



Siskiyou County
Planning Commission Staff Report
April 19, 2023

New Business Agenda Item No. 2
Siskiyou Telephone Use Permit (UP-22-15) and
Tentative Parcel Map (TPM-22-06)

Applicant: Russell G. Elliott, CEO
Siskiyou Telephone Company
P.O. Box 157
Etna, CA 96027

Property Owners: Chris Hatton and Tera Palmer
99531 Highway 96
Somes Bar, CA 95568

Representatives: Robert I. Martin
Professional Land Surveying
P.O. Box 111
Montague, CA 96094

Project Summary The applicant is requesting approval of the following:

- Tentative parcel map approval to divide an existing 1.87-acre parcel into a 0.037-acre parcel with a 1.83-acre remainder; and
- Waiver of parcel map requirements.

Location: The project site is located at 99531 Highway 96 in the unincorporated community of Somes Bar on APN: 033-140-020; Township 11N, Range 6E, Section 4, HB&M; Latitude 41.3849°, Longitude -123.4936.

General Plan: This property is not identified as being within any of the General Plan mapped overlay areas.

Zoning: Highway Commercial (C-H)

- Exhibits:**
- A. Draft Resolution PC 2023-008
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act, Approving the Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-06), and Waiving the Parcel Map
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
 - B. Comments
 - C. Vesting Tentative Parcel Map

Background

Russell Elliot, CEO of Siskiyou Telephone Company, has applied for a vesting tentative parcel map to subdivide an existing 1.87-acre parcel into a 0.037-acre parcel with a 1.83-acre remainder. The subdivision is proposed in order to relocate Siskiyou Telephone's existing Somes Bar Central Office to a location that is more accessible and defensible in case of future wildland fires.

The project site is located at 99531 Highway 96 in the unincorporated community of Somes Bar and is zoned for Highway Commercial (C-H) uses. The property, owned by Chris Hatton and Tera Palmer, is at the intersection of State Highway 96 and Ishi Pishi Road and is surrounded by Klamath National Forest parcels.

The 40' by 40' Central Office parcel is proposed to be developed with a 448 square foot building, a 1000-gallon propane tank, and a chain-link security fence. The 1.83-acre Remainder Parcel is already developed with the Salmon River Outpost store, a 1624 square foot manufactured home, the Somes Bar Post Office, a U.S. Forest Service information board, and accessory structures.

Although the term "Central Office" is used to describe the proposed structure, it is a holdover of an outdated term that was originally used to describe the switching office where telephone operators manually connected phone calls. Technology long ago automated the switching process, however the name for the equipment cabinet (or building) still remains. The building that is proposed for this use is a 16' by 28' windowless concrete masonry unit structure with a separate room for a backup generator. It is not designed or intended for use as an office.

The subject parcel is a legal parcel that was created by Grant Deed on June 21, 1974 as recorded in Siskiyou County Official Records Volume 712 at page 624.

The project site is sloped from the northeast to the southwest. Terracing on the property has leveled portions of the property. Vegetation on the site consists of grasses, weeds, and shrubs. Trees are also on the project site, the majority of which are evergreen and are concentrated around the existing dwelling and store. Soil on the project site is mapped by the USDA Natural Resources Conservation Service as being Clallam, deep-Goldridge, gravelly families association, 30 to 90 percent slopes that is not prime farmland.

