone Change (Z-22-01) and
Boundary Line Adjustment (BLA-22-02)**

Applicant: Ryan Blais

Property Owners: Robert A. Blais &
Caryn A. Blais, Trust ETAL
2135 Terra Nova Drive
Redding, CA 96003

Rhonda Kalantari
4176 Shawnee lane
Bookhaven, GA 30319

Ryan F. Blais &
Clair Blais
22150 Delightful Way
Redding, CA 96003

Representatives: Ryan Blais
Blais Consulting
22150 Delightful Way
Redding, CA 96003

Project Summary The project is a proposed rezone of 1.7 acres of a 316.50-acre parcel, 15 acres of a 41.87-acre parcel; and 1.1 acres of a 59.95-acre parcel from Prime Agricultural (AG-1-B-80) to Rural Residential (R-R-B-40) to facilitate a boundary line adjustment that proposes to consolidate the land improved for agricultural production onto a single 316-acre parcel.

Location: The project site is located at 3745 Hurds Gulch Road, approximately four miles southeast of the Town of Fort Jones, and approximately one mile east of the intersection of Eastside Road and Hurds Gulch Road on APNs 023-270-110, 023-270-310, 023-270-390, and 024-190-140; Sections 25 and 30, Township 43N, Range 8W, MDB&M; Latitude 41.545°, Longitude -122.816°.

General Plan: Soils: Erosion Hazards; Wildfire Hazard; Prime Agricultural Soils; Building Foundation Limitations: High Shrink-Swell Behavior Soils; Deer Wintering Area; and Excessive Slope.

- Scott Valley Area Plan:** Prime Agricultural Lands; Deer Wintering Area; and Excessive Slope
- Zoning:** Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80);
Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40)
- Exhibits:**
- A. Resolution PC-2022-020, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Blais Boundary Line Adjustment (BLA-22-02) and recommending that the Board of Supervisors Approve the Blais Zone Change (Z-22-01)
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
 - B. Comments
 - C. Airport Land Use Compatibility Plan, Table 2A
 - D. Airport Land Use Compatibility Plan, Table 2B
 - E. USDA Natural Resources Conservation Service Soils Mapping and Data Sheets
 - F. Soils Evaluation by James A. Bianchin, C.E.G., Principal Engineering Geologist at Bajada Geosciences, Inc.
 - G. Soils Evaluation by Giuliano Carneiro Galdi, UC Cooperative Extension Advisor
 - H. BLA and Zone Change Exhibit Maps

Background

Ryan Blais of Blais Consulting has applied for a boundary line adjustment to reconfigure three parcels and request a zone change to convert a portion of the land from Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80) to Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B- 40) in order to consolidate all lands improved for agricultural production onto a single 316-acre parcel. The parcels are located at 3745 Hurds Gulch Road, approximately one mile east of the intersection of Eastside Road and Hurds Gulch Road.

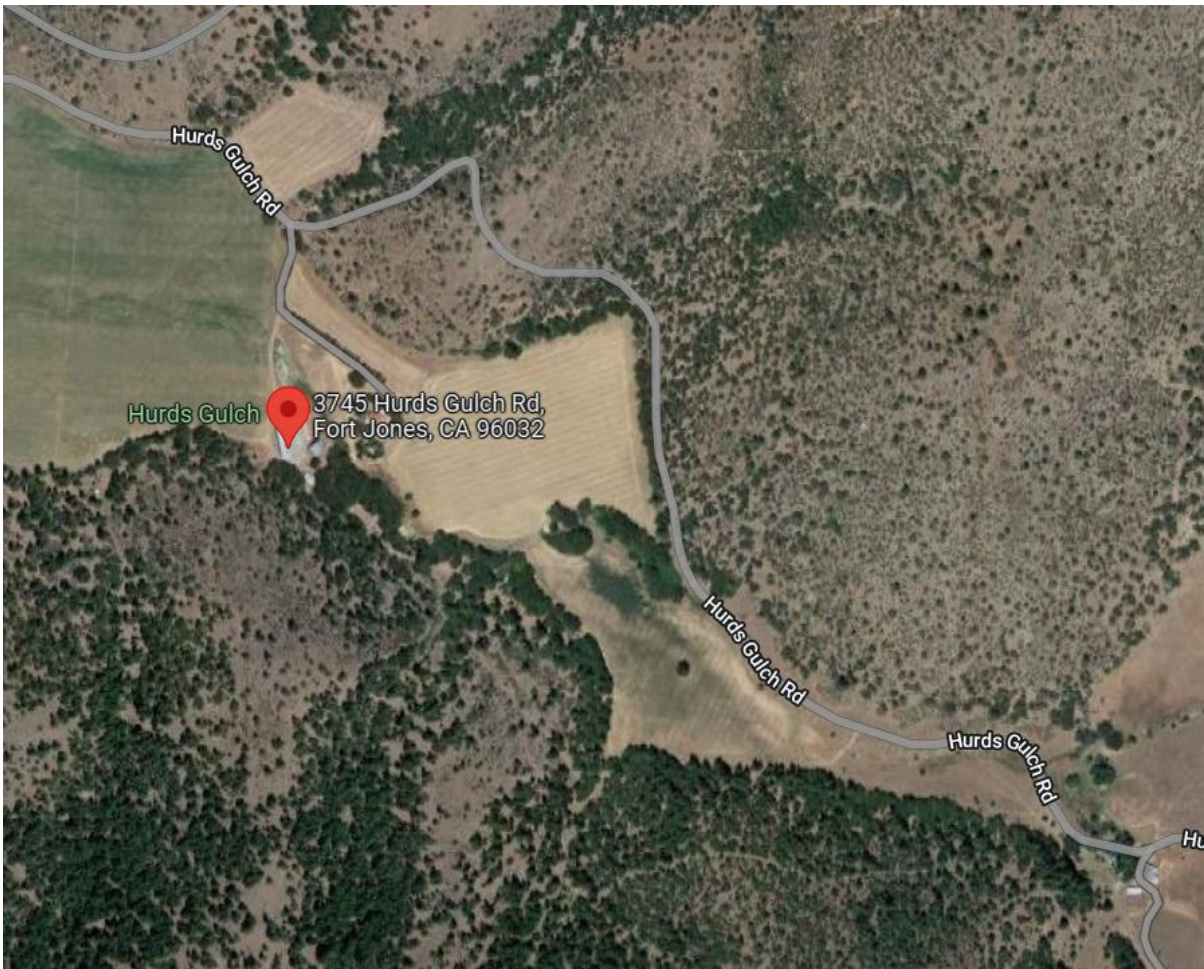


Figure 1: Project Location

APNs 023-270-110 and 023-270-310 are together a single legal parcel created as Parcel I of a Grant Deed, which was filed for record in the Siskiyou County Recorder's Office on April 29, 1953, (Volume 315, Page 542). The parcel was later modified by Boundary Line Adjustment (BLA-94-06), Document Number 95-0006197, which was filed for record in the Siskiyou County Recorder's office on May 24, 1995.

APN 024-190-140 is a legal parcel created as Parcel 1 in Grant Deed, which originally was filed for record in the Siskiyou County Recorder's office on April 29, 1953, (Volume 488, Page 673). The parcel was later modified by Boundary Line Adjustment (BLA-05-21), Document No. 06-00026388, which was filed for record on February 24, 2006.

APN 014-130-390 is a legal parcel created as Parcel 2 in Grant Deed, Document Number 95-015509, which originally was filed for record in the Siskiyou County Recorder's office on November 30, 1995. The parcel was later modified by Boundary Line Adjustment (BLA-05-21), Document No. 06-0002638, which was filed for record in the Siskiyou County Recorder's office on February 24, 2006.

Much of the proposed Resultant Parcel 1 is developed for alfalfa production. Proposed Resultant Parcel 2 is steeply sloped with scattered trees and shrubs and is not developed for agricultural production. Proposed Resultant Parcel 3 contains low yield fields, which is attributed to the non-prime soil quality.

During drought years, these fields are not irrigated to ensure adequate water supply is available for the high yielding fields.

The proposed Resultant Parcel 1 is developed with an existing single-family dwelling, garage, ground water well, and outbuildings. Proposed Resultant Parcel 2 and 3 are partially developed with an approved septic area and road easement. There are a few old inactive gravel pits located on the northern section of APN 023-270-390. No records have been found of a Reclamation Plan Agreement or Use Permit.

Surrounding parcels are predominately zoned Rural Residential Agricultural and Prime Agricultural in which the south, southwest, and west of the project site consist of Agricultural Preserve properties.

Discussion

Approval of the Blais Boundary Line Adjustment (BLA-22-02) would reconfigure three parcels and result in one 316.5-acre parcel, one 41.87-acre parcel, and one 59.95-acre parcel. The boundary line adjustment proposes to increase acreage for two of three parcels in order to consolidate the land capable of sustaining agricultural production onto a single agricultural parcel.

The land proposed to be rezoned for rural-residential uses has limitations that prevent it from being utilized as part of the agriculture operation that is established at the project site. There are limited soils ranging in depth from 0 to 36 inches that consist of stony loam to very gravelly clay which are supported by bedrock. In addition, the soils have very slow infiltration rates and very high runoff potential. Because of these and other factors, the Natural Resources Conservation Service (NRCS) has labeled the soils underlying the future building sites to be rezoned Rural Residential (R-R-B-40), as "not prime farmland". The California Department of Conservation reflects the land where the potential exists for future development of homesites as Farmland of Local Importance as noted in the attached report (Exhibit D).

Owner	APN	Original Acreage	Adjustment	Final Acreage
Robert A. & Caryn A. Blais, Trust ETAL and Rhonda Kalantari	024-190-140	80.00 +/-	-38.13+/-	41.87 +/-
Robert A. & Caryn A. Blais, Trust ETAL and Rhonda Kalantari	023-270-310 023-270-110	121.52 +/- 166.00 +/-	+28.98 +/-	316.50 +/-
Ryan F. & Clair Blais, Trustee	023-270-390	50.80 +/-	+9.15 +/-	59.95 +/-

It is due to these limitations that the property owner is requesting to relocate the boundary lines to their proposed locations, thereby separating the non-agricultural land from the portion of the property which contains lands capable of being utilized as part of a large-scale agricultural operation.

Approximately 1.7 acres of proposed Resultant Parcel 1; 15 acres of proposed Resultant Parcel 2; and 1.1 acres of proposed Resultant Parcel 3 of the Boundary Line Adjustment are currently zoned AG-1-B-80 and proposed to be rezoned to R-R-B-40. The separation between the two zoning districts follows the Scott Valley Area Plan mapping of Prime Agricultural Soils rather than the actual soil conditions and use that exist. The proposed zone change would transfer a total of 17.8 acres from AG-1-B-80 into R-R-B-40, making the entirety of proposed Resultant Parcels 2 and 3 within the R-R zoning district. The

zoning district for proposed Resultant Parcels 2 and 3 would then more accurately reflect the potential uses on the site. Although the proposed resultant parcels take into consideration the possible location for future single-family dwelling building sites, no development or change in use is proposed as part of this project.