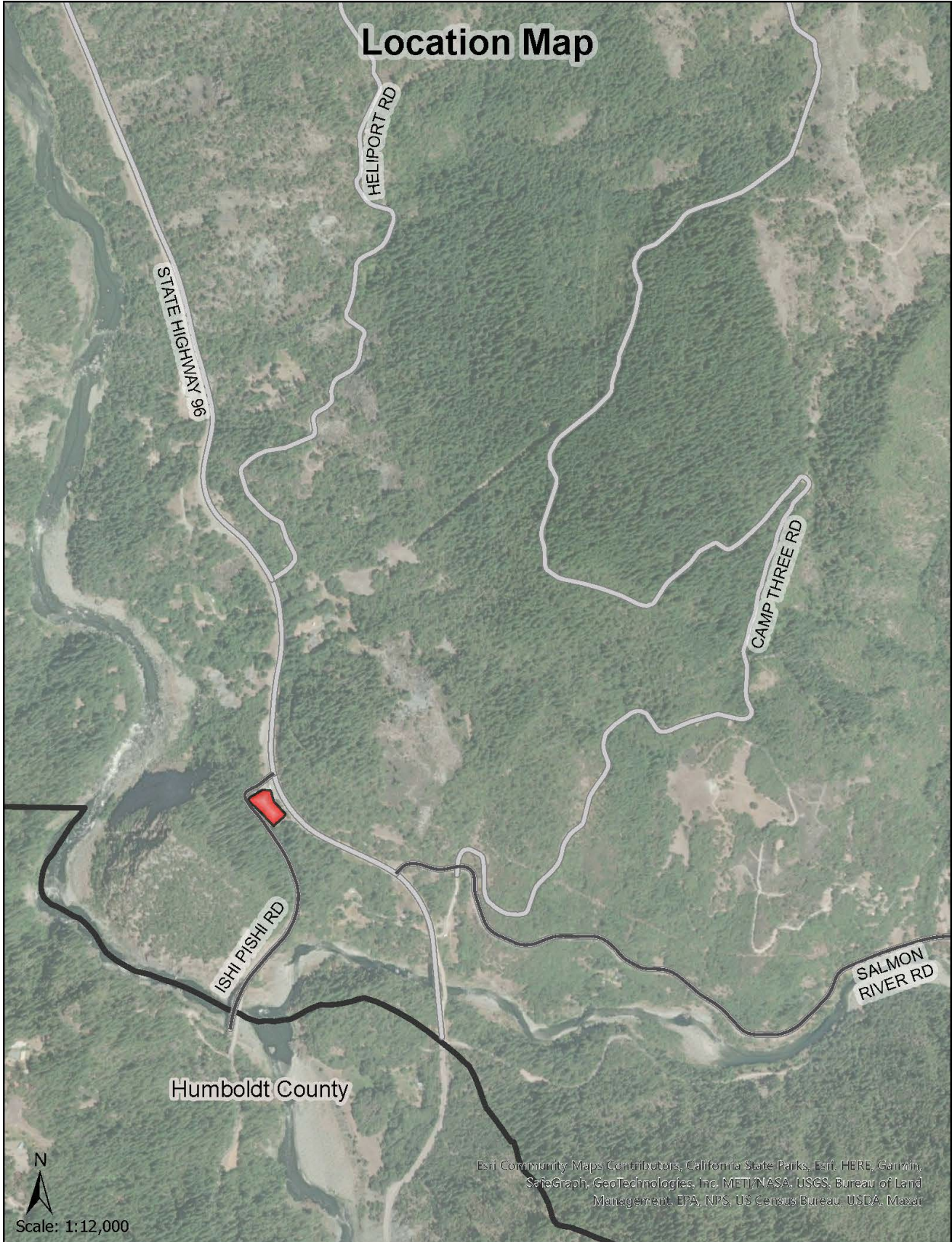


Figure 1: Location Map

Discussion

Pursuant to Section 10-4.502.8 of the Siskiyou County Code (SCC), the Planning Commission may waive the parcel map requirements for the following:

(a) A division of property resulting from the conveyance of land or interest to or from the County, public entity, or public utility for a public purpose, such as school sites, public building sites, or rights-of-way or easements for streets, sewers, utilities, drainage, and the like; or

(b) Upon making a finding that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of this chapter, local laws, and the Subdivision Map Act.

The Central Office Parcel is proposed to be created and developed for communication utilities by Siskiyou Telephone Company, a broadband and telecommunications company that is regulated by the California Public Utilities Commission (CPUC). Upon creation, the would be conveyed to a public utility for public utility uses as described above. Further, the area, improvements, and design comply with Siskiyou County Code requirements.

Upon waiving of the parcel map requirements, a Record of Survey with survey monuments to accurately determine the area of the proposed parcels, as well as a legal description of the proposed parcels would be recorded with the Siskiyou County Recorder's Office in lieu of recordation of a Parcel Map (Condition of Approval No. 2). Staff believes that the proposed parcels meet the requirements of Section 10-4.502.8 of the SCC and recommends that the waiver of the Parcel Map be approved.

Analysis

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan does not identify this site as being within any of the mapped overlay areas. Planning staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.5, 41.6, 41.7, 41.8, 41.9, and 41.18 apply to the proposed project.

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

Subdivision and Zoning Consistency

The proposed project site is situated in the Highway Commercial (C-H) zoning district, which allows public service facilities, including utility substations, pursuant to Section 10-6.4402(g) of the SCC. As the proposed use is for a communications switching facility, which is a type of utility substation, staff believes that the necessary findings of zoning consistency can be made for approval of the application. These findings are detailed in the Zoning Consistency Findings section of Exhibit A-2 of this staff report.

Planning Commission Staff Report
April 19, 2023

The Central Office Parcel is proposed to be 1600 square feet in size (0.037 acres). That size is consistent with SCC Section 10-6.5501 (Footnote 14), which allows for a reduction in the minimum site area in any zoning district for preservation of historic or cultural resources, public utilities, or public safety.

In approving the tentative parcel map applications subject to this zoning code section, a finding must be made by the Planning Commission that sanitary issues have been addressed by the county Public Health Officer. Additionally, as a condition of the subdivision, a deed restriction shall be placed on the parcel that specifies that, should the use be discontinued, the parcel must be remerged with the parent parcel before any change in use that is contrary to Footnote 14. The full text of Footnote 14 is as follows:

The otherwise required minimum parcel size may be reduced for: (a) a lot that is created to preserve historic and/or cultural resources; (b) a lot that is created to serve water, sanitary, or Public Utility Commission required infrastructure improvements; or (c) a lot that the Planning Commission finds is necessary to serve public safety uses provided that said future use is consistent with the applicable Zoning District, that specific findings are made by the Public Health Officer that sanitary issues have been addressed, and that as a condition of the subdivision a deed restriction shall be placed on the parcel that specifies that should the use be discontinued that parcel must be remerged with the parent parcel before it could be used for a use that would otherwise require the minimum parcel size for the zoning district.

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

Environmental Review

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

The project site is already developed with uses that are appropriate for the C-H zoning district. The proposed development of the project site with a Central Office is a use that is already allowed by right in the C-H district. Therefore, subdivision of the existing parcel to create separate ownership of a portion of it does not have the potential to cause a significant effect on the environment.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed tentative parcel map may have a significant effect on the environment, staff is recommending that the Planning Commission make the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the "common sense exemption" of CEQA Guidelines Sections 15061(b)(3) and 15303. Section 15303 *New Construction or Conversion of Small Structures* exempts the construction of small structures and the installation of equipment in those same structures, which pursuant to section (d), "may include water main, sewage, electrical, gas, and other utility extensions". Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

**Planning Commission Staff Report
April 19, 2023**

The Planning Commission must consider the proposed exemption together with any comments received during the public review process. The exemption shall only be approved if the Commission finds that, on the basis of the whole record before it, that there is no substantial evidence that the project will have 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 April 5, 2023 and mailed to property owners within 300 feet of the subject property. No public comments were received at the time this staff report was written.

Siskiyou County Environmental Health Division – December 8, 2022

Environmental Health (EH) has no objections to this project. Per EH density standards, the 0.037-acre parcel and associated equipment cabinet shall contain no sewer or water services. The proposed development will not adversely affect existing leach fields that service the store and residence, or the domestic water supply.

Planning Response: No response necessary.

California Historical Resources Information System (CHRIS) – December 9, 2022

CHRIS provided a comment that noted that no cultural resources were located in the project area.

Planning Response: No response necessary.

California Department of Forestry and Fire Protection (Cal Fire) – January 5, 2023

Cal Fire provided comments regarding Public Resources Code 4290 as it relates to this project. The comment specifically mentioned Emergency Access and Egress, Signing and Building Numbering, Fuel Modifications and Standards. Additionally, it was noted that the driveway access must meet the roadway width standards.

Planning Response: Condition of Approval No. 7 has been added that requires the applicant to comply with, and provide verification of compliance, with all applicable statutory requirements of the Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.

California Department of Fish and Wildlife – January 9, 2023

Fish and Wildlife noted the lack of special status species and limited scope of activities. They provided general comments regarding preventing wildlife entrapment should there be trenching and excavation on the project site.

Planning Response: No response necessary.

**Planning Commission Staff Report
April 19, 2023**

Siskiyou County Public Works Department – March 21, 2023

Public Works requires that an encroachment permit application be submitted for the proposed parcel.

Planning Response: Condition of Approval No. 5 has been added which requires the developer to obtain a Siskiyou County Encroachment Permit for the proposed driveway connection onto Ishi Pishi Road. Terms of the encroachment permit shall be completed to the satisfaction of Siskiyou County Public Works.

Planning Staff Recommendations

- Adopt Resolution PC 2023-008 taking the following actions:
 - Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15303 of the CEQA Guidelines; and
 - Approve the Vesting Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval; and
 - Approve the waiver of the parcel map requirements.

Suggested Motion

I move that we adopt Resolution PC 2023-008, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act, Approving the Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-02), and Waiving the Parcel Map Requirements.

Preparation

Prepared by the Siskiyou County Planning Division.

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

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

Resolution PC 2023-008

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act, Approving the Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-06), and Waiving the Parcel Map Requirements

Whereas, an application has been received from Russell G. Elliott of Siskiyou Telephone Company for a vesting tentative parcel map to subdivide a 1.87-acre legal parcel (APN 033-140-020) into a new parcel (0.037 acres) with a 1.83-acre remainder parcel; and

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

Whereas, the project site is currently developed with uses appropriate to the Highway Commercial (C-H) district; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 5, 2023; and

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

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

Whereas, the Planning Division presented its oral and written staff report on the Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-06) at a regular meeting of the Planning Commission on April 19, 2023; and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) based on the “common sense” that CEQA only applies to projects with the potential to result in a significant impact on the environment in accordance with CEQA Guidelines Section 15061(b)(3) and Section 15303; and

Whereas, the Planning Division recommends approval of the Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-06) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, the Planning Division recommends approval of a waiver of the parcel map requirements pursuant to Siskiyou County Code Section 10-4.502.8 and Subdivision Map Act Section 66428; and

Whereas, on April 19, 2023, the chair of the Planning Commission opened the duly noticed public hearing on the Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-06) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

Whereas, there is no substantial evidence, in light of the whole record before the County, that the proposed tentative parcel map would have a significant effect on the environment; and

Whereas, on April 19, 2023, the Commission discussed TPM-22-06 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 Siskiyou Telephone Vesting Tentative Parcel Map (TPM-22-06):

1. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15303; and
2. Approves Vesting Tentative Parcel Map (TPM-22-06), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and
3. Approves a waiver of the parcel map requirements pursuant to Siskiyou County Code 10-65501 (Footnote 14).

It is Hereby Certified that the foregoing Resolution PC 2023-008 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 April 2023 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 19th day of April 2023

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2023-008
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon determination of the categorical exemption(s), a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. Further, a Timber Harvest Plan (THP) and/or Timber Conversion Permit (TCP) may be required.
4. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP will be required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-acre Conversion Exemption" under 14 CCR 1104.
5. Section PRC 1104.2 (Exemption for Conversion of Non-TPZ Land for Subdivision Development) allows exemption from the TCP rules if timber operations are conducted as a means to convert Non-TPZ land, three acres or larger, to subdivision development. A Notice of Exemption from the Timber Conversion Permit for Subdivision form will be required. Please reference this section of code for the particulars of the exemption.

Conditions of Approval

1. The project shall substantially conform to the project description and vesting tentative parcel map dated March 15, 2023 and reviewed by the Planning Commission on April 19, 2023. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. The applicant shall record a Record of Survey with survey monuments and legal descriptions of the proposed lots in accordance with the tentative map as approved by the Planning Commission on April 19, 2023. The requirements of these conditions shall prevail in the event that there is any inconsistency between a condition and information or data shown on the tentative map.
3. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed off by the County Tax Collector, and submitted with the legal descriptions for recording.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department Environmental Health Division of the Siskiyou County Community Development Department and all other local and state regulatory agencies.
5. Prior to initiating driveway improvements within the county right-of-way, the developer shall obtain a Siskiyou County Encroachment Permit for the proposed driveway connection onto Ishi Pishi Road. Terms of the encroachment permit shall be completed to the satisfaction of Siskiyou County Public Works.
6. A deed restriction shall be recorded against the Central Office Parcel that specifies that, should the proposed use of the parcel be discontinued, the parcel shall be remerged with the parent parcel before it can be used for a use that would otherwise require the minimum parcel size for the zoning district.
7. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and 4291, and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.
8. All Conditions of Approval must be completed and the Record of Survey shall be recorded within 24 months of the date of approval unless a request for a time extension is made prior to the expiration date pursuant to Section 10-4.401.8.2 of the Siskiyou County Code.
9. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers, or

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

Findings

Vesting Tentative Parcel Map / Subdivision Map Act

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

1. The subdivision is consistent with the General Plan

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

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

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

The project site is located in the Highway Commercial (C-H) zoning district. Single-family dwelling units and accessory dwelling units are not allowed within that district. Therefore, the proposed subdivision will have a neutral effect on the local housing supply by not adding or subtracting dwelling units. Although no dwelling units will be added as part of this project, the development of the property for a telecommunications "central office" will benefit the surrounding community by locating the facility in a place that is more accessible and defensible in case of future wildland fires, thereby improving communication during and after emergencies.