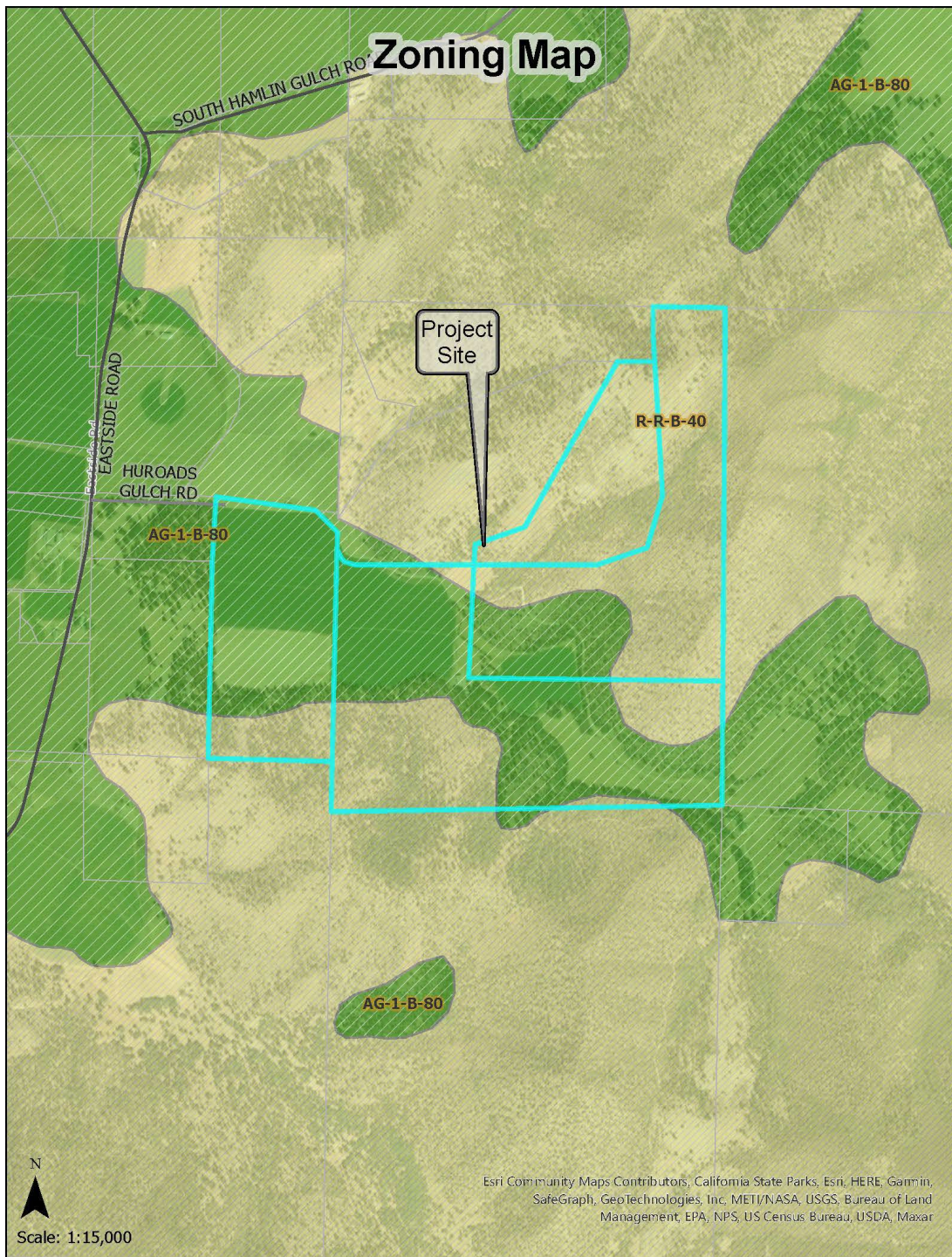


Figure 2: Zoning Map

Analysis

Zoning Consistency

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

Subsequent to the proposed zone change, 17.8 acres will be transferred from the AG-1-B-80 zoning district to the R-R-B-40 zoning district. As shown in Figure 2, the project site is located adjacent to parcels zoned Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40), and Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80). There are no proposed changes to the existing use of the property that would make it inconsistent with the proposed zoning. Future changes would be subject to the zoning requirements in effect at the time they are proposed.

Airport Land Use Compatibility (ALUCP)

The project site is adjacent to the Scott Valley Airport which includes a portion of APN 024-190-140 within the Zone D compatibility zone. Zone D is described within the ALUCP as the area “that includes other areas within the airport vicinity which are overflowed less frequently or at a higher altitude by aircraft arriving and departing the airport”. Within the ALUCP, the Primary Compatibility Criteria matrix in Table 2A (see Exhibit C) provides guidance on compatible uses and densities. There is no density limit to residential or other uses for Zone D; however, there is prohibited uses of hazards to flight which include physical, visual, and electronic forms of interference with the safety of aircraft operations. Any land use development which may cause the attraction of birds to increase is prohibited. Objects up to 150 feet tall are permitted unless located on high ground or upon a solitary object more than 35 feet taller than other nearby objects.

Noise compatibility is delineated in the Noise Compatibility Criteria in Table 2B (see Exhibit D). Clearly acceptable land uses are those for which the activities associated with the specified land use can be carried out with essentially no interference from the noise exposure. Normally acceptable land uses are those for which noise is a factor to be considered in that slight interference with outdoor activities may occur. Agricultural land use is a “Clearly Acceptable” land use up to a Community Noise Equivalent Level (CNEL) of 70dB and is “Normally Acceptable” up to 75dB. Pursuant to the Noise Impacts map (Exhibit 8E of the ALUCP), the portion of APN 024-190-140 of the project site does not lie within the 55 to 65 CNEL area. Therefore, agricultural uses on the subject property are compatible with the noise impacts from the Scott Valley Airport.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay area for Soils: Erosion Hazard; Wildfire Hazard; Prime Agricultural Soils; Building Foundation Limitations; High Shrink-Swell Behavior Soils; Deer Wintering Area; and Excessive Slope. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5 through 41.7, 41.9, and 41.18, also apply to the proposed project. Additionally, the use of the property, which is not proposed to change, 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. These findings are detailed in the General Plan Consistency Findings Section of Exhibit A-2 attached to this staff report and submitted for the Commission’s review, consideration, and approval.

Scott Valley Area Plan Consistency

The Scott Valley Area Plan identifies the project site as being within the mapped natural resources and physical hazard areas for Prime Agricultural Soils, Deer Wintering Area, and Excessive Slope. Planning staff has identified that Comprehensive – Composite Plan Policies 35, 36, 37 and 38, also apply to the proposed project.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan and Scott Valley Area Plan policies governing the subject site. Additionally, the allowed uses would be compatible with the surrounding land uses and existing zoning designations, would have adequate roadway address for transportation and public health and safety provisions, and would not create adverse environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings and Scott Valley Area Plan Consistency Findings section of Exhibit A-2 of PC Resolution 2022-020 attached to this staff report and submitted for the commissioner's review, consideration, and approval.

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

- The project is reconfiguring three existing parcels to consolidate the land capable of commercial agricultural production onto one parcel.
- The project would not result in the loss of any agricultural production land.
- Proposed Resultant Parcel 1, a 316.50-acre parcel, would remain zoned as Prime Agricultural (AG-1-B-80), minimum parcel size of 80-acres, except for the southern and northeastern boundaries which shall remain zoned Rural Residential (R-R-B-40). The 1.7 acres to be rezoned as Rural Residential (R-R-B-40) would ensure consistency with the surrounding Rural Residential zoned properties.
- Proposed Resultant Parcel 2, a 41.87-acre parcel, would remain zoned as Rural Residential (R-R-B-40), minimum parcel size of 40-acres, with a portion of the northeastern boundary to be rezoned from Prime Agricultural (AG-1-B-80) to Rural Residential. The 15 acres to be rezoned as Rural Residential would ensure consistency with the surrounding Rural Residential zoned properties.
- Resultant Parcel 3, a 59.95-acre parcel, would remain zoned as Rural Residential (R-R-B-40), minimum parcel size of 40-acres, with a portion of the southern border to be rezoned from Prime Agricultural to Rural Residential. The 1.1 acres to be rezoned to Rural Residential would ensure consistency with the surrounding Rural Residential zoned properties.

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

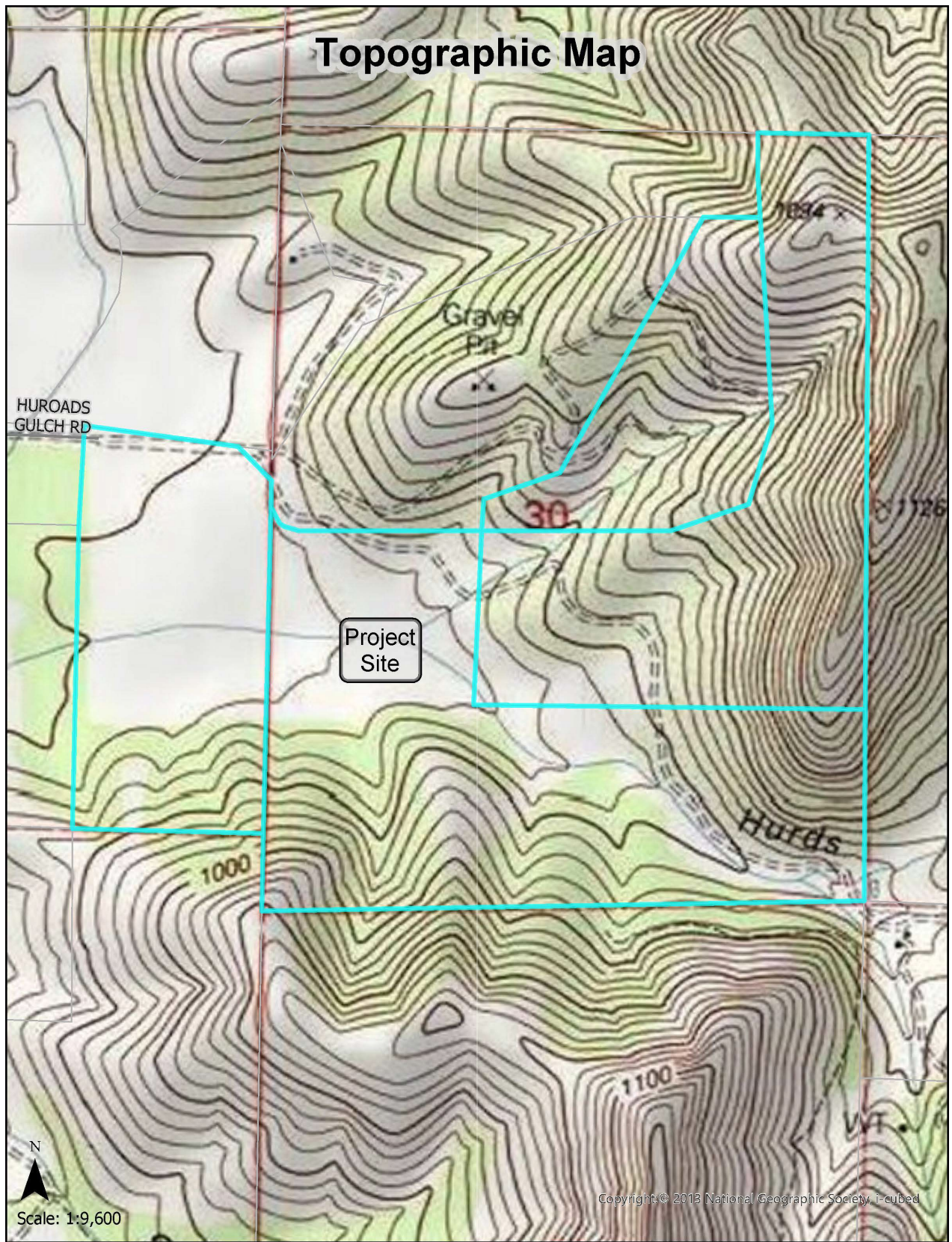


Figure 3: Topographic Map

Environmental Review

The project proposes to reconfigure three parcels to facilitate future building sites and a zone change to effectuate a boundary line adjustment. Staff evaluated the project's potential for environmental impacts by reviewing the project relative to Appendix G of the CEQA Guidelines. Based on this review, it was determined that the rezone and boundary line adjustment, as proposed, would not adversely impact the environment.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and boundary line adjustment may have a significant effect on the environment, staff is recommending that the Planning Commission recommend to the Board of Supervisors the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the "Common Sense Exemption" of CEQA Guidelines Section 15061(b)(3), which states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to *Existing Facilities* (CEQA Guidelines Section 15301) and the Class 5 exemption that is applicable to *Minor Alterations in Land Use Limitations* (CEQA Guidelines Section 15305(a)). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Class 1 applies to the project because the project includes existing facilities, such as the existing agricultural operation and single-family dwelling that are on the project site. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes of land use or density, including minor lot line adjustments, such as the one proposed as part of this project. Class 5 applies to this project because a BLA is considered a minor lot line adjustment.

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

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on October 5, 2022, and mailed October 3, 2022, to property owners within 300 feet of the applicant's property.

Public Comments

Fred Kraus Ranch – December 15, 2021

The letter indicates in support of the proposed boundary line adjustment and zone change as it pertains to the Scott Valley Area Plan Policy 4.

Agency Comments

Siskiyou County Environmental Health Division – February 2, 2022

Environmental Health has reviewed the proposed zone change and boundary line adjustment and has no objections as submitted.

- Resultant Parcel 2 and 3 have been reviewed and approved for conventional onsite sewage disposal.
- Resultant Parcel 1 contains the original dwelling, septic system, and ground water well (no permits on file).
- All parcels conform to Environmental Health’s sewage density standard

Planning Response: *No Response necessary.*

California Department of Forestry and Fire Protection (Cal Fire) – March 18, 2022

Cal Fire has no requirements to the boundary line adjustment and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways approved under the Public Resources Code 4290.

Cal Fire has no requirements to the Zone Change; however, CalFire requires future building on the parcel(s) to be compliant with the applicable code sections of the Public Resource Code 4290.

Planning Response: *No response necessary.*

Siskiyou County Agriculture Department – March 17, 2022

The Ag Department has no requirements to the Zone Change.

Planning Response: *No response necessary.*

Planning Staff Recommendations

- Adopt Resolution PC-2022-020 taking the following actions:
 - Conditionally approve the proposed Boundary Line Adjustment based on the recommended findings and subject to the recommended conditions of approval; and
 - Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
 - Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), Section 15301, and Section 15305(a) of the CEQA Guidelines.

Suggested Motion

Move to adopt Resolution PC-2022-020, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Blais Boundary Line Adjustment (BLA-22-02) and Recommend that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Blais Zone Change (Z-22-01) by Adopting a Draft Ordinance Rezoning 1.1 acres of Resultant Parcel 3, 15 acres of Resultant Parcel 2, and 1.7 acres of Resultant Parcel 1 from AG-1-B-80 to R-R-B-40.

Preparation

Prepared by the Siskiyou County Planning Division.