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

The proposed parcel is located northeast of Sugarloaf summit. Due to the approximately 500' elevation difference, which periodically results in the project site being shadowed, the project site may have limited design options for the use of future solar passive heating and cooling.

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

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

The map and project are consistent with the General Plan as set forth in the section titled General Plan Consistency Findings below.

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

The subdivision does not include new improvements which are inconsistent with the General Plan.

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

The project is designed with a reduced parcel size as permitted in Siskiyou County Code Section 10-6.5501, Footnote 14. The property slopes southwesterly with some terracing. It is not within a geologic landslide area and is not near an active fault. Soils consist of Clallam, deep-Goldridge, gravelly families association that is not prime farmland that would not prohibit this type of development. Furthermore, the subject parcel has been partially developed with uses appropriate to the Highway Commercial (C-H) district. Therefore, the site is physically suitable for the type of development.

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

The project is designed with a reduced parcel size as permitted in Siskiyou County Code Section 10-6.5501, Footnote 14. Furthermore, the subject parcel has been partially developed with uses appropriate to the Highway Commercial (C-H) district. The proposed Central Office Parcel is proposed to be developed with a small (448 square foot) equipment building without a well or septic system. There are no existing physical conditions on the site that appear to prohibit the already entitled commercial development. Therefore, the site is physically suitable for the proposed density of development.

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

The design of the subdivision proposes to create one small new parcel and a remainder parcel. The site is already improved with structures appropriate to the Highway Commercial (C-H) district. The continued development of a small portion of the property for already-entitled commercial uses is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat due to the size, scale, and intensity of this project.

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

The subdivision will not cause serious public health problems in that no additional water and septic systems are proposed, the access to the site is via State Highway 96 and Ishi Pishi Road, public roads that meet the requirements of the Department of Forestry and Fire Protection (Cal Fire), and any future development will be required to comply with the California Building Code.

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

The subject property contains a 50-foot-wide easement parallel and adjacent to approximately 198 feet of State Highway 96. That easement was recorded in Siskiyou County Records as Volume 687 at page 773 through 782, inclusive. Per the recorded document, the easement was intended to grant space to the State of California for the "construction, operation, and maintenance" of the highway. The design of the subdivision will not conflict with the existing easement and no improvements are proposed within the easement as part of this project.

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

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

As a condition of approval (Condition of Approval No. 7), the applicant is required to "comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code 4290 and 4291, and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division."

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

The project site is approximately 7 miles north of the Orleans Volunteer Fire Department (Humboldt County).

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

1. That the minimum lot size shall be one acre when on-site sewage disposal systems are required.

The proposed 0.037-acre Central Office parcel is to be developed with a facility that does not require water or a septic system. The proposed 1.83-acre Remainder parcel is already developed with a septic system and has a domestic water supply from a spring on an off-site parcel (APN: 033-610-180).

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

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

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

The proposed Central Office and Remainder parcels are designed with lot side lines that are at approximate right angles to State Highway 96 and Ishi Pishi Road.

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

No resultant parcels shall have double frontage.

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

The nearest tax line is approximately a third of a mile south of the subject parcel and not within the project boundaries. Therefore, the proposed parcels will not be divided by a taxing agency line.

Zoning Consistency Findings

1. The proposed vesting tentative parcel map, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan and County code, as documented herein.
2. The proposed resultant parcels are consistent with the Highway Commercial (C-H) zoning district.
3. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

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

The proposed parcel and remainder parcel are zoned for commercial uses. The Central Office parcel has access via an easement to Ishi Pishi Road. The Remainder parcel has direct access to both State Highway 96 and Ishi Pishi Road, both of which are public roads capable of accommodating the traffic that could be generated from the proposed use.

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

The neighboring parcels are zoned for rural residential uses and are largely under the ownership of the Klamath National Forest. The use of the property for a small utility building is clearly compatible with the surrounding and planned uses of the area.

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

The development of the proposed Central Office parcel with a small utility building will not create erosion, runoff, access, fire hazard, or any other resource or environmentally related problems due to the size and scale of the proposed development. The Remainder parcel is already developed with commercial uses and no new development is proposed on that parcel.

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

No sewage system is proposed or will be permitted for the proposed Central Office parcel. The existing Remainder parcel is already developed with an existing septic system and is served with water from a spring on a neighboring parcel. Therefore, the creation of the proposed Central Office parcel and development with a utility building will not contaminate groundwater.

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

No water services are proposed or will be permitted for the proposed Central Office parcel. The existing Remainder parcel is already developed and is served with water from a spring on a neighboring parcel. Therefore, the creation of the proposed Central Office parcel and development with a utility building will not contaminate groundwater.

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

permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

No sewage system is proposed or will be permitted for the proposed Central Office parcel. The existing Remainder parcel is already developed with an existing septic system and will not be adversely affected by the proposed development of the proposed Central Office parcel.

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

The proposed parcel and remainder parcel are zoned for commercial uses. The Central Office parcel has access via an easement to Ishi Pishi Road. Upon development, the driveway to the Central Office parcel will be required to be built or upgraded to comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning. Upon compliance with PRC 4290, access will be adequate to accommodate the immediate and cumulative traffic impacts of the project. The Remainder parcel has direct access to both State Highway 96 and Ishi Pishi Road, both of which are public roads capable of accommodating the traffic that could be generated from the proposed use.