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

Shelley Gray, Assistant Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2022-020

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Blais Boundary Line Adjustment (BLA-22-02) and Recommending that the Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Blais Zone Change (Z-22-01) by Adopting a Draft Ordinance Rezoning 1.7 acres of APN: 023-270-310 & 023-270-110; 15 acres of APN: 024-190-140; and 1.1 acres of APN: 023-270-390 from AG-1-B-80 to R-R-B-40.

Whereas, an application has been received from Ryan Blais of Blais Consulting to rezone approximately 1.7 acres of APN 023-270-310 and 023-270-110; 15 acres of APN: 024-190-140; and 1.1 acres of APN: 023-270-390 from Prime Agricultural, 80-acre minimum parcel size (AG-1-B-80) to Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40); and

Whereas, the applicant concurrently submitted a boundary line adjustment application (BLA-22-02) to adjust the boundary between three legal parcels (APN 024-190-140, 023-270-310, 023-270-110, and 023-270-390) in order to consolidate the Prime Agricultural land improved and utilized for agricultural uses onto a single parcel; and

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

Whereas, a Notice of Public hearing was published in the Siskiyou Daily News on October 5, 2022; and

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

Whereas, the Planning Division presented its oral and written staff report on the Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02) at a regular meeting of the Planning Commission on October 19, 2022; and

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

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

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

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

Whereas, the Planning Division recommended approval of Boundary Line Adjustment BLA-22-02 and Zone Change Z-22-01 subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on October 19, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project prior to reaching its decision.

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

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02):

1. Conditionally approves Boundary Line Adjustment BLA-22-02 based on the recommended findings and subject to the recommended conditions of approval contained in Attachment A-1 to this resolution; and
2. Recommends that the Board of Supervisors of Siskiyou County approve Zone Change (Z-22-01); and subject to the conditions of approval contained in Attachment A-1 to this resolution.
3. Recommends that the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), Section 15301, and Section 15305(a).

It is Hereby Certified that the foregoing Resolution PC-2022-020 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 19th day of October 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

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

Hailey Lang, Secretary of the Commission

Attachments:

Exhibit A-1: Notations and Recommended Conditions of Approval

Exhibit A-2: Recommended Findings

Exhibit A-1 to Resolution PC-2022-020
Notations and Recommended Conditions of Approval
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.

Conditions of Approval

1. The project shall substantially conform to the project description, boundary line adjustment map, and zone change map reviewed by the Planning Commission on October 19, 2022, and subsequently approved by the Siskiyou County Board of Supervisors. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code.
2. Development of the subject property shall comply with all adopted rules and regulations of the Siskiyou County Code and all other local and state regulatory agencies.
3. The applicant shall provide a legal description of the parcel that is to exist. The legal description must be typed on plain white paper with one-inch borders. The legal description must be prepared and submitted by either a Registered Civil Engineer that is licensed to practice land surveying (registered in California prior to 1982) or a Licensed Land Surveyor and be accompanied by a map showing the parcel as depicted by the legal description. The legal description and exhibit map shall be made to the satisfaction of the Deputy Director of Planning, whereupon they shall be recorded along with the other required boundary line adjustment documents.
4. The applicant shall provide the Planning Division with the name of the local title company that will complete all title documents and record the final approval. Upon recordation, the Planning Division shall be provided with copies of all documents including a "dated down" title report reflecting completion of all requirements.
5. A notation shall be included on the recorded boundary line adjustment stating as follows:
"This approved boundary line adjustment relates only to issues of compliance or non-compliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinances enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval."
6. The boundary line adjustment shall become null and void if the boundary line adjustment documents and any required deed(s) have not been recorded within one (1) year of the date of approval. A twelve (12) month extension of the expiration date may be obtained upon the submittal of a written application and fee to the Planning Division, prior to the expiration of the approved boundary line adjustment.
7. The approval of the boundary line adjustment does not guarantee that said parcel: (1) can be built upon; (2) has legal access; (3) has water and sewer to support development; or (4) there is the ability to obtain the necessary permits or other grant or grants of approval to allow development.

Exhibit A-1 to Resolution PC-2022-020
Notations and Recommended Conditions of Approval
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

8. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

**Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)**

Findings

Zoning Consistency Findings

1. The proposed zone change is consistent with the applicable elements and policies of the Siskiyou County General Plan and Scott Valley Area Plan, as documented herein.
2. The proposed zone change application is consistent with Siskiyou County Code Title 10, Chapter 6, Article 28.
3. The proposed zone change to Rural Residential Agricultural (R-R-B-40) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed zone change is compatible with the surrounding zoning of Rural Residential Agricultural (R-R), and Prime Agricultural (AG-1)
5. The proposed Resultant Parcels 1 is consistent with Prime Agricultural, 80-acre minimum (AG-1-B-80) zoning district.
6. The proposed Resultant Parcels 2, & 3 are consistent with the Rural Residential Agricultural, 40-acre minimum (R-R-B-40) zoning district.
7. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The proposed zone changes of the accumulative 17.8 acres of three individual parcels is compatible with the surrounding area. The neighborhood parcels are zoned with a mix of residential and agricultural uses, which is consistent with the proposed zone change uses in the Rural Residential and Prime Agricultural districts. Uses presently allowed and established on the project site would remain the same.

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

The uses presently allowed and established on the project site are not disruptive or damaging to mapped resources and would remain the same.

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

No new development is proposed as part of this project. The project site contains existing residential uses and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

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

Proposed Resultant Parcel 1 has an existing onsite sewage disposal system. Proposed Resultant Parcel 2 and 3 have been reviewed and approved for conventional onsite sewage disposal.

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

Proposed Resultant Parcel 1 has one ground water well and one agricultural water well. Should development of proposed Resultant Parcel 2 and 3 be proposed in the future, evidence of water quality and quantity is required.

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

Proposed Resultant Parcels 1 and 3 have been configured to have access to an existing 22-foot-wide road easement, a private road capable of handling traffic generated by the parcels. Proposed Resultant Parcel 2 will be granted access to a twenty-four (24) foot wide road easement at time of sale. No new development is proposed as part of this project.

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

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

Map 2 Soils: Erosion Hazard

Policy 7 – Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

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

Map 3: Soils: Building Foundation Limitations – High Shrink Swell Behavior Soils

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

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

Map 5: Excessive Slope

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

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

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

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

The permitted uses will not create erosion or sedimentation problems.

No new development is proposed as part of this project.

Map 9: Deer Wintering Areas

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

The permitted uses will not create erosion or sedimentation problems.

No new development is proposed as part of this project.

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

There is no new development proposed as part of this project. The existing parcels exceed the minimum parcel requirement. The permitted density will not create erosion or sedimentation problems.

Map 10: Wildfire Hazard

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

No new development is proposed as part of this project. However, this project is on Hurds Gulch Road, which is a private road that provides safe ingress and egress. Two existing wells on APN 023-270-110, a domestic and an agricultural, provide adequate water supply for fire suppression purposes. All future development would be required to meet ingress and egress standards including having an adequate supply of water for fire suppression purposes to ensure wildfire safety and would be reviewed to ensure there are no impacts to existing water supply.

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.

Based on the findings from the Natural Resources Conservation Services Soils Mapping Report found in Exhibit E, the areas proposed for rezone have a Land Capability Class and Subclass of 7e, 7s, and 8s soil types. Class 7 soils have very severe limitations that make the soils unsuited

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

for cultivation and restricts their use mainly to grazing, forestland, or wildlife. Class 8 soils have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply, or for esthetic purposes.

Furthermore, subclass “e” is made up of soils for which the susceptibility to erosion is the dominant problem or hazard affecting their use. Erosion susceptibility and past erosion damage are the major soil factors that affect soils in this subclass. Subclass “s” is made up of soils that have soil limitations within the rooting zone, such as shallowness of the rooting zone, stones, low moisture-holding capacity, low fertility that is difficult to correct, and salinity or sodium content. As a result, the lands proposed for rezone are not classified as Class I, II, or III soil types and are therefore not prime agricultural land.

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

The minimum parcel size proposed as part of this project is greater than 40 acres. There is no new development proposed as part of this project and thus would not create erosion or sedimentation problems.

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

The permitted density will not create erosion or sedimentation problems.

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

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

No new parcels are proposed to be created as part of this project. The project includes rezoning a combined total of 17.8 acres from AG-1-B-80 to R-R-B-40, which would ensure all resultant parcels are compliant with the proposed zoning designations of the resultant parcels.

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

All land classified as, and proven to be, prime agricultural soil is currently being utilized for commercial agricultural purposes. No new uses are proposed as part of this project.

Policy 38. – In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land, single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses and public or quasi-public uses may be permitted.

The permitted density will not create erosion or sedimentation problems.

The AG-1 zoned land proven to not be prime agricultural land is proposed to be rezoned for rural residential agricultural uses, which are permitted uses within Policy 38.

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

Airport Land Use Compatibility Findings

2.4.1 Primary Land Use Compatibility Criteria – The primary criteria for assessing whether a land use plan, ordinance, or development proposal is to be judged compatible with a nearby airport are set forth in the Primary Compatibility Criteria matrix, Table 2A.

1. The subject parcel is within Zone D of the Scott Valley Airport compatibility zone.
2. The proposed zone change would rezone a combined total of 17.8 acres of the project site from Prime Agricultural (AG-1) to Rural Residential Agricultural (R-R-B-40), which has rural residential and agricultural uses that exclude prohibited uses, making it compatible with the Airport Land Use Compatibility Plan.
3. There is no maximum density requirement on-site for agricultural uses.

Scott Valley Area Plan Consistency Findings

Prime Agricultural Land

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

The project proposes to rezone a combined total of 17.8 acres of AG-1 zoned land for R-R uses. The applicant has provided supporting documentation consistent with the Scott Valley Area Plan Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-40 is not prime agricultural land.

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

The applicant has provided supporting documentation consistent with the Scott Valley Area Plan Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-40 is not prime agricultural land.

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

The applicant has provided supporting documentation, consistent with Policy 4, as proof that the land, consisting of a combined total of 17.8 acres proposed to be rezoned from AG-1-B-80 to R-R-B-40, is not prime agricultural land. The 40-acre minimum parcel size has been applied to the land proposed for rezone. Therefore, the proposed rezone is consistent with Policy 3.

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

1. Submission of a soils test prepared by a California Certified Soil Scientist or,
2. Submission of well logs that specifically demonstrate there is not enough water available for irrigation purposes or,
3. A letter from the applicable irrigation district stating that they will not and cannot provide water or,

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

4. Any other factual, documented information that the area is not and has not been capable of supplying enough water for irrigation.

According to the National Resources Conservation Service (NRCS), soils range in thickness from 0 to 36 inches, consisting of stony loam to very gravelly clay. The soils are underlain by bedrock. In addition, the soils have very slow infiltration rates and very high runoff potential. Therefore, the NRCS has labeled the soils underlying the proposed rezoned areas to Rural Residential as “not prime farmland”, per the United States Department of Agriculture (USDA) Custom Soil Resource Report shown in Exhibit E of the Staff Report.

The parcels that are proposed to have a portion of their zoning changed from AG-1-B-80 to R-R-B-40 are shown to contain prime agricultural land on Map III of the Scott Valley Area Plan; however, the current USDA soils map identifies the soils within the proposed zone change as being Class 7 and 8 soils. In addition, the UC Cooperative Extension, Agronomy Advisor has provided an evaluation determining that the area proposed to be zoned from AG-1 to R-R is not prime agricultural soils, consistent with the USDA Soils Mapping.

Deer Wintering Area

- Policy 5 The minimum parcel size permitted are those as specified on the deer wintering area map (Map IV).

The existing parcels exceed the minimum parcel requirement.

- Policy 6 Only Agricultural, residential, open space, and small-scale commercial, industrial, recreational uses, and public or quasi-public uses may be permitted.

No new development is proposed as part of this project.

- Policy 7 Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses only may be permitted when they are clearly compatible with the surrounding and planned uses of the land and will not create adverse effects to the areas utilization as a critical deer wintering area.

No new development is proposed as part of this project.

Excessive Slope

- Policy 16 Reducing the percentage of slope below 30% by grading or other man related activities is strictly prohibited and not considered acceptable as a means of conforming to this density requirement. This policy is specifically intended to prohibit the grading of excessive slope areas to create buildable sites for any proposed use of the land.

No new development or grading is proposed as part of this project.

- Policy 17 Only agriculture, residential, open space, and small-scale commercial, industrial, recreational uses, and public or quasi-public uses may be permitted.

No change in use is proposed as part of this project.

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

Policy 18 Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding and existing uses of the land.

No change in use is proposed as part of this project.

Policy 19 In all areas proven to be 30% or greater natural slope, the minimum parcel size shall be 40 acres. It is the intent of this policy that all areas entirely within excessive slope mapped areas shall have a 40-acre minimum parcel size, regardless of site-specific slopes. This policy shall not apply to areas mapped as excessive slope, but adjacent to lands not otherwise restricted (non-resource areas), where the slope of the land is less than 30%, i.e., fringe areas between the valley floor and the mountainous areas. The fringe area density shall be the continuation of the prevalent non-resource density adjacent to the parcel.

The proposed parcels mapped with excessive slope areas exceed the minimum required 40-acre parcel size.