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

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

California Environmental Quality Act (CEQA) Findings

1. Because there is not substantial evidence, in light of the whole record before the County, that the vesting tentative parcel map would have a significant effect on the environment, Staff is recommending the "common sense exemption" be adopted in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Section 15303, Class 3 projects consist of construction and location of limited numbers of new, small facilities or structures. Floor area can be up to 2500 square feet (15303(c)) and may involve utility extensions (15303(d)). Because the proposed 448 square foot building is less than the 2500 square foot maximum, and because the specific purpose of the building is for communication utilities, the project is exempt from CEQA.
3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER SISKIYOU TELEPHONE

FILE # 033-140-020

LOCATION 99531 HIGHWAY 96
SOMES BAR, CA

T 11N , R 6E , SEC. 4

PD# UP-2215
TPM-2206

REQUIREMENTS:

Sewage Disposal Test/Information:

- () None Required : Connection to Approved Sewage System
- () Engineered Percolation Tests –
Parcels # _____
- () Wet Weather Testing
- () Engineered Sewage Disposal System
- () Other _____

Water Supply Tests/Information:

- () None Required : Connection to Approved Water System
- () Well Logs (Existing Wells) () Well Logs for Adjoining Property
- () Drilled Well – Parcels # _____ () Spring Source-Verification
- () Pump Test (Static Level) _____ Hours
- () Bacteriological Analysis () Chemical Analysis () Physical Analysis
- () Other _____

Project Information:

- () Location Map () Mark Project Area () Contour Map
- () Food Establishment Plans () Swim Pool/Spa Plans
- () Waste Information (Non-Sewage)
- () Other _____

Comments/Conditions:

Environmental Health has no objection to this minor land split. Per Environmental health Density standard, this 0.037 acre parcel and associated Siskiyou Telephone equipment cabinet shall contain no sewer or water services.

Above improvements will not adversely effect existing leachfields that service the store and residence (no permits on file) or domestic water supply (spring located on APN 033-610-180; a Cal code water system regulated by Siskiyou County Environmental Health.)

REHS  DATE 12/8/222

ENVIRONMENTAL HEALTH ACTION

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

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

REHS  DATE 12/8/22

Date sent to Planning:

California Historical Resources Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

Northeast Information Center
1074 East Avenue, Suite F
Chico, California 95926
Phone (530) 898-6256
neinfocntr@csuchico.edu

December 9, 2022

Siskiyou County Planning Division
806 South Main Street
Yreka, CA 96097
Attn: Dianne Johnson

I.C. File # C22-8 Project Review

RE: IP-2215/TPM-2206
T11N, R6E, Section 4 MDBM
USGS Somes Bar (1979) 7.5' & Forks of Salmon (1955) 15' quadrangle maps
.37 acres (Siskiyou County)

Dear Ms. Johnson,

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and surveys in Siskiyou County. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures.

Results:

Archaeological Resources:

Resources within or adjacent to the project area:	No resources were located in the project area.
---	--

In addition, twenty-one resources have been recorded within the 1-mile vicinity. Unrecorded prehistoric and/or historic archaeological resources may be located within the project area.

Historic Properties: According to our records, no resources of this type have been recorded within or adjacent to the project boundaries. The Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no properties within or adjacent to the project area. The BERD is available online at: https://ohp.parks.ca.gov/?page_id=30338

The USGS Somes Bar (1979) 7.5' & Forks of Salmon (1955) 15' quadrangle maps indicate archaeological sensitive regions within the project area such as structures and foundations. Additional structures and foundations; as well as Salmon River, Sugarloaf, Ishi Pishi Falls, Six Rivers National Forest, a radio facility, a water tank, Flat Creek, Mud Creek, Donahue Flat, and a jeep trail are located in the general project vicinity.

Previous Investigations: According to our records, the project area has been partially surveyed for cultural resources. The report is located below.

Neuenschwander, Neal (Peak & Associates)

2005 *Evaluation of Eligibility and Effect for Cultural Resources Within the Proposed Siskiyou Telephone Fiber Optic Project Alignment, Siskiyou and Humboldt Counties, California.*

NEIC-008646

Literature Search: The official records and maps for archaeological sites and surveys in Siskiyou County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Built Environment Resource Directory** (2021).

Sensitivity Assessment and Recommendations:

Based upon the above information, the project area is archaeologically sensitive and has the potential for discovery of additional archaeological resources. Based upon the above information, the project has a sensitivity for the possible discovery of archaeological resources. Areas of sensitivity include flats near rivers, creeks, streams, springs, and steeps.

Therefore, because the project area has not been surveyed for historical resources within ten years, we recommend that a professional archaeologist be contacted prior to ground disturbance. The project consultant can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at www.chrisinfo.org.

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic historical resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential historical resource find is intended for accidental discoveries made during construction activities and is not intended as a substitute for the recommended historical resources survey.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native


American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, historical resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Finally, Native American tribes have historical resource information not in the CHRIS Inventory, and the NAHC should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received on 10/5/2022 (Check #92111). Thank you for your dedication preserving Siskiyou County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Ashlyn Weaver, M.A.
Assistant Coordinator & GIS Specialist
Northeast Information Center
(530) 898-6256

**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



January 5, 2023

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

Attention: Dianne Johnson, Permit Technician

Subject: Project Application Review: (UP 2215)

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

EMERGENCY ACCESS AND EGRESS

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

Note: Driveway access must meet the roadway width standards

SIGNING AND BUILDING NUMBERING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03, 1276.04

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

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

Tyler Bushey
Fire Apparatus Engineer
CAL FIRE

For: Darryl Laws
Unit Chief

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



1/5/2023

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

Attention: Dianne Johnson,

Subject: Tentative Parcel Map (TMP2206)

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

ROAD AND STREET NETWORKS

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

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04

WATER STANDARDS

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

FUEL MODIFICATION

1276.01, 1276.02, 1276.03, 1276.04

SEE THE ATTACHED “4290 CHECKLIST” FOR SPECIFIC CODE REQUIREMENTS.