Comprehensive - Composite Plan

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

The project site is within several development policies. The most restrictive of these, regarding parcel size, being Prime Agricultural Land, in which the minimum parcel size permitted is 80-acres. The applicant has provided supporting documentation consistent with Policy 4 as proof that the area proposed to be rezoned from AG-1-B-80 to R-R-B-40 is not prime agricultural land. Therefore, the 80-acre minimum parcel would only apply to Resultant Parcel 1, which as designed, exceeds the 80-acre minimum.

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

No new development is proposed as part of this project. Resultant Parcel 1 is developed with a single-family dwelling and accessory structures, thus would not create erosion or sedimentation problems.

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

No new development is proposed as part of this project. However, APNs 023-270-310/110 and 023-270-390 have a deeded easement that gives access to an existing private road. Should any development be proposed in the future, existing private roads and 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. Upon compliance with Cal Fire requirements, the access will be adequate to accommodate the immediate and cumulative traffic impacts of potential future development.

Policy 38 - None of the policies stated in this plan will apply to Boundary Line Adjustments, so long as the new parcel configuration(s) and sizes conform to the intent of the density permitted in each resource,

Exhibit A-2 to Resolution PC-2022-020
Recommended Findings
Blais Zone Change (Z-22-01) and Boundary Line Adjustment (BLA-22-02)

physical hazard, and non-resource area. All new parcels configurations and sizes must conform to all requirements of the applicable zoning districts.

This policy was included for the situation whereby a landowner merely wants to change the boundary lines of existing parcels and not create any additional parcels. The Scott Valley Area Plan's (SVAP) intention was to provide flexibility for properties to reconfigure existing parcels while ensuring that the least amount of land is taken out of agricultural production. The proposed project would not result in the loss of any agricultural production land and is consistent with the intention of SVAP. Furthermore, the intention of the SVAP is to ensure the existing agricultural operations are protected from non-compatible and intensive uses. As part of the project, 17.8 acres would be rezoned to R-R-B-40, which would ensure the existing agricultural operations are not negatively affected by maintaining the existing character of the site and surroundings including the surrounding zoning districts and future uses.

California Environmental Quality Act (CEQA) Findings

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

Exhibit B

Kraus & Sons Ranch
13317 McAdams Creek Road
Fort Jones, CA 96032

December 15, 2021

Re: Fred Kraus Ranch BLA

Siskiyou County Planning Department,

This letter is written as supporting documentation for the proposed Fred Kraus Ranch BLA as it pertains to the Scott Valley Area Plan Policy 4.

The Fred Kraus Ranch has only 1 source of irrigation water which is located off-site, west of Eastside Road. During the time period between 1970 and 1990, there have been at least 3 other irrigation wells constructed on the Fred Kraus Ranch. These wells were inadequate for irrigation supply and all of them have since been taken out of service.

The property owner recently sent an inquiry to the Scott Valley Irrigation District (SVID) regarding availability of irrigation water. SVID only responded by saying the Fred Kraus Ranch is outside the SVID boundaries. See Figure 1 below for SVID boundary.

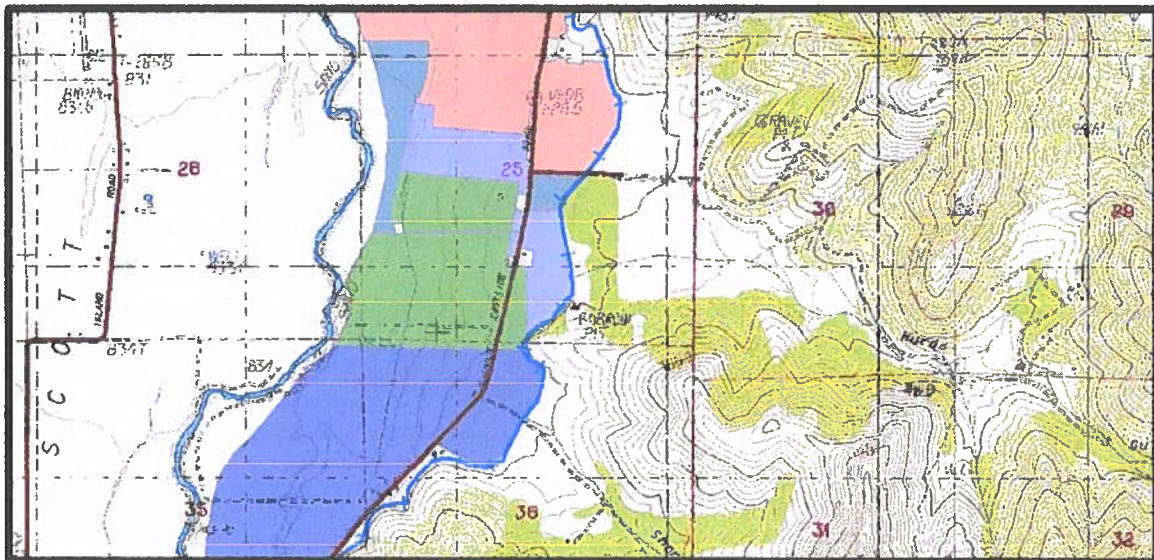


Figure 1 – SVID Boundary

Kraus & Sons Ranch is currently leasing and farming the land at the Fred Kraus Ranch on Hurds Gulch Road. The ranch is comprised of 8 fields used for alfalfa production as shown in Figure 2 below.

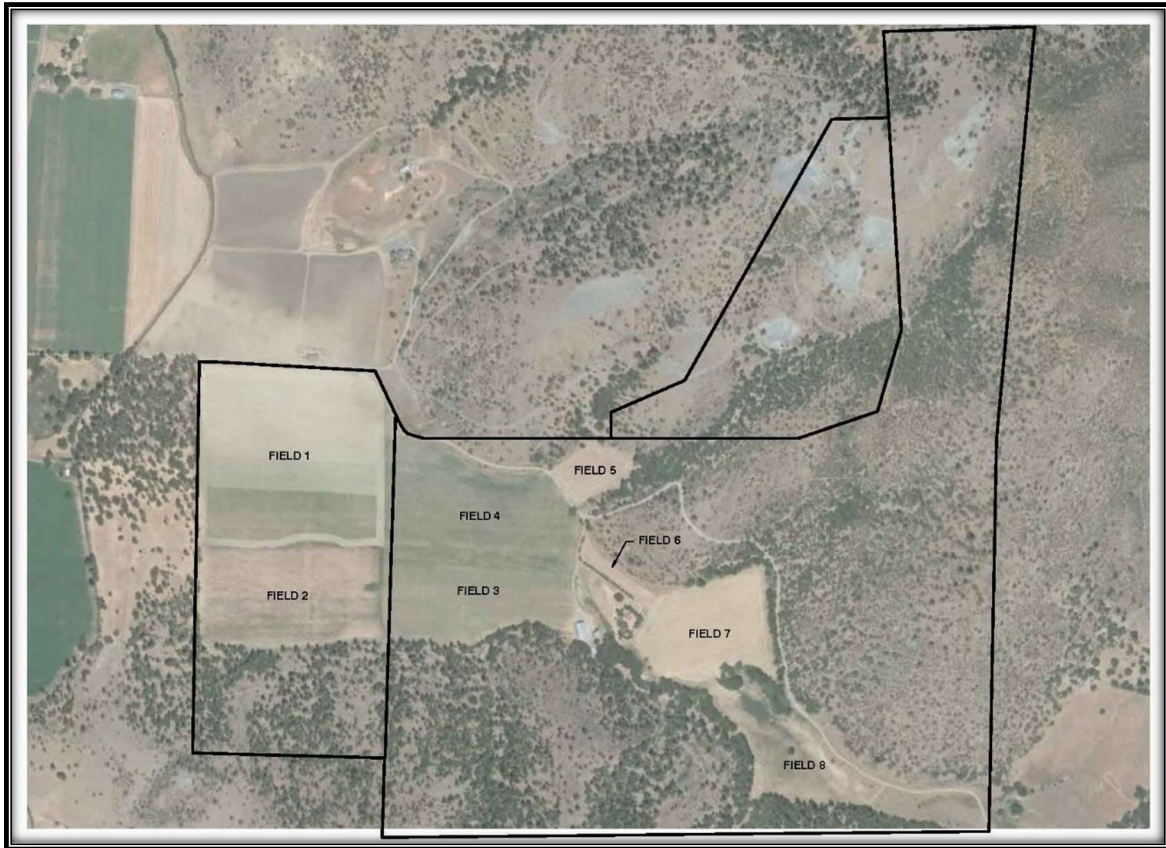


Figure 2 – Field Numbering

Fields 5, 6, and 8 are low yielding fields. This could be attributed to poor soil quality. We are in agreement with the soil characteristics described in the reports prepared by Bajada Geosciences, Inc for proposed building sites #1 and #2. Oftentimes, fields 5, 6, and 8 are not planted due to low yields. Furthermore, during drought years, fields 5, 6, and 8 are not irrigated to ensure sufficient water supply is available for the higher yielding fields.

In our opinion, the Fred Kraus Ranch is not capable of supplying enough irrigation water to expand beyond the current irrigated fields or to reliably serve the fields already established. The reasons include:

1. Historically, there has never been a reliable source of irrigation water available on-site.
2. No additional off-site well sources are available. Siskiyou County Environmental Health has verbally stated that new agriculture wells

are not being installed in the Scott River watershed without giving up an existing well.

3. The Fred Kraus Ranch lies outside the SVID boundary.
4. With the emergence of the Scott Valley Groundwater Sustainability Plan (GSP), it's clear that groundwater can no longer be freely extracted without limitation.
5. During drought years, State Water Resources Control Board (SWRCB) has started implementing restrictions on pumping water from the Scott River watershed. This will likely happen more and more often as drought years become more frequent, further reducing irrigation water supply to the ranch.

In addition, proposed Building Site #2 has never been irrigated. It's too steep to be irrigated and run off would be damaging and wasteful. This site is also heavily treed across the entire proposed parcel.

The proposed re-zone to allow Building Sites #1 and #2 to be developed will have little to no impact to the alfalfa production on the Fred Kraus Ranch.

Thank you for your assistance.



Frederick Kraus
(530) 468-2895

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER BLAIS, ROBERT & CARYN

FILE # 023-270-110, -310,
024-190-140

LOCATION 3745 HURDS GULCH ROAD T 43N , R 8W , SEC. 30 PD# PPI2105

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 reviewed this proposed Zone Change and BLA and has no objections as submitted.

Resultant parcel numbers two and three have been reviewed and approved for conventional onsite sewage disposal.

Resultant parcel one contains the original dwelling, septic system and ground water well (no permits on file).

All parcels conform to Environmental Health's sewage density standard.

REHS *Don Wenzel* DATE 2/2/22

ENVIRONMENTAL HEALTH ACTION

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

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

REHS *Don Wenzel* DATE 2/2/22

Date sent to Planning:

From: James Smith
To: Dianne Johnson; Hubbard, Kristin@Wildlife; Ray Haupt; Pisano, Nicholas@CALFIRE; Craig Kay; Eric Olson; Jeff Clausen; Jennifer Taylor; Kayla Harris; Thomas Deany
Cc: Ryan Blais; caryn.blais@gmail.com; rezaraya@yahoo.com; bobertblais@gmail.com
Subject: RE: Z2201_BLA2202 15 DAY REVIEW
Date: Thursday, March 17, 2022 2:13:36 PM

No issues.

James E Smith

Agricultural Commissioner/Sealer
Siskiyou County Animal Control Officer
Air Pollution Control Officer
Siskiyou County Dept of Agriculture
525 So. Foothill Drive
Yreka, CA 96097
530-841-4025 office
530-598-6813 cell

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Tuesday, March 15, 2022 3:28 PM
To: James Smith <jsmith@co.siskiyou.ca.us>; Hubbard, Kristin@Wildlife <Kristin.Hubbard@wildlife.ca.gov>; Ray Haupt <rhaupt@co.siskiyou.ca.us>; Pisano, Nicholas@CALFIRE <Nicholas.Pisano@fire.ca.gov>; Craig Kay <ckay@co.siskiyou.ca.us>; Eric Olson <eolson@co.siskiyou.ca.us>; Jeff Clausen <jclausen@co.siskiyou.ca.us>; Jennifer Taylor <jtaylor@co.siskiyou.ca.us>; Kayla Harris <kharris@co.siskiyou.ca.us>; Thomas Deany <tdeany@co.siskiyou.ca.us>
Cc: Ryan Blais <ryntblais@yahoo.com>; caryn.blais@gmail.com; rezaraya@yahoo.com; bobertblais@gmail.com
Subject: Z2201_BLA2202 15 DAY REVIEW

Good afternoon,

Please see attached 15 Day Review for application Z2201 and BLA2202. Please note, all responses to the application must be received by **March 30, 2021**.

Should you have any questions or require additional information, please email me at dmjohnson@co.siskiyou.ca.us or you can contact me at the number below.

Regards,

Dianne Johnson

Planning Permit Technician
Siskiyou County Community Development

EXHIBIT B



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



Date: 3/18/2022

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

Attention: Dianne Johnson

Subject: Zoning Change: Blais Z2201

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

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

A handwritten signature in blue ink, appearing to be "NP", with a long horizontal line extending to the right.

Nicholas Pisano
Fire Captain Specialist Prevention

For: Phillip Anzo
Siskiyou Unit Chief

Attachment cc: file

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



Date: 3/18/2022

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

Attention: Dianne Johnson

Subject: Boundary Line Adjustment Blais BLA2202

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

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

ROAD AND STREET NETWORKS

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

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION

1276.02, 1276.03

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

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

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

BLA2138
Date:3/18/2022
Page 2

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

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS

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

ADDRESSES FOR BUILDING

1274.08, 1274.09, 1274.10

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03,

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

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



Nicholas Pisano
Fire Captain Specialist-Prevention

For: Phillip Anzo
Siskiyou Unit Chief

Attachment

Cc: file

SRA Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

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

As of July 28, 2020

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

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Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Purpose

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

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

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

§ 1270.02. Scope

(a) These regulations shall apply to:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

(a) the local jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or development within the SRA.

(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the local jurisdiction.

(c) the local jurisdiction shall ensure that the applicable sections of this subchapter become a condition of approval of any applicable construction or development permit or map.

§ 1270.04. Local Ordinances.

(a) Nothing contained in these regulations shall be considered as abrogating the provisions of any ordinance, rule or regulation of any state or local jurisdiction provided that such ordinance, rule, or regulation is equal to or exceeds these minimum standards.

(b) Counties may submit their local ordinances for certification via email to the Board, and the Board may certify them as equaling or exceeding these regulations when they provide the same practical effect. If the Board determines that the local requirements do not equal or exceed these regulations, it shall not certify the local ordinance.

(c) When the Board grants certification, the local ordinances, in lieu of these regulations, shall be applied as described in 14 CCR § 1270.02 and used as the basis for inspections performed under 14 CCR § 1270.05.

(d) The Board's certification of local ordinances pursuant to this section is rendered invalid when previously certified ordinances are subsequently amended by local jurisdictions, or the regulations are amended by the Board, without Board re-certification of the amended ordinances. The Board's regulations supersede the amended local ordinance(s) when the amended local ordinance(s) are not re-certified by the Board. Amendments made by local jurisdictions to previously certified ordinances shall be submitted for re-certification.

§ 1270.05. Inspections.

Inspections shall conform to the following requirements:

(a) Inspection shall be made by:

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

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

§ 1270.06. Exceptions to Standards.

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

§ 1271.00. Definitions

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

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

CAL FIRE: California Department of Forestry and Fire Protection.

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

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

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

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

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

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

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

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

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

Fire valve: see hydrant.

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

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

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

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

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

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

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

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

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

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

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

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

- (a) access for emergency wildland fire equipment,
- (b) safe civilian evacuation,
- (c) signing that avoids delays in emergency equipment response,
- (d) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and

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

Shoulder: Vehicular access adjacent to the traffic lane.

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

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

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

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

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

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

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

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

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

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

Article 2 Emergency Access and Egress

§ 1273.00. Intent

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

§ 1273.01. Width.

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

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

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

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

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

§ 1273.02. Road Surfaces

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

§ 1273.03. Grades

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

1273.04. Radius

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

§ 1273.05. Turnarounds

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

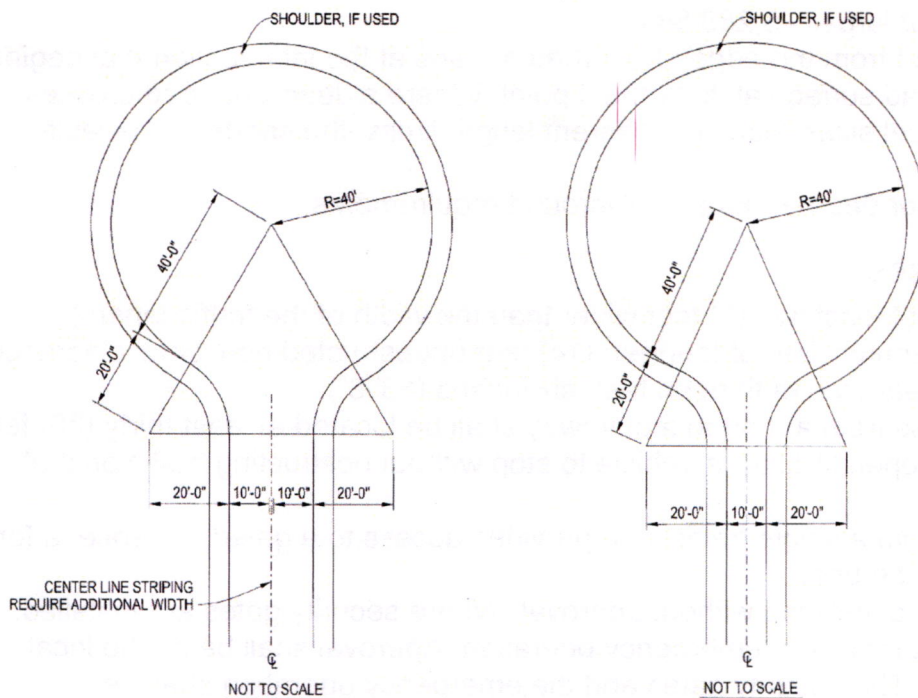


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

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

§ 1273.07. Road and Driveway Structures

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

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

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

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

§ 1273.08. Dead-end Roads

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

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

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

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

§ 1273.09. Gate Entrances

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

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

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

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

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

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

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

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

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

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

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

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

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

§ 1274.03. Addresses for Buildings.

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

§ 1274.04. Address Installation, Location, and Visibility.

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

Article 4 Emergency Water Standards

§ 1275.00. Intent

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

§ 1275.01. Application

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

§ 1275.02. Water Supply.

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

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

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

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

§ 1275.03. Hydrants and Fire Valves.

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

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

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

§ 1275.04. Signing of Water Sources.

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

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

(2) if located along a road,

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

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

Article 5 Fuel Modification Standards

§ 1276.00 Intent

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

§ 1276.01. Setback for Structure Defensible Space.

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

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

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

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

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

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

§ 1276.02. Maintenance of Defensible Space Measures.

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

§ 1276.03 Disposal of Flammable Vegetation and Fuels

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

§ 1276.04 Greenbelts

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

Zone	Location	Maximum Densities		Additional Criteria	
		Residential (du/ac) ¹	Other Uses (people/ac) ²	Prohibited Uses ³	Other Development Conditions ⁴
A	Runway Protection Zone or within Bldg. Restriction Line	0	10	<ul style="list-style-type: none"> ▶ All structures except ones with location set by aeronautical function ▶ Assemblages of people ▶ Objects exceeding FAR Part 77 height limits ▶ Aboveground bulk storage of hazardous materials ▶ Hazards to flight⁵ 	<ul style="list-style-type: none"> ▶ Avigation easement dedication
B	Approach/Departure Zone and Adjacent to Runway	0.2 (5-acre parcel)	25	<ul style="list-style-type: none"> ▶ Children's schools,⁶ day care centers,⁷ libraries ▶ Hospitals, nursing homes ▶ Highly noise-sensitive uses (e.g. outdoor theaters) ▶ Aboveground bulk storage of hazardous materials⁸ ▶ Hazards to flight⁵ 	<ul style="list-style-type: none"> ▶ Locate structures maximum distance from extended runway centerline ▶ Airspace review required for all objects⁹ ▶ Avigation easement dedication
C1	Common Traffic Pattern (rural areas)	0.4 (2½-acre parcel)	75	<ul style="list-style-type: none"> ▶ Children's schools,⁶ day care centers,⁷ libraries ▶ Hospitals, nursing homes ▶ Hazards to flight⁵ 	<ul style="list-style-type: none"> ▶ Deed notice required ▶ Airspace review required for objects >50 feet tall
C2	Common Traffic Pattern (existing urbanized areas near low-activity airports)	5	75	<ul style="list-style-type: none"> ▶ Hazards to flight⁵ 	<ul style="list-style-type: none"> ▶ Avoid children's schools, day care centers, libraries, hospitals, nursing homes in areas closest to extended runway centerline ▶ Airspace review required for objects >50 feet tall
D	Other Airport Environs	No Limit	No Limit	<ul style="list-style-type: none"> ▶ Hazards to flight⁵ 	<ul style="list-style-type: none"> ▶ Airspace review required for objects >150 feet tall
*	Height Review Overlay	Same as Underlying Compatibility Zone		Same as Underlying Compatibility Zone	<ul style="list-style-type: none"> ▶ Airspace review required for all objects >35 feet tall⁹ ▶ Avigation easement dedication

Table 2A

Primary Compatibility Criteria
Siskiyou County Airport Land Use Compatibility Plan

Land Use Category	CNEL (dB)				
	50-55	55-60	60-65	65-70	70-75
<i>Residential</i>					
single-family, nursing homes, mobile homes	++	+	o	--	--
multi-family, apartments, condominiums	++	+	o	--	--
<i>Public</i>					
schools, libraries, hospitals	+	o	-	--	--
churches, auditoriums, concert halls	+	o	o	-	--
transportation, parking, cemeteries	++	++	++	+	o
<i>Commercial and Industrial</i>					
offices, retail trade	++	+	o	o	-
service commercial, wholesale trade, warehousing, light industrial	++	++	+	o	o
general manufacturing, utilities, extractive industry	++	++	++	+	+
<i>Agricultural and Recreational</i>					
cropland	++	++	++	++	+
livestock breeding	++	+	o	o	-
parks, playgrounds, zoos	++	+	+	o	-
golf courses, riding stables, water recreation	++	++	+	o	o
outdoor spectator sports	++	+	+	o	-
amphitheaters	+	o	-	--	--

Land Use Acceptability	Interpretation/Comments
++ <i>Clearly Acceptable</i>	The activities associated with the specified land use can be carried out with essentially no interference from the noise exposure.
+ <i>Normally Acceptable</i>	Noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction methods will eliminate most noise intrusions upon indoor activities.
o <i>Marginally Acceptable</i>	The indicated noise exposure will cause moderate interference with outdoor activities and with indoor activities when windows are open. The land use is acceptable on the conditions that outdoor activities are minimal and construction features which provide sufficient noise attenuation are used (e.g., installation of air conditioning so that windows can be kept closed). Under other circumstances, the land use should be discouraged.
- <i>Normally Unacceptable</i>	Noise will create substantial interference with both outdoor and indoor activities. Noise intrusion upon indoor activities can be mitigated by requiring special noise insulation construction. Land uses which have conventionally constructed structures and/or involve outdoor activities which would be disrupted by noise should generally be avoided.
-- <i>Clearly Unacceptable</i>	Unacceptable noise intrusion upon land use activities will occur. Adequate structural noise insulation is not practical under most circumstances. The indicated land use should be avoided unless strong overriding factors prevail and it should be prohibited if outdoor activities are involved.

Siskiyou County Airport Land Use Compatibility Plan (Adopted July 10, 2001)

Table 2B

Noise Compatibility Criteria
Siskiyou County Airport Land Use Compatibility Plan

Exhibit E



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Siskiyou County, California, Central Part