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

TPM-2203

1/5/2023

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

1273.02, 1273.03, 1273.04, 1273.05, 1273.06, 1273.07, 1273.10, 1273.11

ADDRESSES FOR BUILDING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1274.03, 1274.04, 1276.05, 1276.06

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

If you have any questions, please call Nicholas Pisano at 530-842-3516.

Tyler Bushey
Fire Apparatus Engineer
Prevention

For: Darryl Laws
Siskiyou Unit Chief

Attachment

cc: file

SRA Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

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

As of July 28, 2020

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 SRA Fire Safe Regulations

Articles 1-5

Contents

Article 1 Administration.....	3
§ 1270.00. Title	3
§ 1270.01. Purpose	3
§ 1270.02. Scope.....	3
§ 1270.03. Provisions for Application of These Regulations.	4
§ 1270.04. Local Ordinances.....	4
§ 1270.05. Inspections.....	4
§ 1270.06. Exceptions to Standards.	5
§ 1271.00. Definitions.....	5
Article 2 Emergency Access and Egress	7
§ 1273.00. Intent	7
§ 1273.01. Width.	7
§ 1273.02. Road Surfaces	8
§ 1273.03. Grades.....	8
§ 1273.05. Turnarounds.....	8
§ 1273.06. Turnouts.....	9
§ 1273.07. Road and Driveway Structures	9
§ 1273.08. Dead-end Roads.....	9
§ 1273.09. Gate Entrances.....	10
Article 3 Signing and Building Numbering	10
§ 1274.00. Intent	10
§ 1274.01. Road Signs.....	10
§ 1274.02. Road Sign Installation, Location, and Visibility.	10
§ 1274.03. Addresses for Buildings.....	11
§ 1274.04. Address Installation, Location, and Visibility.	11
Article 4 Emergency Water Standards.....	11
§ 1275.00. Intent	11
§ 1275.01. Application	11
§ 1275.02. Water Supply.	11
§ 1275.03. Hydrants and Fire Valves.	12
Article 5 Fuel Modification Standards.....	12
§ 1276.00 Intent	12
§ 1276.01. Setback for Structure Defensible Space.	12
§ 1276.02. Maintenance of Defensible Space Measures.	13
§ 1276.03 Disposal of Flammable Vegetation and Fuels.....	13
§ 1276.04 Greenbelts	13

Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Purpose

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

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

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

§ 1270.02. Scope

(a) These regulations shall apply to:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

§ 1270.03. Provisions for Application of These Regulations.

This subchapter shall be applied as follows:

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

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

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

§ 1270.04. Local Ordinances.

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

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

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

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

§ 1270.05. Inspections.

Inspections shall conform to the following requirements:

(a) Inspection shall be made by:

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

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

§ 1270.06. Exceptions to Standards.

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

§ 1271.00. Definitions

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

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

CAL FIRE: California Department of Forestry and Fire Protection.

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

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

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

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

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

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

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

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

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

Fire valve: see hydrant.

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

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

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

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

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

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

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

Residential unit: Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for one or more persons. Manufactured homes, mobilehomes, and factory-built housing are considered residential units for the purposes of mandatory measures required in 14 CCR § 1270.01(c), unless being sited or installed as an accessory or junior accessory dwelling unit in accordance with 14 CCR § 1270.02(d).

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

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

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

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

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

Shoulder: Vehicular access adjacent to the traffic lane.

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

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

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

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

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

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

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

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

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

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

Article 2 Emergency Access and Egress

§ 1273.00. Intent

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

§ 1273.01. Width.

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

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

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

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

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

§ 1273.02. Road Surfaces

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

§ 1273.03. Grades

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

1273.04. Radius

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

§ 1273.05. Turnarounds

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

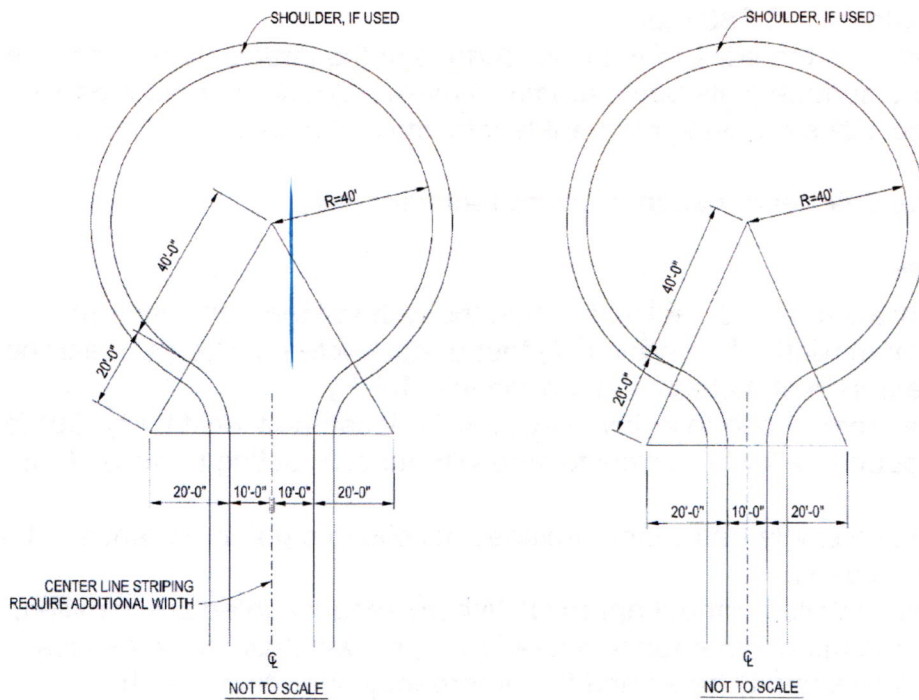


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

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

§ 1273.07. Road and Driveway Structures

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

§ 1273.08. Dead-end Roads

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

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

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

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

§ 1273.09. Gate Entrances

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

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

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

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

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

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

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

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

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

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

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

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

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

§ 1274.03. Addresses for Buildings.