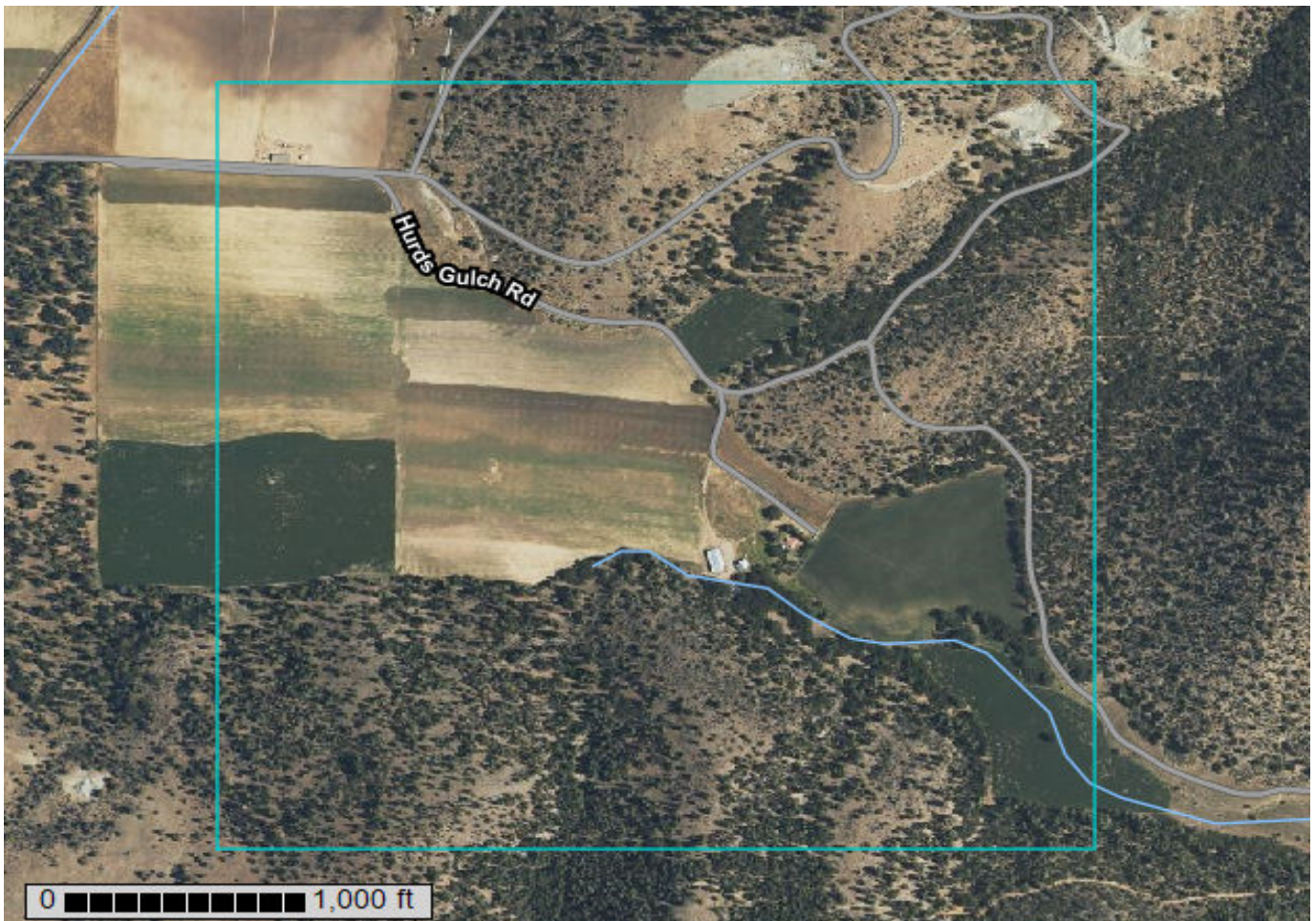
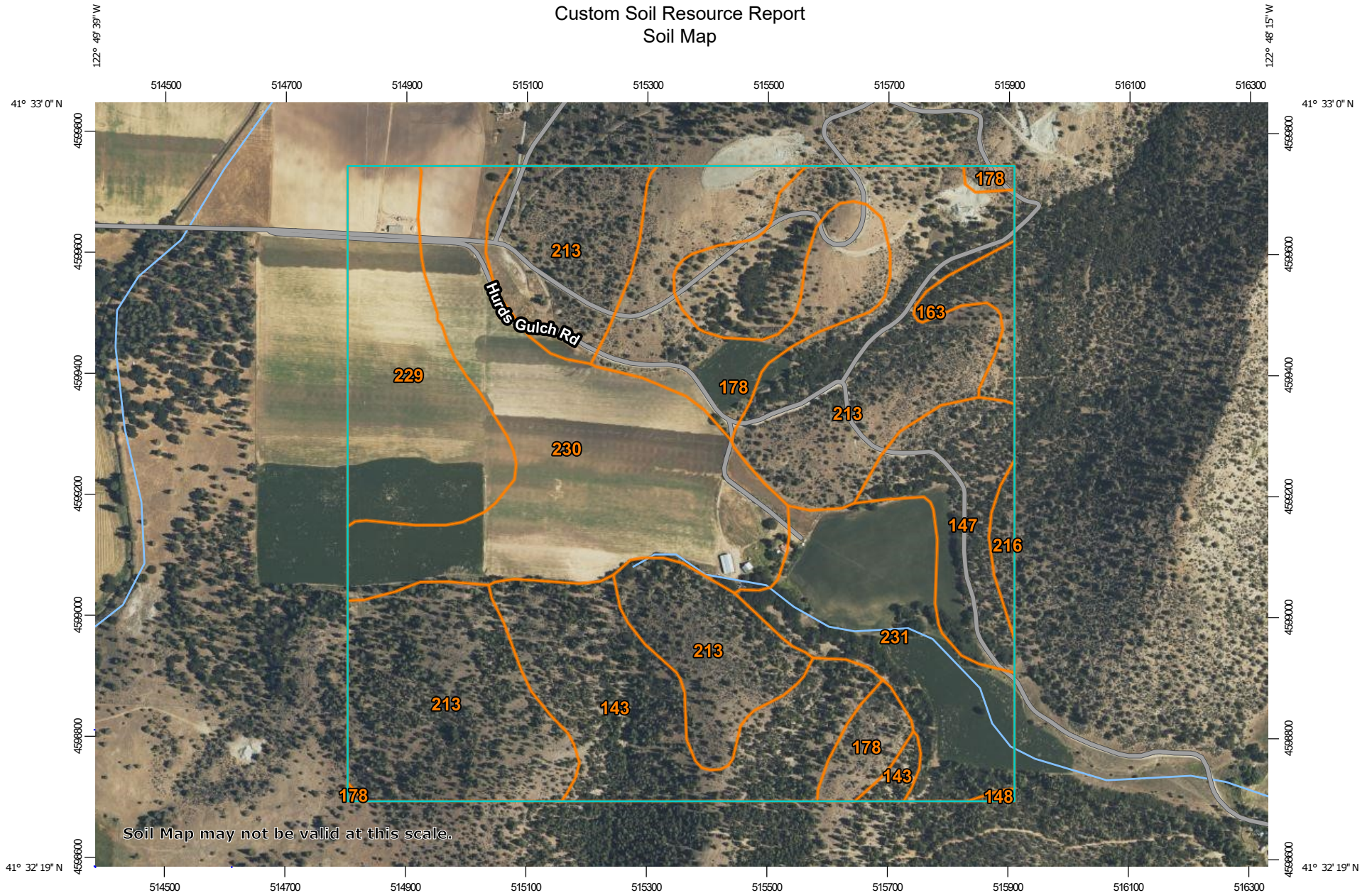


Exhibit E

Custom Soil Resource Report

Soil Map

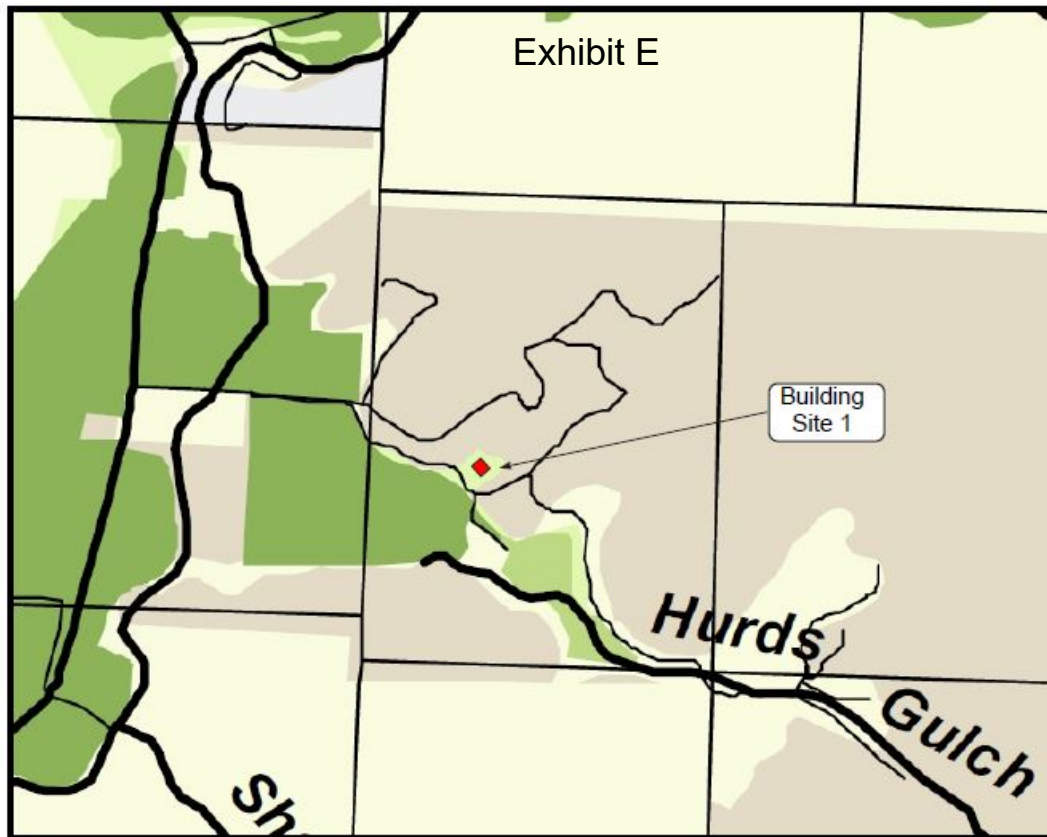


Map Scale: 1:8,900 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

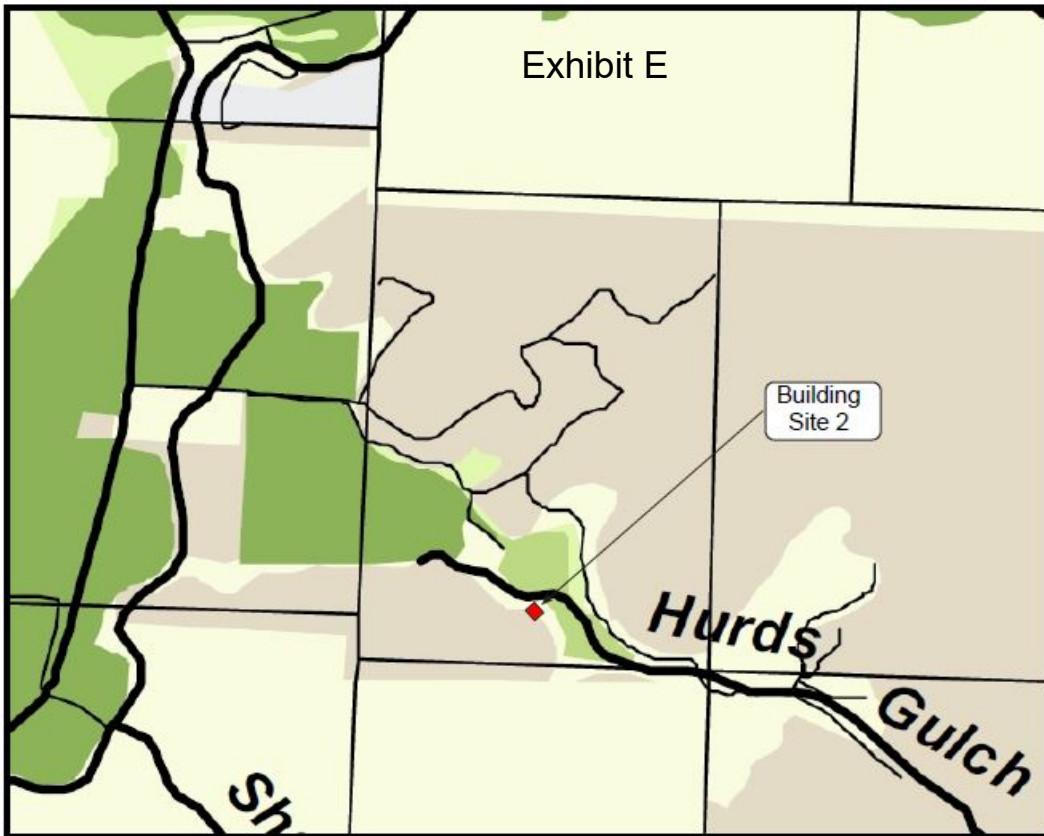
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



- PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE
- UNIQUE FARMLAND
- FARMLAND OF LOCAL IMPORTANCE
- GRAZING LAND
- URBAN AND BUILT-UP LAND
- OTHER LAND

COUNTY SOIL ZONING MAP	
Blais Engineering APN 023-270-110 & -310; & 024-190-140 Siskiyou County, California	Plate No. 2
BAJADA Geosciences, Inc.	Project no. 2101.0140

Base map from Siskiyou County (2016). Scale not determined.