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

§ 1274.04. Address Installation, Location, and Visibility.

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

Article 4 Emergency Water Standards

§ 1275.00. Intent

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

§ 1275.01. Application

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

§ 1275.02. Water Supply.

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

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

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

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

§ 1275.03. Hydrants and Fire Valves.

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

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

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

§ 1275.04. Signing of Water Sources.

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

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

(2) if located along a road,

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

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

Article 5 Fuel Modification Standards

§ 1276.00 Intent

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

§ 1276.01. Setback for Structure Defensible Space.

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

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

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

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

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

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

§ 1276.02. Maintenance of Defensible Space Measures.

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

§ 1276.03 Disposal of Flammable Vegetation and Fuels

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

§ 1276.04 Greenbelts

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

From: [Iacona, Erika@Wildlife](mailto:Iacona,Erika@Wildlife)
To: [Dianne Johnson](mailto:Dianne.Johnson)
Cc: [Hawk, Debra@Wildlife](mailto:Hawk,Debra@Wildlife)
Subject: Early Consultation Comments for UP 2215 and TPM 2206
Date: Monday, January 9, 2023 11:18:53 AM

Dear Dianne Johnson,

The California Department of Fish and Wildlife (CDFW) has reviewed the early consultation package for Use Permit 2215 and Tentative Parcel Map 2206 dated January 4, 2023. As described in the early consultation package, the applicant intends to install an equipment cabinet within a 0.037-acre parcel, which is proposed to be split from an existing 1.87-acre parcel (Project). CDFW's review of this Project is pursuant to our role as the State's trustee agency for fish and wildlife resources under the California Environmental Quality Act, California Public Resources Code section 21000 et seq.

Trenching, Excavation and Pipe Staging

If trenching and excavation will be included in Project activities, any open trench and excavation areas should be covered securely prior to stopping work each day and/or a wildlife exit ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for wildlife prior to burying, capping, moving, or filling.

Additional recommendations do not appear warranted due to lack of suitable special status species habitat and limited scope of proposed Project activities.

CDFW appreciates the opportunity to comment early in the Project development process, to assist the County of Siskiyou in adequately analyzing and minimizing/mitigating impacts to biological resources.

For all future early consultation requests, please e-mail R1CEQARedding@wildlife.ca.gov

Kind regards,

Erika

--

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

Rachel Jereb

From: Jeremy Lipke
Sent: Tuesday, March 21, 2023 12:09 PM
To: Rachel Jereb
Cc: Dianne Johnson; Glenn Njaa; Terry E. Smith
Subject: FW: UP 2215, TPM-2206

Hello Rachel, Public Works would like to retract our earlier comments (see below).

Our only comment will be that Siskiyou Telephone will be required to submit an encroachment permit application for the existing driveway associated with the proposed 20-foot wide easement.

Thank you,
Jeremy Lipke
Civil Engineering Assistant
Siskiyou County Public Works
530-842-8274
jlipke@co.siskiyou.ca.us

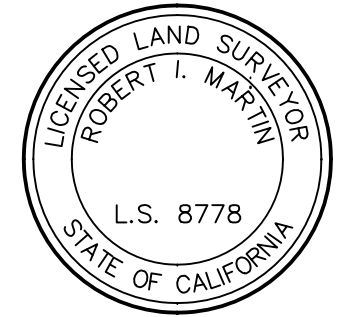
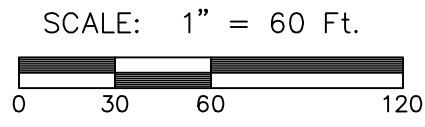
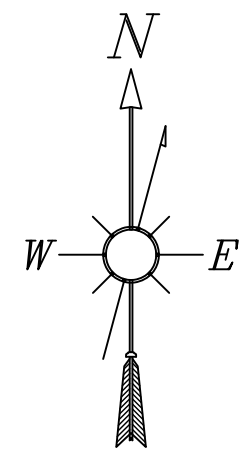
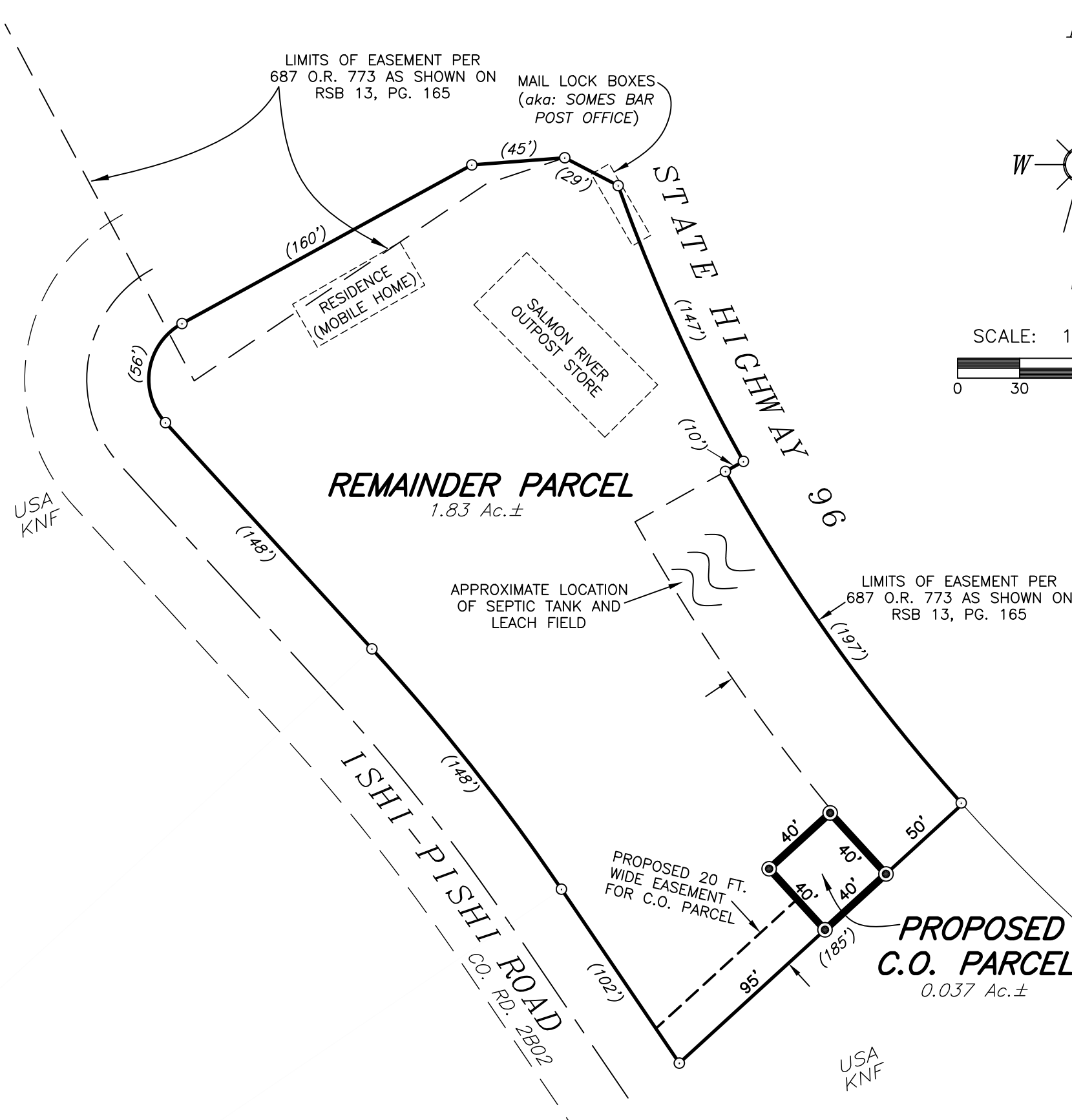
From: Terry E. Smith <tesmith@co.siskiyou.ca.us>
Sent: Tuesday, March 21, 2023 10:39 AM
To: Jeremy Lipke <jlipke@co.siskiyou.ca.us>
Subject: FW: UP 2215, TPM-2206

From: Terry E. Smith
Sent: Friday, January 6, 2023 3:45 PM
To: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Cc: Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Glenn Njaa <gnjaa@co.siskiyou.ca.us>
Subject: UP 2215, TPM-2206

Dianne;
We have reviewed the referenced Tentative Map. It appears that the easement shown will encroach on Ishi-Pishi Road (No. 2B02) The Encroachment Standards require a ninety (90) degree access. The ownership of the strip between the parcel and road is unclear. If the entire area is within the County R/W or easement, an Encroachment Permit can be written. If there happens to be a separate owner, an easement will have to be secured.

Terry E. Smith P.E.

Senior Engineer
Siskiyou County Department of Public Works
tesmith@co.siskiyou.ca.us
OFC: 530 842-8278
CELL: 530 604 8813



Robert I. Martin 3-15-2023
 ROBERT I. MARTIN, L.S. 8778
 ORIGINALLY SUBMITTED 10-18-2022,
 REVISED 3-15-2023

GENERAL NOTES & PARCEL INFORMATION:

APPLICANT: SISKIYOU TELEPHONE
 MAILING ADDRESS: P.O. BOX 157, ETNA, CA 96027
 TELEPHONE: (530)467-6000

PROPERTY OWNERS:
 CHRIS HATTON & TERA PALMER

SITE ADDRESS:
 99531 HIGHWAY 96, SOMES BAR, CA 95568

APN: 033-140-020

TOTAL PARCEL ACREAGE: 1.87 Ac. +/-

ZONING: CH (COMMERCIAL HIGHWAY)

VICINITY MAP BOUND SEPARATELY

IMPROVEMENTS ARE SHOWN APPROXIMATE BASED ON RECORD IF SURVEY BOOK 13, PAGE 165, ADDITIONAL IMPROVEMENTS SUCH AS , SHOP & OUT BUILDINGS NOT SHOWN

(XX') INDICATE RECORD DISTANCES PER RECORD OF SURVEY BOOK 15, PAGE 165

DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE UPON A FIELD SURVEY

EASEMENTS SHOWN AND NOTED ARE BASED ON PRELIMINARY PARCEL MAP CONDITION OF TITLE GUARANTEE, PROVIDED BY MT. SHASTA TITLE & ESCROW COMPANY, GUARANTEE NUMBER 5026900-6854404, DATED: JUNE 7, 2022

THE LOCATION OF THE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN VOLUME 700 OF OFFICIAL RECORDS, PAGE 467 IS BLANKET IN NATURE AND NOT SHOWN HEREON.

**VESTING TENTATIVE
 PARCEL MAP**

for: Siskiyou Telephone
 SOMES BAR
 CENTRAL OFFICE (C.O.)

LOCATED IN SECTION 4, T 11 N, R 6 E, H.M.,
 SISKIYOU COUNTY --- CALIFORNIA

Robert I. Martin
 Professional Land Surveying

P.O. Box 111, Montague, CA 96064
 Office: (530)459-4432 Cell: (530) 905-1390
 www.rimartin.com email: robert@rimartin.com

SCALE: 1" = 60'
 CLIENT FILE: #22047
 DATE: 3-15-2023
 SHEET 1 OF 1