- PRIME FARMLAND
- FARMLAND OF STATEWIDE IMPORTANCE
- UNIQUE FARMLAND
- FARMLAND OF LOCAL IMPORTANCE
- GRAZING LAND
- URBAN AND BUILT-UP LAND
- OTHER LAND

COUNTY SOIL ZONING MAP

Blais Engineering APN 023-270-110 & -310; & 024-190-140 Siskiyou County, California	Plate No.
	2
BAJADA Geosciences, Inc.	Project no. 2101.0140

Exhibit E

Map Unit Description: Dubakella-Ipish complex, 5 to 30 percent slopes---Siskiyou County, California, Central Part

Siskiyou County, California, Central Part

143—Dubakella-Ipish complex, 5 to 30 percent slopes

Map Unit Setting

National map unit symbol: hdp4
Elevation: 2,500 to 5,000 feet
Mean annual precipitation: 35 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Dubakella and similar soils: 40 percent
Ipish and similar soils: 30 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dubakella

Setting

Landform: Mountains
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Upper third of mountainflank
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Residuum weathered from serpentinite

Typical profile

H1 - 0 to 11 inches: stony loam
H2 - 11 to 36 inches: very gravelly clay
H3 - 36 to 40 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 30 percent
Surface area covered with cobbles, stones or boulders: 2.0 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F005XZ014CA - Mesic Mountains <40"ppt

Exhibit E

Map Unit Description: Dubakella-Ipish complex, 5 to 30 percent slopes---Siskiyou County, California, Central Part

Hydric soil rating: No

Description of Ipish

Setting

Landform: Mountains

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Upper third of mountainflank

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Residuum weathered from serpentinite

Typical profile

H1 - 0 to 2 inches: gravelly loam

H2 - 2 to 44 inches: gravelly clay loam

H3 - 44 to 65 inches: very gravelly clay loam

H4 - 65 to 69 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 30 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C

Ecological site: F005XZ014CA - Mesic Mountains <40"ppt

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 10 percent

Hydric soil rating: No

Rock outcrop

Percent of map unit: 10 percent

Hydric soil rating: No

Weitchpec variant

Percent of map unit: 10 percent

Exhibit E

Map Unit Description: Dubakella-Ipish complex, 5 to 30 percent slopes---Siskiyou County, California, Central Part

Hydric soil rating: No

Data Source Information

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

Exhibit E

Map Unit Description: Lithic Xerorthents-Rock outcrop complex, 0 to 65 percent slopes*---
Siskiyou County, California, Central Part

Siskiyou County, California, Central Part

178—Lithic Xerorthents-Rock outcrop complex, 0 to 65 percent slopes*

Map Unit Setting

National map unit symbol: hdq8
Elevation: 2,000 to 6,000 feet
Mean annual precipitation: 20 to 50 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 50 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Lithic xerorthents and similar soils: 40 percent
Rock outcrop: 30 percent
Minor components: 29 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lithic Xerorthents

Setting

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

Typical profile

H1 - 0 to 15 inches: variable
H2 - 15 to 19 inches: bedrock

Properties and qualities

Slope: 0 to 65 percent
Surface area covered with cobbles, stones or boulders: 2.0 percent
Depth to restrictive feature: 8 to 20 inches to lithic bedrock
Drainage class: Excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 20.12 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Hydric soil rating: No

Exhibit E

Map Unit Description: Lithic Xerorthents-Rock outcrop complex, 0 to 65 percent slopes*---
Siskiyou County, California, Central Part

Description of Rock Outcrop

Setting

Landform: Mountains

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Igneous, metamorphic and sedimentary rock

Typical profile

H1 - 0 to 4 inches: unweathered bedrock

Properties and qualities

Slope: 0 to 65 percent

Depth to restrictive feature: 0 to 4 inches to lithic bedrock

Drainage class: Excessively drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low
(0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 14 percent

Hydric soil rating: No

Rubble land

Percent of map unit: 10 percent

Hydric soil rating: No

Riverwash

Percent of map unit: 5 percent

Landform: Drainageways

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Siskiyou County, California, Central Part

Survey Area Data: Version 13, Sep 6, 2021

Exhibit E

Map Unit Description: Rock outcrop-Dubakella complex, 30 to 50 percent slopes---Siskiyou County, California, Central Part

Siskiyou County, California, Central Part

213—Rock outcrop-Dubakella complex, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: hdrd
Elevation: 2,500 to 5,000 feet
Mean annual precipitation: 35 inches
Mean annual air temperature: 48 degrees F
Frost-free period: 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Rock outcrop: 50 percent
Dubakella and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rock Outcrop

Setting

Landform: Mountains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Igneous, metamorphic and sedimentary rock

Typical profile

H1 - 0 to 4 inches: unweathered bedrock

Properties and qualities

Slope: 30 to 50 percent
Depth to restrictive feature: 0 inches to lithic bedrock
Drainage class: Excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Dubakella

Setting

Landform: Terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave

Exhibit E

Map Unit Description: Rock outcrop-Dubakella complex, 30 to 50 percent slopes---Siskiyou County, California, Central Part

Across-slope shape: Convex

Parent material: Residuum weathered from serpentinite

Typical profile

H1 - 0 to 11 inches: stony loam

H2 - 11 to 36 inches: very gravelly clay

H3 - 36 to 40 inches: unweathered bedrock

Properties and qualities

Slope: 30 to 50 percent

Surface area covered with cobbles, stones or boulders: 2.0 percent

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

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: D

Ecological site: F005XZ014CA - Mesic Mountains <40"ppt

Hydric soil rating: No

Minor Components

Ipish

Percent of map unit: 7 percent

Hydric soil rating: No

Weitchpec variant

Percent of map unit: 7 percent

Hydric soil rating: No

Unnamed

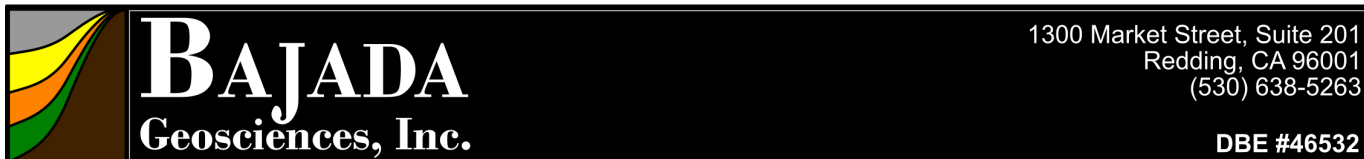
Percent of map unit: 6 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Siskiyou County, California, Central Part

Survey Area Data: Version 13, Sep 6, 2021



November 30, 2021
2101.0140

Mr. Ryan Blais, P.E.
Blais Engineering
22150 Delightful Way
Redding, CA 96003

Subject: Soil Characteristics, Proposed Building Site No. 1
Assessor Parcel Numbers 023-270-110, 023-270-310, & 024-190-140
Siskiyou County, California

Dear Mr. Blais:

Bajada Geosciences, Inc. (BAJADA), is pleased to present this letter discussing soil conditions at the proposed new parcel created at Building Site No. 1 associated with the requested zoning change at Assessor Parcel Numbers (APN) 023-270-110, 023-270-310, and 024-190-140, located south of Fort Jones in unincorporated Siskiyou County, California. The following letter discusses our understanding of the project and provides our opinion regarding whether soils at the proposed building site should be considered prime agricultural soils.

PROJECT UNDERSTANDING

We understand that a rezoning of parcels is proposed from Ag-1-B-80 to R-R-B-40 to accommodate the potential to construct a structure (Building Site 1) on the rezoned property. Plate 1 shows the proposed rezoning scheme as presented to us. We understand that there is uncertainty as to whether the proposed rezoned property is located on Prime Farmland. As such, Bajada was retained to evaluate published soil characteristics in order to render an opinion regarding whether the proposed rezoned lot is or is not located on Prime farmland.

PRIME FARMLAND DEFINITION

Siskiyou County (2016) defines Prime Farmland as:

“Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture needed to produce sustained high yields.”

The Natural Resources Conservation Service (NRCS, 2021a) defines Prime Farmland in a similar manner, as follows:

“Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.”

NRCS SOIL SERVICE DATA

The NRCS maps soil types and characteristics for lands in the project area. According to the NRCS (2021b), the following soil types are present within the proposed Building Site 1 lot rezoned to R-R-B-40:

SOIL UNITS UNDERLYING SEGMENTS	
Soil Unit No.	Soil Unit Name
178	Lithic Xerothents-Rock Outcrop complex, 0 to 65 percent slopes
213	Rock Outcrop – Dubakella complex, 30 to 50 percent slopes

According to the NRCS, limited soils ranging in thickness from 0 to 36 inches are present within these soil units and that the soils consist of stony loam to very gravelly clay. The soils are underlain by bedrock. In addition, both soil types are located within Hydrologic Group D, which indicated that the soils have very slow infiltration rates and very high runoff potential. Because of these and other factors, the NRCS has labeled the soils underlying the proposed lot rezoned to R-R-B-40 as “not prime farmland”, as noted in the attached report.

SISKIYOU COUNTY DATA

Siskiyou County maps important farmland within its borders (Siskiyou County, 2016). The map designates Prime Farmlands if those lands meet the criteria previously presented, herein. As shown on Plate 2, the proposed Building Site 1 and its associated rezoned boundaries are not located on lands mapped as Prime Farmland.

OPINION

Based upon our review of existing data for the proposed Building Site 1 rezoned parcel, it is our opinion that the soils underlying that parcel are not Prime farmland.

CLOSURE

We appreciate the opportunity to assist you with this project. If you have questions regarding this proposal or require additional information, please contact me at (530) 638-5263 at your convenience.

Regards,

BAJADA GEOSCIENCES, INC.



James A. Bianchin, C.E.G.
Principal Engineering Geologist

REFERENCES

NRCS (2021a), Prime Farmland Definition, accessed at

https://www.nrcs.usda.gov/wps/portal/nrcs/detail/null/?cid=nrcs143_014052

_____ (2021b), Web Soil Survey access online at <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>.

Siskiyou County (2016), Siskiyou County Important Farmland 2016, accessed at

<https://maps.conservation.ca.gov/dlrp/ciftimeseries/>.



November 30, 2021
2101.0140

Mr. Ryan Blais, P.E.
Blais Engineering
22150 Delightful Way
Redding, CA 96003

Subject: Soil Characteristics, Proposed Building Site No. 2
Assessor Parcel Numbers 023-270-110, 023-270-310, & 024-190-140
Siskiyou County, California

Dear Mr. Blais:

Bajada Geosciences, Inc. (BAJADA), is pleased to present this letter discussing soil conditions at the proposed new parcel created at Building Site No. 2 associated with the requested zoning change at Assessor Parcel Numbers (APN) 023-270-110, 023-270-310, and 024-190-140, located south of Fort Jones in unincorporated Siskiyou County, California. The following letter discusses our understanding of the project and provides our opinion regarding whether soils at the proposed building site should be considered prime agricultural soils.

PROJECT UNDERSTANDING

We understand that a rezoning of parcels is proposed from Ag-1-B-80 to R-R-B-40 to accommodate the potential to construct a structure (Building Site 2) on the rezoned property. Plate 1 shows the proposed rezoning scheme as presented to us. We understand that there is uncertainty as to whether the proposed rezoned property is located on Prime Farmland. As such, Bajada was retained to evaluate published soil characteristics in order to render an opinion regarding whether the proposed rezoned lot is or is not located on Prime farmland.

PRIME FARMLAND DEFINITION

Siskiyou County (2016) defines Prime Farmland as:

“Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture needed to produce sustained high yields.”

The Natural Resources Conservation Service (NRCS, 2021a) defines Prime Farmland in a similar manner, as follows:

“Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.”

NRCS SOIL SERVICE DATA

The NRCS maps soil types and characteristics for lands in the project area. According to the NRCS (2021b), the following soil types are present within the proposed Building Site 2 lot rezoned to R-R-B-40:

SOIL UNITS UNDERLYING SEGMENTS	
Soil Unit No.	Soil Unit Name
143	Dubakella-Ipish complex, 5 to 30 percent slopes
178	Lithic Xerothents-Rock Outcrop complex, 0 to 65 percent slopes
213	Rock Outcrop – Dubakella complex, 30 to 50 percent slopes

According to the NRCS, limited soils ranging in thickness from 0 to 36 inches are present within these soil units and that the soils consist of stony loam to very gravelly clay. The soils are underlain by bedrock. In addition, all soil types are located within Hydrologic Group D, which indicates that the soils have very slow infiltration rates and very high runoff potential. Because of these and other factors, the NRCS has labeled the soils underlying the proposed lot rezoned to R-R-B-40 as “not prime farmland”, as noted in the attached report.

SISKIYOU COUNTY DATA

Siskiyou County maps important farmland within its borders (Siskiyou County, 2016). The map designates Prime Farmlands if those lands meet the criteria previously presented, herein. As shown on Plate 2, the proposed Building Site 2 and its associated rezoned boundaries are not located on lands mapped as Prime Farmland.

OPINION

Based upon our review of existing data for the proposed Building Site 2 rezoned parcel, it is our opinion that the soils underlying that parcel are not Prime farmland.

CLOSURE

We appreciate the opportunity to assist you with this project. If you have questions regarding this proposal or require additional information, please contact me at (530) 638-5263 at your convenience.

Regards,

BAJADA GEOSCIENCES, INC.



James A. Bianchin, C.E.G.
Principal Engineering Geologist

REFERENCES

NRCS (2021a), Prime Farmland Definition, accessed at

https://www.nrcs.usda.gov/wps/portal/nrcs/detail/null/?cid=nrcs143_014052

_____ (2021b), Web Soil Survey access online at <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>.

Siskiyou County (2016), Siskiyou County Important Farmland 2016, accessed at

<https://maps.conservation.ca.gov/dlrp/ciftimeseries/>.

Exhibit G

From: [Giuliano Carneiro Galdi](#)
To: [Shelley Gray](#)
Subject: Re: Soil Classification on Blais BLA/Zone Change- 3745 Hurds Gulch Road, Fort Jones
Date: Saturday, September 03, 2022 10:02:45 AM

Hi Shelley,

I use the NRCS Web Soil Survey when dealing with soil types/ag zones. Usually, it provides a very good idea of soil classification.

I just checked the two proposed zone changes.

The building site #1 (1.1 acres), is sitting on two different soil types. None of them is considered prime farmland because of slope (up to 60%), native vegetation, and presence of rocks. Both of the following soil types are classified as rock outcrop complex, which means very steep and rocky areas.

- a. 178 - Lithic Xerorthents - Rock outcrop complex
- b. 213 - Rock outcrop - Dubakella complex (30-50% slope)

The building site #2 (16.7 acres) has a bit more soil variability. While none of them is classified as farm prime land, a piece of it is considered farmland of statewide importance. However, due to native vegetation, the gravelly soil, and probably slope (it's difficult to precisely know the slope when using the NRCS soil survey tool), I wouldn't consider this piece a prime farmland as well.

- a. 143 - Dubkella-Ipish complex (5-30% slope), gravelly rock below 11" depth
- b. 148 - Duzel-Jilson-Facey complex (15-50%), gravelly loam from soil surface to 38" deep, bedrock deeper than 38"
- c. 178 - Lithic Xerorthents - Rock outcrop complex
- d. 213 - Rock outcrop - Dubakella complex (30-50% slope)
- e. 231 - Stoner gravelly sandy loam (5-15% slope). This one is considered "farmland of statewide importance". However, is gravelly sandy loam from soil surface down to 36" depth. Below 36", up to 60" the soil is very gravelly loam. While sandy loam is typically a good soil for agriculture, the presence of gravel, rocks, or boulders can make difficult to farm. Based on the NRCS maps, the 231-soil type area is covered by native vegetation and the slope could be a limiting factor for agriculture.

I hope that helps. Please let me know if you have any question.

Have a great weekend.

Giuliano

Giuliano Carneiro Galdi

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

Education

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

Professional and research experience

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

Publications

Popular Press Articles

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

Exhibit G

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

Technical reports and other non-reviewed articles

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

Published abstracts

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

Peer-reviewed publications

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

Research and Educational presentations

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

Exhibit G

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

Awards and scholarships

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

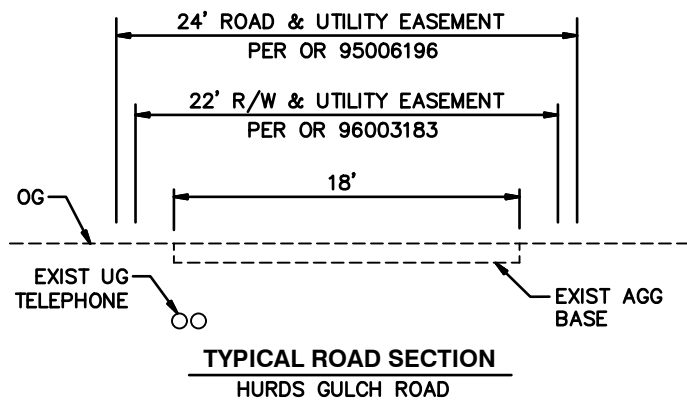
Additional information

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

Memberships and Affiliations

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

Exhibit H



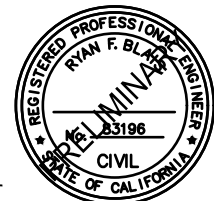
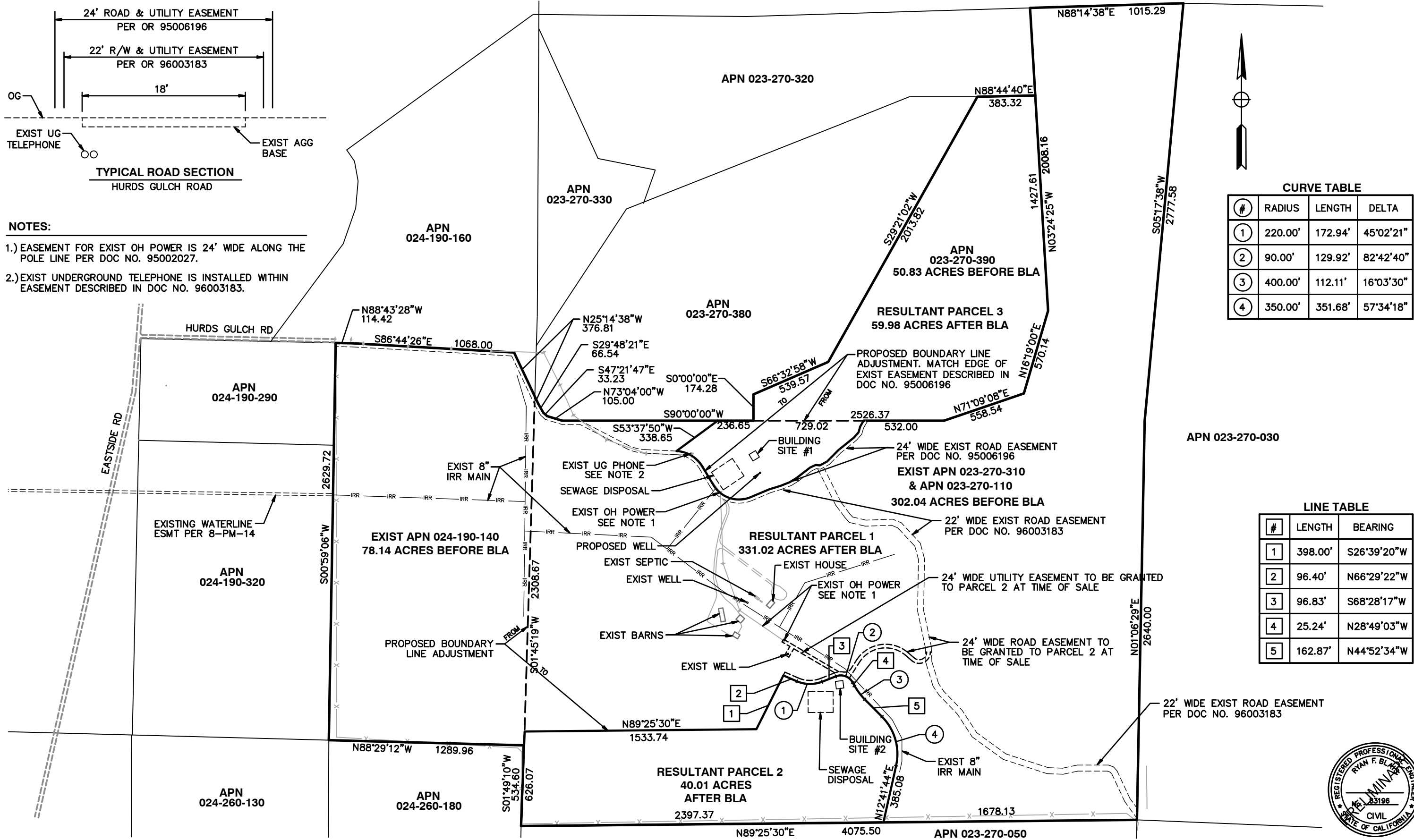
- NOTES:**
- EASEMENT FOR EXIST OH POWER IS 24' WIDE ALONG THE POLE LINE PER DOC NO. 95002027.
 - EXIST UNDERGROUND TELEPHONE IS INSTALLED WITHIN EASEMENT DESCRIBED IN DOC NO. 96003183.

CURVE TABLE

#	RADIUS	LENGTH	DELTA
1	220.00'	172.94'	45°02'21"
2	90.00'	129.92'	82°42'40"
3	400.00'	112.11'	16°03'30"
4	350.00'	351.68'	57°34'18"

LINE TABLE

#	LENGTH	BEARING
1	398.00'	S26°39'20"W
2	96.40'	N66°29'22"W
3	96.83'	S68°28'17"W
4	25.24'	N28°49'03"W
5	162.87'	N44°52'34"W



BLALS CONSULTING
 22150 Delightful Way
 Redding, CA 96003
 (530) 209-6135

811 Know what's below. Call before you dig.
 DESIGNED BY RFB
 DRAWN BY RFB

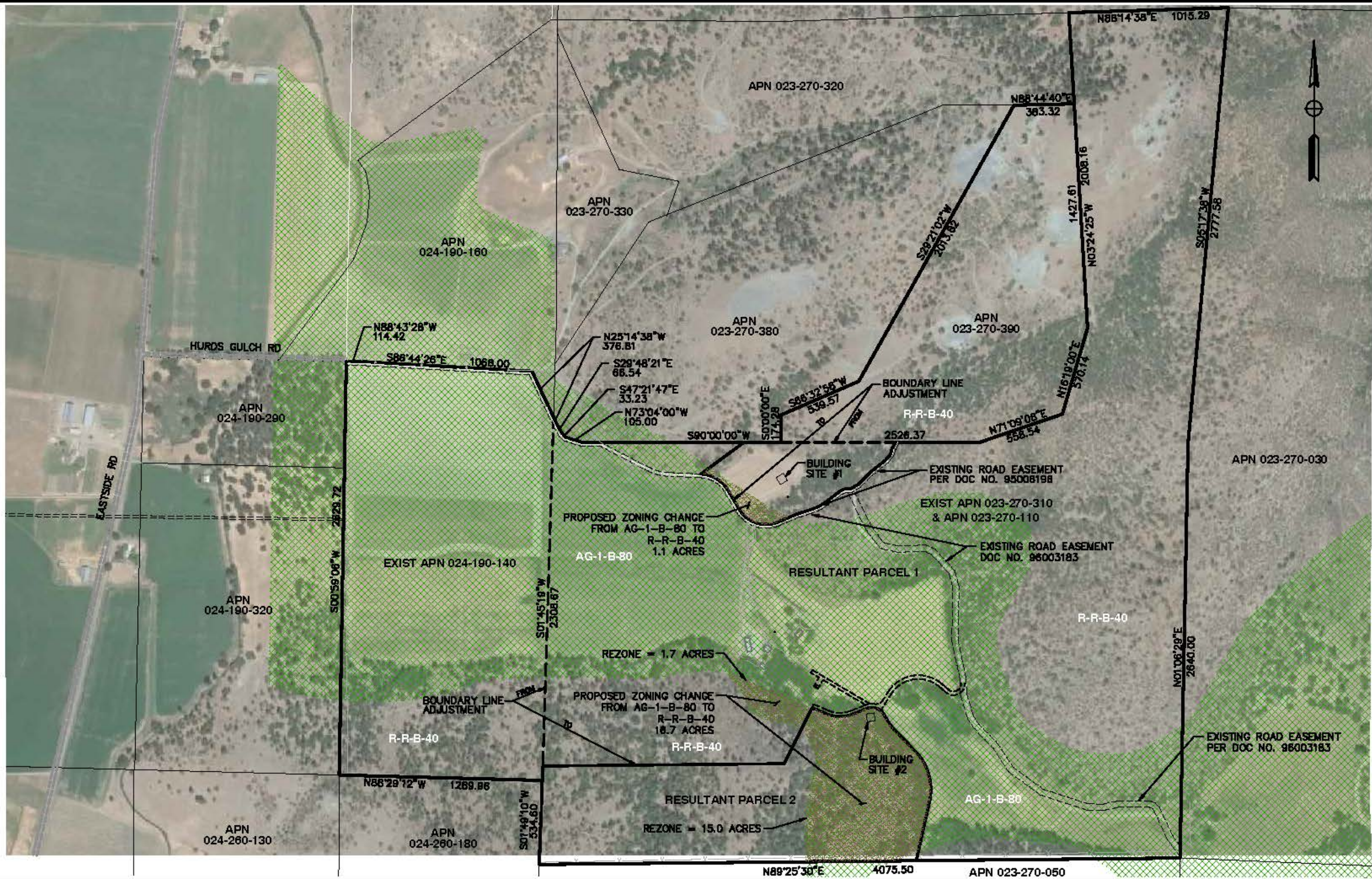
SCALE: 1"=300'
 DATE: 8/9/2022
 300 0 300 600
 ORIGINAL SCALE IN INCHES
 REVIEWED BY
 FILE NAME: KRAUS-EX01.dwg

REVISIONS

No.	DESCRIPTION	DATE	BY

FRED KRAUS RANCH
 BOUNDARY LINE ADJUSTMENT (BLA2202)
APNs 023-270-110, 023-270-310, 023-270-390, 024-190-140
 SISKIYOU COUNTY, CALIFORNIA

DRAWING NO. **BLA-1**
 SHEET 1 OF 1
 JOB NO.:



BLAIS CONSULTING
 22150 Delightful Way
 Redding, CA 96003
 (530) 208-8135

811 Know what's below. Call before you dig.
 DESIGNED BY: RFB
 DRAWN BY: RFB

SCALE: 1"=300'
 DATE: 8/10/2022
 300 0 300 600
 ORIGINAL SCALE IN INCHES
 REVIEWED BY: FILE NAME: KRNLB-EX02.dwg

No.	DESCRIPTION	DATE	BY

FRED KRAUS RANCH
 ZONE CHANGE (Z2201)
 APNs 023-270-110, 023-270-310, 023-270-390, 024-190-140
 SISKIYOU COUNTY, CALIFORNIA

DRAWING NO. BLA-2
 SHEET 1 OF 1
 JOB NO.: