



Siskiyou County
Planning Commission Staff Report
June 26, 2024

New Business Agenda Item No. 2
Mathis Use Permit (UP-24-04)

Applicant: Darlene Mathis

Property Owner: Lonnie W. Mathis
Trustee of The Mathis Family Trust
PO Box 106
McCloud, CA 96057

Representatives: Darlene Mathis
The Mathis Family Trust
PO Box 658
McCloud, CA 96057

Project Summary The applicant is requesting use permit approval to allow the following:

- Utilization of a relocated single-family dwelling as a caretaker's residence and caretaker's office for future mixed-use development of the project site.

Location: The project site is located at 400 Main Street, McCloud, CA 96057; APN: 049-181-150; Township 39N, Range 3W, Section 1, MDBM; Latitude 41.255°, Longitude -122.140°.

General Plan: Erosion Hazard, Building Foundation Limitations: Severe Pressure Limitations Soils, Flood Hazard, Woodland Productivity

Zoning: Town Center (C-C)

Exhibits:

- A. Draft Resolution PC 2024-011
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Mathis Use Permit (UP-24-04)
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Document 2020-0011466 – Building Permit Issuance Agreement
- C. Comments
- D. Site Plan
- E. Floor Plans

Background

The project is located at 400 Main Street, in the unincorporated community of McCloud, and was previously the site of the historic McCloud River Rail Depot. A fire destroyed the building in 1991 leaving behind only a two-story brick vault. The site was then utilized from 1996 through 2010 as the base of operations for the Shasta Sunset Dinner Train. A bus shelter was built on the property in 2014, and the railroad tracks and water tower were removed in 2016. In 2020, an agreement was recorded between Siskiyou County Planning and Lonnie and Joan Matthis (see Exhibit B), allowing the relocation and placement of the St. Joseph's Catholic Church Rectory building, a single-family dwelling, to the project site. The building permit approved as part of this agreement (B-20-0124), permitted the building to be placed on the property with a new concrete foundation and a new accessible ramp. The building was placed on the property, on the north end of the existing asphalt parking area, on November 16, 2020.

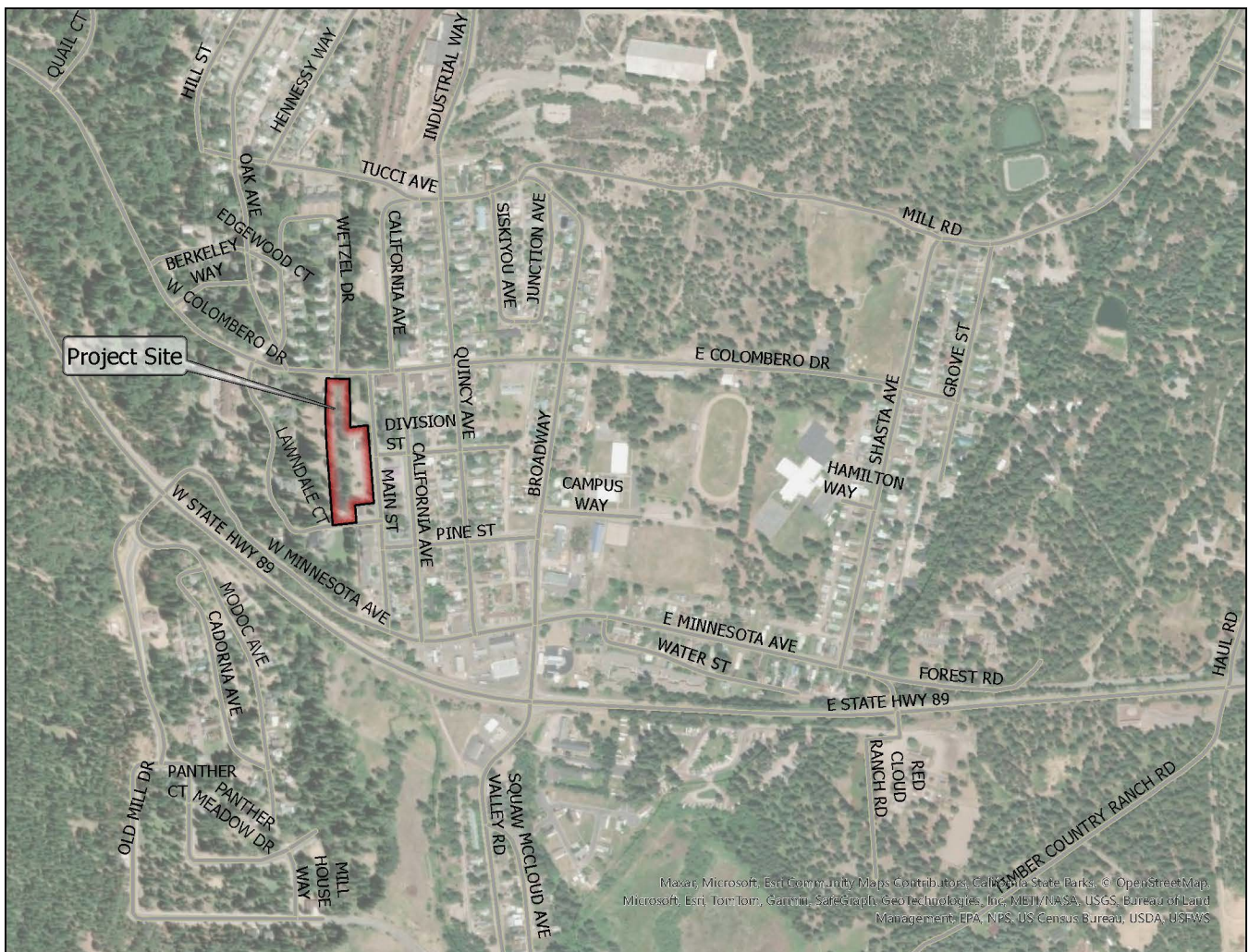


Figure 1: Location Map

At this time, the applicant requests approval of a use permit to utilize the relocated rectory building on the subject property as a caretaker's residence and caretaker's office. Pursuant to Siskiyou County Code (SCC) Section 10-4303(h), a caretaker's residence is a conditionally permitted use in the Town Center (C-C) zoning district. Offices are an allowed use per SCC Section 10-4302(a). The caretaker

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would be responsible for the existing property and the anticipated future mixed-use development of the site.

The subject parcel is a legal parcel that was originally created as a portion of the northeast quarter of Section 1, Township 39 north, Range 3 west, as per Town Map Book 3, at page 118. The parcel was subsequently modified when 0.47 acres of the parcel was used to create the Parcel Map for Roger R. and Annette B. Spitzen, as shown in Parcel Map Book 10, at page 61.

The project site is level with vegetation on the site consisting of turf grass and deciduous trees on the north end, and evergreen trees scattered throughout the rest of the property, particularly along the location of the former rail line. Soil consists of Shasta loamy sand, 0 to 5 percent slopes, which is not prime farmland.

Analysis

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Erosion Hazard, Building Foundation Limitations: Severe Pressure Limitations Soils, Flood Hazard, and Woodland Productivity. In addition to the policies governing the above notes resource overlay areas, planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 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 has found that the proposed caretaker's residence is consistent with the applicable General Plan policies governing the subject site. In addition, the use, as conditioned, would be compatible with the surrounding land uses, has adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report, and are submitted for the Commission's review, consideration, and approval.

Zoning Consistency

The project site is zoned by the County as C-C and the proposed caretaker's residence is a conditionally permitted use in the C-C zoning district, pursuant to SCC Section 10-6.4303(h). The caretaker's office is a permitted use in the C-C zoning district, pursuant to SCC Section 10-4302(a). Parcels adjacent to the project site are zoned for commercial uses. Other nearby zoning designations include Single-Family Residential (Res-1), Limited Multiple-Family Residential (Res-2), Multiple-Family Residential (Res-4), and Light Industrial (M-M). The recommended findings are detailed in the Zoning Consistency Findings section of Exhibit A-2 attached to this staff report, and are submitted for the Commission's review, consideration, and approval.

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



Figure 2: Zoning Map

Environmental Review

The proposed project, (i.e., use of an existing single-family dwelling as a caretaker’s residence and office) is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, *Existing Facilities*. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency’s determination. As the applicant is requesting permitting of an existing facility with negligible expansion, and there is no substantial evidence demonstrating that there are unusual circumstances which would result in significant impacts that threaten the environment, this exemption is appropriate for this project.

CEQA Guidelines Section 15301 gives examples of types of “existing facilities” which might fall within Class 1. Of those examples, the following are applicable to this project.

- (a) *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.*

The applicant is proposing minor remodeling of the dwelling to bring the dwelling up to date and to better suit their needs.

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(b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

Water and sewer, owned and maintained by the McCloud Community Services District, and electricity, owned and maintained by Pacific Power, will provide utility services to this project.

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

The applicant is proposing a minor addition to the building, in the form of an accessible ramp and a new porch that together are approximately 500 square feet in size, which is less than 2,500 square feet and less than 50 percent of the floor area of the structure before the addition.

(n) Conversion of a single-family residence to office use.

Although the existing building contains one office, the existing dining room is also proposed to be converted to office use.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, 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 Notice of Public Hearing was published in the Siskiyou Daily News on June 12, 2024, and mailed to property owners within 300 feet of the subject property. No public comments have been received at the time this staff report was written.

Siskiyou County Environmental Health Division – March 6, 2024

Environmental Health has no objections to this proposed project. Sewer and water will be provided by the McCloud Community Service District.

Planning Response: No response necessary.

California Department of Forestry and Fire Protection (CAL FIRE) – March 28, 2024

Comments were submitted regarding CAL FIRE's requirements for this project, specifically those pertaining to emergency access and egress, signing and building numbering, and fuel modification and standards as specified pursuant to Public Resources Code 4290.

Planning Response: Compliance with CAL FIRE requirements to the satisfaction of CAL FIRE is part of the building permit process. As this building will require building permits prior to occupancy, CAL FIRE will be able to verify compliance with Public Resources Code 4290 as part of that process.

Planning Staff Recommendations

- Adopt Resolution PC 2024-011 taking the following actions:
 - Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, *Existing Facilities*, and
 - Approve the Use Permit (UP-24-04) request based on the recommended findings and subject to the recommended conditions of approval.

Suggested Motion

I move that we adopt Resolution PC 2024-011, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Mathis Use Permit (UP-24-04).

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, CA 96097

Resolution PC 2024-011

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Mathis Use Permit (UP-24-04)

Whereas, Section 10-6.4303(h) of the Siskiyou County Code permits a caretaker's residence subject to approval of a use permit; and

Whereas, Darlene Mathis applied for a use permit to allow for caretaker use of a single-family dwelling located at 400 Main Street, in the unincorporated community of McCloud on Assessor Parcel Number 049-181-150; and

Whereas, the Planning Division presented its oral and written staff report on proposed Use Permit UP-24-04 at the Planning Commission's regularly scheduled meeting on June 26, 2024; and

Whereas, the Planning Division recommended Use Permit UP-24-04 be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

Whereas, the Planning Division recommended approval of Use Permit UP-24-04 subject to the conditions of approval provided in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on June 5, 2024; and

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

Whereas, on June 26, 2024, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-24-04 to receive testimony, both oral and written, following which the Chair closed the public hearing and the Commission discussed Use Permit UP-24-04 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 referenced hereto and incorporated herein; and

Be it further resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A, determines the project categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and approves Use Permit UP-24-04 subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein.

It is hereby certified that the foregoing Resolution PC 2024-011 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 26th day of June, 2024, by the following voice vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Jeff Fowle, Chair

Witness, my hand and seal this 26th day of June 2024.

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2024-011
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. The caretaker's office is an incidental use to the caretaker's residence and, as such, is exempt from California Building Code separation requirements. Should the office portion of the building be utilized/rented/leased by entities that are not the caretaker or are doing business directly with the caretaker, separation requirements would be required.

Conditions of Approval

1. The project shall substantially conform to the application submitted February 12, 2024, including any materials subsequently submitted to the Planning Division prior to the application being deemed complete, and as approved by the Siskiyou County Planning Commission on June 26, 2024. 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. All necessary building permits shall be obtained from the Building Division of the Siskiyou County Community Development Department in compliance with current California Building Code and California Code of Regulations for any structures, plumbing, electrical, or mechanical work that may occur before or during the occupancy or use of the caretaker's building.
3. The caretaker(s) shall be employed on the lot for purposes of care and protection of facilities on-site or on adjacent lots under the same ownership.
4. The caretaker's residence shall not be separately rented, let, or leased to other than the caretaker(s) whether compensation be direct or indirect.
5. Parking spaces shall be provided for the caretaker's residence as per Siskiyou County Code Section 10-6.5610(a)(1).

6. Parking spaces shall be provided for the caretaker's office as per Siskiyou County Code Section 10-6.4510(b)(2).
7. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Community Development Department, and all other local and State regulatory agencies.
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.

Findings

Zoning Consistency/Use Permit Findings

1. The proposed Use Permit, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan.
2. The proposed caretaker's residence is consistent with the applicable zoning provisions outlined in Section 10-6.4303(h) of the Siskiyou County Code.
3. The proposed caretaker's office is consistent with the applicable zoning provisions outlined in Section 10-6.4302(a) of the Siskiyou County Code.
4. Due to size, scale, intensity, and location of the project, the proposed use will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.
5. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic and will be reasonably compatible with the existing and permitted uses in surrounding areas.
6. 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

Map 2: Erosion Hazard

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

The existing single-family dwelling was relocated from an adjacent parcel. The dwelling was placed on an existing asphalt surface. The accessible ramp and porch are proposed to also be located on the existing asphalt surface. Therefore, there would be no potential for erosion impacts due to implementation of the project.

Map 3: Building Foundation Limitations

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

As a condition of approval (No. 2), the applicant is required to obtain all necessary building permits from the Building Division for any structures, plumbing, electrical, or mechanical work that may occur. No permits or approvals from Public Works are required.

Map 7: Flood Hazard

Policy 21 – Primary and secondary flood plains are defined as follows:

1. Primary flood plains are the designated flood ways.
2. Secondary flood plains are the areas located within the 100-year flood hazard boundaries but located outside the designated floodways.

Policy 22 – No development may be allowed within the designated floodways, and any development proven to be outside the designate floodway and within the 100-year flood hazard boundary shall be in accordance with the requirements of the County’s flood plain management ordinance.

No development within the designated floodways will occur.

Policy 24 – Single family residential, light commercial, light industrial, open space non-profit and non-organizational in nature recreation uses, commercial/recreational uses, and public or quasi-public uses only may be permitted if the requirements of Policy 22 have been met.

The permitted uses will not create erosion or sedimentation problems.

The requirements of Policy 22 are enforced by the Building Division as part of the building application review process. The proposed uses will not create erosion or sedimentation problems.

Policy 25 – A minimum parcel size of one acre on 0-15% slope, and 5 acres on 16-29% slope only may be permitted if the requirements of Policy 22 have been met.

The permitted density will not create erosion or sedimentation problems.

No new parcels will be created as part of this project.

Policy 26 – All flood plain requirements of the Federal Government shall take precedence to Policies 21-23.

Any flood plain requirements of the Federal Government take precedence over the county’s flood plain management ordinance and are enforced by the Building Division as part of the building application review process.

Map 11: Woodland Productivity

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

The parcel size meets the requirements of Policy 31.

Policy 32 – Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public

or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

The uses defined in Policy 32 are the uses that will occur on site.

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

No new parcels are proposed as part of this project. Single-family residences are a permitted use per Policy 32 and the proposed caretaker use of the existing dwelling will not create erosion or sedimentation problems. No new land use or change in density is proposed as a part of this project.

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 caretaker's residence is proposed to be within a building that was relocated from a property approximately 600 feet from its current location. Therefore, it would be clearly compatible with existing uses adjacent to the project site and would not in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare of the surrounding area.

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

The caretaker's unit is proposed to be within a single-family dwelling that exists on the project site. Other than the proposed addition of an accessible ramp and porch, no new development is proposed as part of this project and, therefore, no disruption of a mapped resource would occur.

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

Sewage disposal for the existing single-family dwelling is to be provided by connection to the McCloud Community Services District sewer system, which is regulated by the State of California. Therefore, the use of an existing single-family dwelling as a caretaker's residence and office will not contaminate groundwater.

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

Water service to the existing single-family dwelling is provided by connection to the McCloud Community Services District water system, which is regulated by the State of California.

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 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.

Sewage disposal and water service is to be supplied to the existing single-family residence by connection to the McCloud Community Services District water and sewer system.

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 project site has direct access to Main Street, a public roadway capable of accommodating the vehicular traffic generated by 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 proposed caretaker's residence and caretaker's office conforms to the General Plan.

California Environmental Quality Act Findings

1. Pursuant to CEQA Guidelines, Section 15301, Class 1, projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use are categorically exempt from the provisions of CEQA. Because the change in use is minor, would not involve a significant expansion of the use beyond that of the existing single-family residential use, and there is no substantial evidence demonstrating that there are unusual circumstances which would result in significant impacts that threaten the environment, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
2. 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.
3. 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.

**Recorded at the request of the Siskiyou
County Planning Department**

Building Permit B200124
Assessor's Parcel Numbers:
049-181-150

When recorded mail to:
Siskiyou County Community Development
Department
Attn: Planning Division
806 S. Main St.
Yreka, CA 96097



Siskiyou County Recorder
Craig S. Kay, Assessor-Recorder
DOC - 2020-0011466

Requested By: Public
November 23, 2020 02:55 PM
Total Paid: \$122.00

Receipt No.: 2020348441
mgrossman/ASR-132/1-12

BUILDING PERMIT ISSUANCE AGREEMENT

THIS AGREEMENT FOR ISSUANCE OF BUILDING PERMIT B200124 ("AGREEMENT"), made and entered into this 23rd day of September, 2020, is by and between the COUNTY OF SISKIYOU, a political subdivision of the State of California ("COUNTY"), and Mathis Lonnie W & Joan E Trustee ("APPLICANT");

WITNESSETH:

WHEREAS, APPLICANT has requested the COUNTY to review, consider and approve APPLICANT's building permit application B200124 for a new concrete foundation with an ADA access ramp and relocate a single-family residence located at 400 Main Street McCloud, CA 96057, APN: 049-181-150, in the Town Center (C-C) Commercial Zoning District, as described in the plans and other materials detailed in Building Permit B200124 shown in Exhibit "A" attached hereto and made a part hereof, referred to herein as the "Project"; and

WHEREAS, APPLICANT has made this request to allow the re-location of a single-family residence to real property that the APPLICANT owns (located at 400 Main Street McCloud, CA 96057, APN: 049-181-150 referred to herein as the "Subject Property"); and

WHEREAS, APPLICANT has identified that the single-family residence structure would be converted to a commercial use and/or a use that is permitted in the C-C zoning district, outlined in the APPLICANT's July 23, 2020 email shown in Exhibit "B" attached hereto and made part hereof; and

WHEREAS, to help facilitate the re-location of the existing single-family residence and re-use to an appropriate commercial use, the County agrees to issuance of Building Permit B200124 based on the information provided by APPLICANT and shown in Exhibit "B", subject to the Conditions of Approval described within this AGREEMENT; and

NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN COUNTY AND APPLICANT AS FOLLOWS:

Conditions of Approval:

1. APPLICANT and any and all successors, assigns and/or heirs of Subject Property, shall maintain and ensure the proper functioning of the PROJECT at its sole expense and responsibility until such time as the PROJECT is complete.
2. No permanent utilities shall be provided to the re-located structure located at 400 Main Street McCloud, CA 96057 until APPLICANT has proposed a permitted use, including completion of any necessary building modifications or improvements to facilitate a permitted use of the Town Center (C-C) Commercial Zoning District. Should APPLICANT propose any Conditionally Permitted Uses as outlined in Siskiyou County Code Section 10-6.4303, approval of a Conditional Use Permit shall be required prior to connection to permanent utilities.
3. Prior to issuance of Final Occupancy for Building Permit B200124, Temporary or Final, APPLICANT shall complete all necessary work and/or obtain all necessary approvals for a permitted use or conditionally permitted use within the Town Center (C-C) Commercial Zoning District.
4. The re-located structure including the proposed foundation shall be a minimum of 20' from the front yard property line as required by Siskiyou County Code Section 10-6.55 (Dimensional Standards for Zoning Districts).
5. APPLICANT and any and all successors, assigns and/or heirs of Subject Property, shall defend, indemnify and hold harmless COUNTY, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against COUNTY, its agents (including consultants), officers resulting from the COUNTY'S approval of the PROJECT. To the extent that COUNTY uses any of its resources responding to such Action, APPLICANT shall reimburse COUNTY in accordance with this Agreement for the documented use of such resources within thirty (30) days of receipt of such documentation. If APPLICANT does not reimburse all costs within thirty (30) days of receipt of such documentation, a penalty shall accrue on the unpaid amount at a rate of 12% per annum compounded daily. Such resources include, but are not limited to, staff time, court costs, or County Counsel's time at a rate equal to its total cost, Defense Counsel for COUNTY or any other direct costs associated with responding to the Action.

TO APPLICANT:

Mathis Lonnie W & Joan E Trustee
200 P Street Unit D-31
Sacramento, CA 95814

TO COUNTY:

Planning Division of Community Development Department
806 South Main Street
Yreka, CA 96097

With copy to:

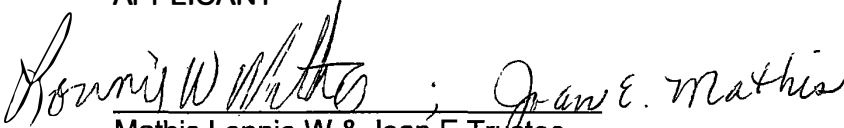
Siskiyou County County Counsel
205 Lane Street
Yreka, CA 96097

COUNTY OF SISKIYOU

By 

Deputy Director of Planning

APPLICANT


Mathis Lonnie W & Joan E Trustee

I hereby certify that I: (i) am the owner of record of the property(ies) on this AGREEMENT; or (ii) have been authorized to sign and submit this AGREEMENT on behalf of the partnership, corporation, LLC or trust which is the owner of record, as evidenced by the documents attached hereto. If the property is owned by more than one individual, I certify that all parties have agreed to this AGREEMENT.

ATTACHMENTS:

Exhibit A – Building Permit B200124

Exhibit B – Darlene Mathis Email dated July 23, 2020

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

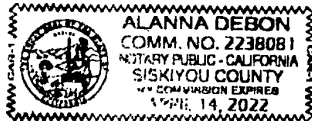
State of California

County of Siskiyou

On September 23, 2020, before me, Alanna Debon, Notary Public, personally appeared Connie W. Mathis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Alanna Debon
Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

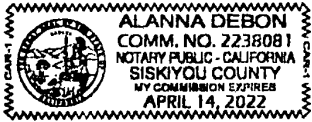
State of California

County of Siskiyou

On September 23, 2020, before me, Alanna DeBon, Notary Public, personally appeared Joan E Mathis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Alanna DeBon
Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

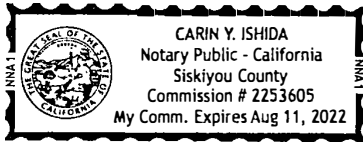
State of California

County of Siskiyou

On 10/30/2020, 2020, before me, Carin Y. Ishida, Notary Public, personally appeared Kirk Skierski, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Carin Y. Ishida
Signature of Notary Public

Exhibit A



COUNTY OF SISKIYOU

B200124

COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

806 South Main Street · Yreka, California 96097

Phone: (530) 841-2100 · Fax: (530) 841-4076

www.co.siskiyou.ca.us/page/community-development

VACANT, AICP
DIRECTOR

MICHAEL CRAWFORD
DEPUTY DIRECTOR
BUILDING

PERMIT APPLICATION

#1 IDENTIFY YOUR BUILDING PROJECT Mathis Lennie

OWNER Mother McCloud Enterprises, LLC PROJECT LOCATION 400 Main St., McCloud

ADDRESS PO Box 1658 APPROX _____ FT/MILES _____ N.S.E.W.

CITY/STATE McCloud, CA. 96057 ZIP OF _____

PHONE (530) 859-2634 SUB _____ LOT _____ UNIT _____

E-MAIL/FAX owner@mccloudmercantile.com CONTRACTOR (to bid)

SOURCE OF WATER

PRIVATE

PUBLIC

CLASS _____ LIC. NO. _____ PHONE _____

ARCH/ENG Schlumberger (Geo-Serv, Inc.)

SEWAGE DISPOSAL

PRIVATE

PUBLIC

CLASS _____ LIC. NO. _____ PHONE _____

PARCEL PRE 1991 YES NO

This permit is to be issued in the name of the Licensed Contractor or the Property Owner as the permit holder of record who will be responsible and liable for the construction.

DESCRIPTION OF WORK Relocate Church Rectory House one block on new foundation

ASSESSORS PARCEL NO. 049-181-150 SEC 1 TOWNSHIP BAN RANGE 3 E/W W

BUILDING DEPARTMENT USE ONLY

TAX RATE AREA 099-001

PLAN CHECK DEP _____ CHECK NO _____ ACCOUNT _____

PERMIT FEE _____ CHECK NO _____ ACCOUNT _____

LOG NO 32407 GROUP R3 ROUTE 1 REC'D BY 50 DATE 3-10-2020

AGENCY USE ONLY

PROJECT ADDRESS _____ (ASSIGNED BY PLANNING DEPT)

CITY _____ ZIP _____ ZONING _____

| SPECIAL APPROVALS | REQUIRED | SIGNATURE OF DEPT REPRESENTATIVE | DATE |
|------------------------------|----------|----------------------------------|---------------|
| ASSESSOR | _____ | <u>Kfc</u> | <u>3/4/20</u> |
| PLANNING | _____ | _____ | _____ |
| HEALTH (SAN) | _____ | _____ | _____ |
| ROAD | _____ | _____ | _____ |
| HEALTH F/S | _____ | _____ | _____ |
| FIRE MARSHAL | _____ | _____ | _____ |
| SERVICE DISTRICT <u>3/10</u> | _____ | _____ | _____ |
| SPECIAL CONDITIONS | _____ | _____ | _____ |

FLOOD

PERMIT APPLICATION CONT.

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2a or 2b)

2a – CALIFORNIA LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Name and Address: TBD (construction bid in process) (separate permit)
house moving by Stotts Movers

License Class and No. _____ Contractor Signature _____

2b – OWNER-BUILDER'S DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature *Debra L. Stotts* Date 3/5/2020

PERMIT APPLICATION CONT.

#3 IDENTIFY WORKERS' COMPENSATION COVERAGE AND LENDING AGENCY

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy No. _____ Expiration Date _____

Name of Agent _____ Tel No _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name and Address _____

#4 DECLARATION BY CONSTRUCTION PERMIT APPLICANT

By my signature below, I certify to each of the following:

I am a California licensed contractor or the property owner* or authorized to act on the property owner's behalf**.

I have read this construction permit application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

**requires separate verification form*

California Licensed Contractor, Property Owner* or Authorized Agent**: ***requires separate authorization form*

Signature Deanne Hollis Date 3/5/2020



1" = 40'

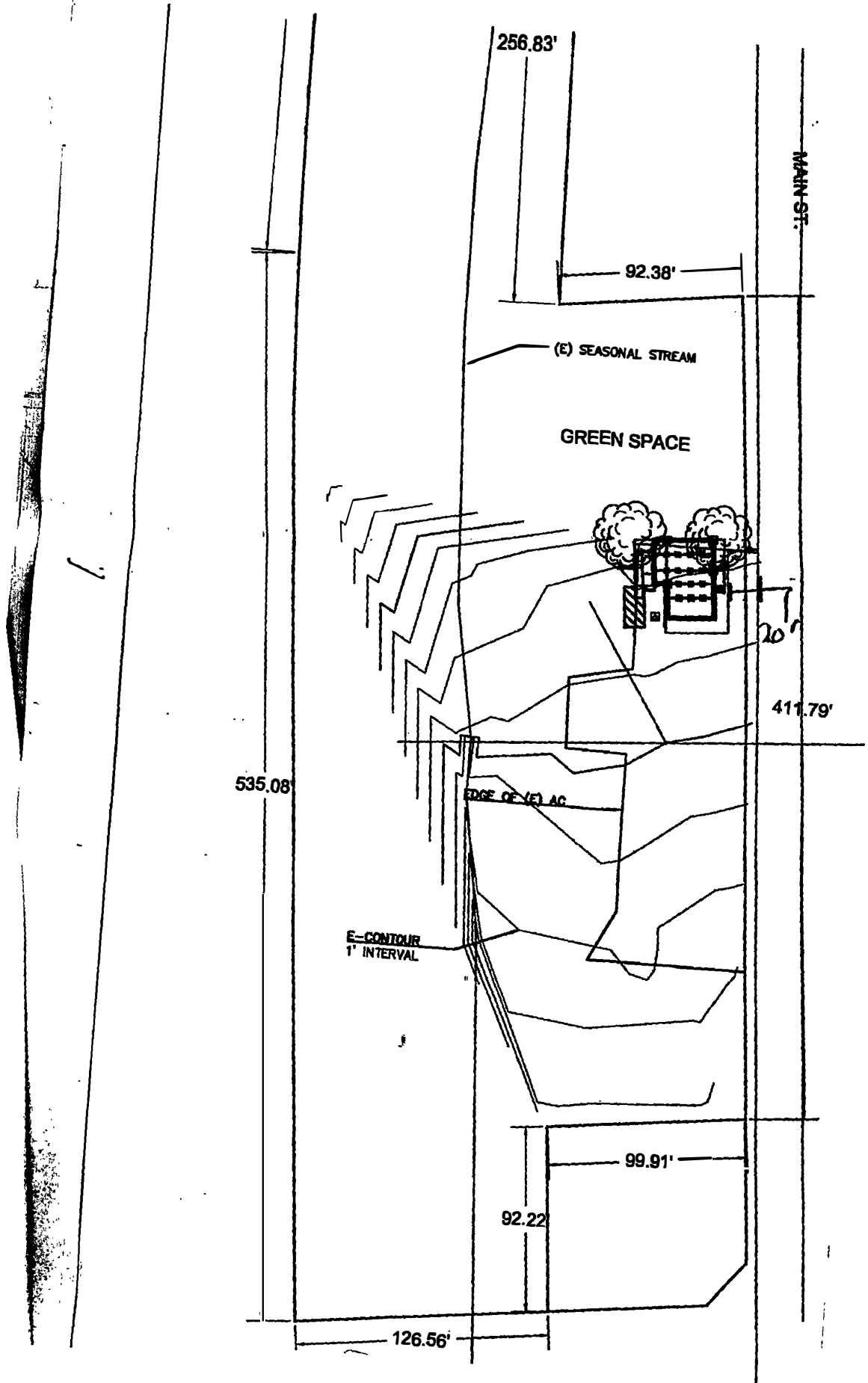


Exhibit B

Kirk Skierski

From: Darlene Mathis <owner@mcccloudmercantile.com>
Sent: Thursday, July 23, 2020 11:42 AM
To: Kirk Skierski
Cc: dschoenart@frontiernet.net; ann.campana@yahoo.com; Brandon Criss; Nancy Hayden
Subject: Re: Building Permit B200124; 400 Main St McCloud

Dear Kirk,

Thank you for getting back to us regarding the status of our permit. However, we simply want to relocate this building for now and apply for the necessary permits in the future to convert this building to the proper commercial use. Due to the nature of the project, we can't do any building improvements until we move the structure to land that we own (I.e. Convert from SFR to Commercial) . We met twice with the Planning Dept prior to submitting plans regarding proper zoning requirements. We understood that we couldn't have single family use and never planned to use it as such.

We have been researching viable scenarios for Main Street for a future use permit and/or building permit:

- *Tenant office/retail space with caretaker apartment above
- *Boarding house for international high school students with caretaker(Sept- May) with vacation rental June-August months
- *Relocate Mercantile office downstairs with caretaker apt upstairs

For now, we just need to relocate the structure even though it may be vacant for a couple months. We also included an ADA ramp in the foundation plan for any future commercial use.

We were never told we couldn't do this project in phases. We have another lot in McCloud that's residential but we feel that this historic building would contribute to the empty space in Main Street and could kickstart the future development of the Main Street Depot site. It also was the Parishioners house and because of its historic nature to the Catholic church, it's only moving one block away.

This has been in the Planning Department for over 4 months and we feel that this could have been an easy over the counter discussion. We are hoping that you are not saying that we have to change the house before we move it? We had called several weeks ago and no one had even reviewed it yet. We are thankful that you are getting back to us but are concerned that we are going to miss the whole summer because of our contractors schedule and because of the coming winter for foundation work.

We had planned this project in two phases:

Phase 1 - building foundation and relocate the house (2020 season)

Phase 2 - apply for any necessary plans/permits and convert the house for the approved future commercial use (2021season)

Any assistance in this would be much appreciated.

Thank you,

Darlene Mathis

Darlene Mathis, Owner
McCloud River Mercantile Co.
Dining ~ Hotel ~ Shopping

241 Main Street
PO Box 658
McCloud, CA 96057
(530) 964-2602

On Thu, Jul 23, 2020 at 8:40 AM Kirk Skierski <kskierski@co.siskiyou.ca.us> wrote:

Good morning,

I am reaching out to you regarding Building Permit B200124 located at 400 Main Street in the community of McCloud. The permit is to relocate a single-family residence (SFR), formerly the church rectory house, to a new parcel with a new foundation. The single-family residence is proposed to be located in the Town Center (C-C) commercial zoning district, and unfortunately the C-C zoning district only allows for multi-family residences. This means that we will not be able to issue the building permit in its current form, and the plans would need to be revised. There are a few options you can consider for moving forward:

1. Revise the plans to convert the single-family residence into multi-family like a duplex;
 - a. Multi-family is considered two or more dwelling units and includes duplexes, townhomes, apartments, etc.
2. Relocate the single-family residence to a different parcel that allows SFRs;
3. Rezone the property from commercial to residential through a Zone Change application.
 - a. Keep in mind that commercial uses would not be permitted in the future; and
 - b. Zone Change applications can take quite some time to process due to current staffing levels

If you have any additional questions or would like any clarification, please feel free to contact me.

Kirk Skierski
Planning Director
County of Siskiyou
(530) 842-8203
Office Schedule: Mondays-Thursdays

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER MATHIS, LONNIE AND JOAN

FILE # 049-181-150

LOCATION 400 MAIN STREET
MC CLOUD, CA

T 39N , R 3W , SEC. 1

PD# UP-2404

REQUIREMENTS:

Sewage Disposal Test/Information:

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

Water Supply Tests/Information:

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

Project Information:

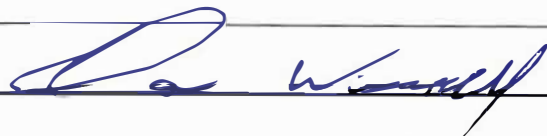
- Location Map () Mark Project Area () Contour Map
- Food Establishment Plans () Swim Pool/Spa Plans
- Waste Information (Non-Sewage)
- Other _____

Comments/Conditions:

Environmental Health has no objections to this proposed project.

Sewer and water will be provided by the McCloud Community Service District.

REHS



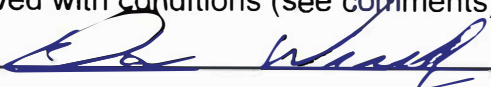
DATE 3/6/24

ENVIRONMENTAL HEALTH ACTION

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

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

REHS



DATE 3/6/24

Date sent to Planning:



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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



March 28, 2024

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 24-04)

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

SIGNING AND BUILDING NUMBERING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03, 1276.04, 1276.05

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

If you have any questions please call Ernie Curran, Heather Boyl or Katie Smith at (530) 842-3516.

Heather Boyl
Forestry Technician
CAL FIRE

For: Greg Roath
Unit Chief

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

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

As of April 1, 2023

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 State Minimum Fire Safe Regulations

Articles 1-5

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Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

- (a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
- (b) Board: California Board of Forestry and Fire Protection.
- (c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
- (d) CAL FIRE: California Department of Forestry and Fire Protection.
- (e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
- (f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
- (g) Development: As defined in section 66418.1 of the California Government Code.
- (h) Director: Director of the Department of Forestry and Fire Protection or their designee.
- (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
- (j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
- (k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
- (l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
- (m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
- (n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
- (o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
- (p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

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- (q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.
- (r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.
- (s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.
- (t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.
- (u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.
- (v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.
- (w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.
- (x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.
- (y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.
- (z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.
- (aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:
- (1) access for emergency wildland fire equipment,
 - (2) safe civilian evacuation,
 - (3) signing that avoids delays in emergency equipment response,
 - (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and
 - (5) fuel modification sufficient for civilian and fire fighter safety.
- (bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.
- (cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.
- (dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.
- (ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.
- (ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.
- (gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.
- (hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

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- (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
- (jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
- (kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
- (ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
- (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
- (nn) Wildfire: Has the same meaning as “forest fire” in Public Resources Code Section 4103.

§ 1270.02. Purpose

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

§ 1270.03. Scope

- (a) Subchapter 2 shall apply to:
 - (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
 - (2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
 - (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
 - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
 - (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
 - (2) application for a Building permit for new construction not relating to an existing Structure;

- (3) application for a use permit;
- (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

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

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

- (a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.
- (b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.
- (c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

§ 1270.05. Local Regulations

- (a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.
- (b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.
- (c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.
- (d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

- (a) Inspections in the SRA shall be made by:
 - (1) the Director, or
 - (2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or
 - (3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).
- (b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:
 - (1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.
 - (2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.
 - (3) The Local Jurisdiction consents to the delegation of inspection authority.
 - (4) The Director may revoke the delegation at any time.
 - (5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.
- (c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

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(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.

(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.

(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

§ 1270.07. Exceptions to Standards

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

(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.

At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.

(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.

(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

§ 1270.08. Distance Measurements

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

Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

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

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

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

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

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

§ 1273.02. Road Surface

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03. Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04. Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05. Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

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

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

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

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

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

Figure A/Image 1 on the left is a visual representation of paragraph (b).

(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

Figure B/Image 2 on the right is a visual representation of paragraph (b).

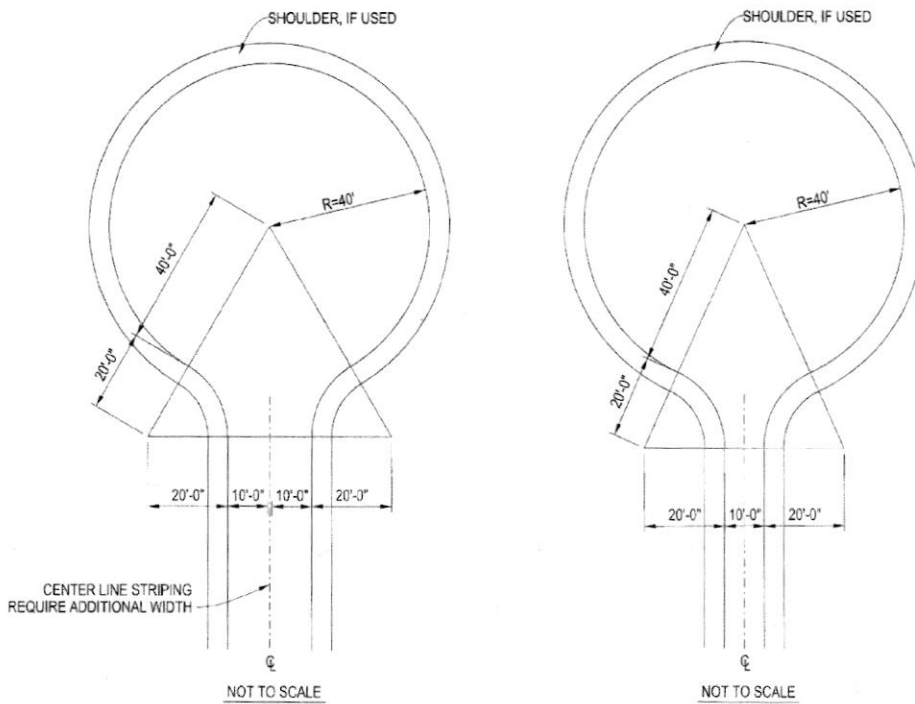


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

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

§ 1273.07. Road and Driveway Structures

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

(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and

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Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

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

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

§ 1273.08. Dead-end Roads

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

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

parcels zoned for 20 acres or larger - 5,280 feet

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

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

§ 1273.09. Gate Entrances

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

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

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

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

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

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

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

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

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

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

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

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

(2) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.

(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

(c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.

(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

(c) Address signs along one-way Roads shall be visible from both directions.

(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

- (e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.
- (f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

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

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

§ 1275.02. Water Supply.

- (a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.
- (b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.
- (c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.
- (d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.
- (e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

- (a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.
- (b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.
- (c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

- (a) Each hydrant, fire valve, or access to water shall be identified as follows:
 - (1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
 - (2) if located along a road,

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- (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or
- (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

§ 1275.04. Signing of Water Sources.

- (a) Each Fire Hydrant or access to water shall be identified as follows:
 - (1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
 - (2) if located along a Road,
 - (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
 - (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

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

§ 1276.01. Building and Parcel Siting and Setbacks

- (a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
 - (1) non-combustible block walls or fences; or
 - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
 - (3) hardscape landscaping; or
 - (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
 - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

§ 1276.02. Ridgelines

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

- (1) Topography;
- (2) Vegetation;
- (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
- (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
- (5) Ability to support effective fire suppression; and
- (6) Other factors, if any, deemed relevant by the Local Jurisdiction.

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

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

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

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

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

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

§ 1276.03. Fuel Breaks

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

- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
- (2) an application for a change of zoning increasing zoning intensity or density; or
- (3) an application for a change in use permit increasing use intensity or density.

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

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

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

- (1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
- (2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
- (3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

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

- (e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.
- (f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.
- (g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.
- (h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

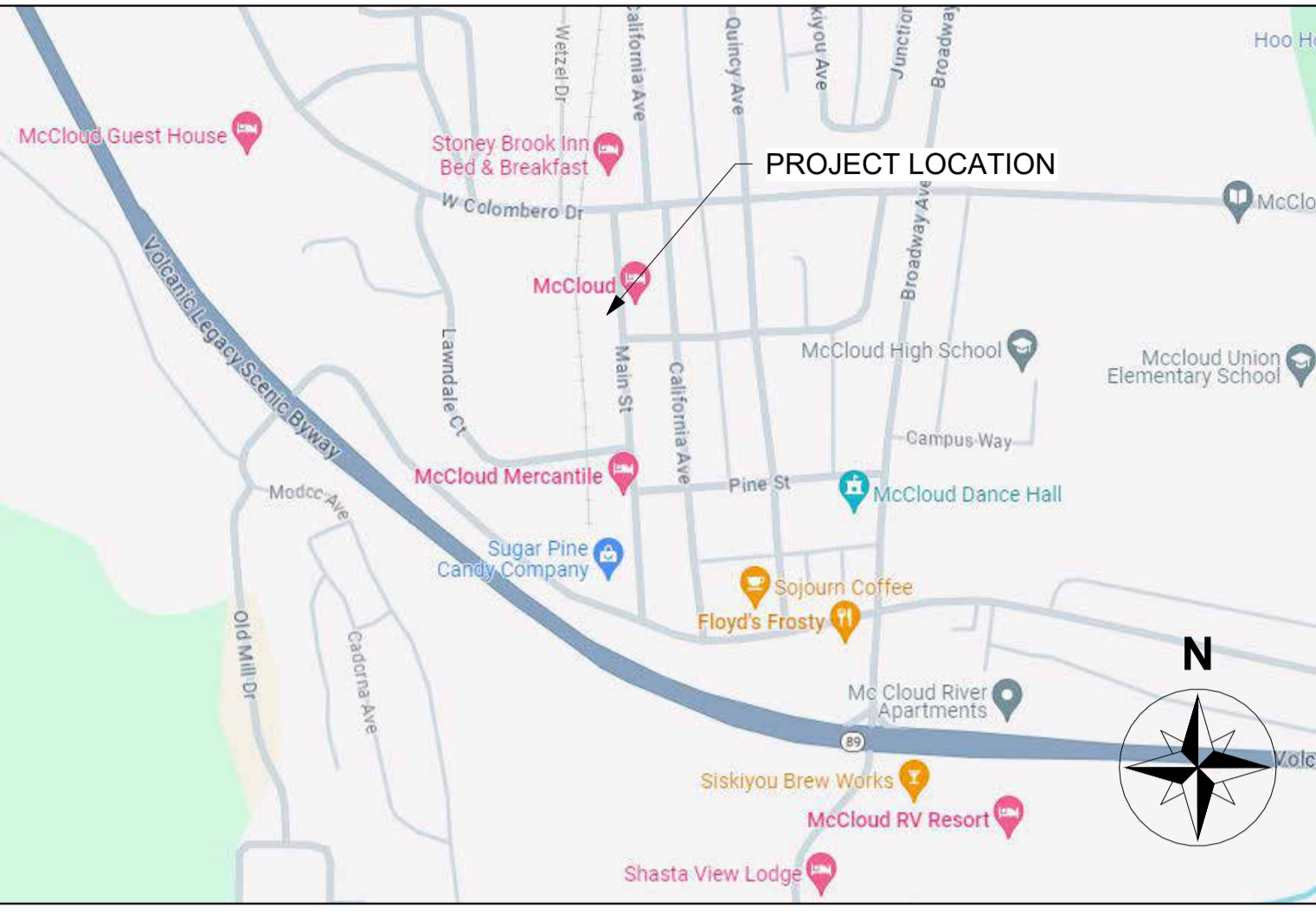
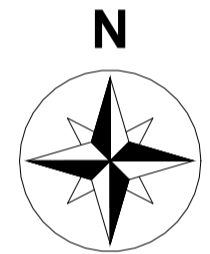
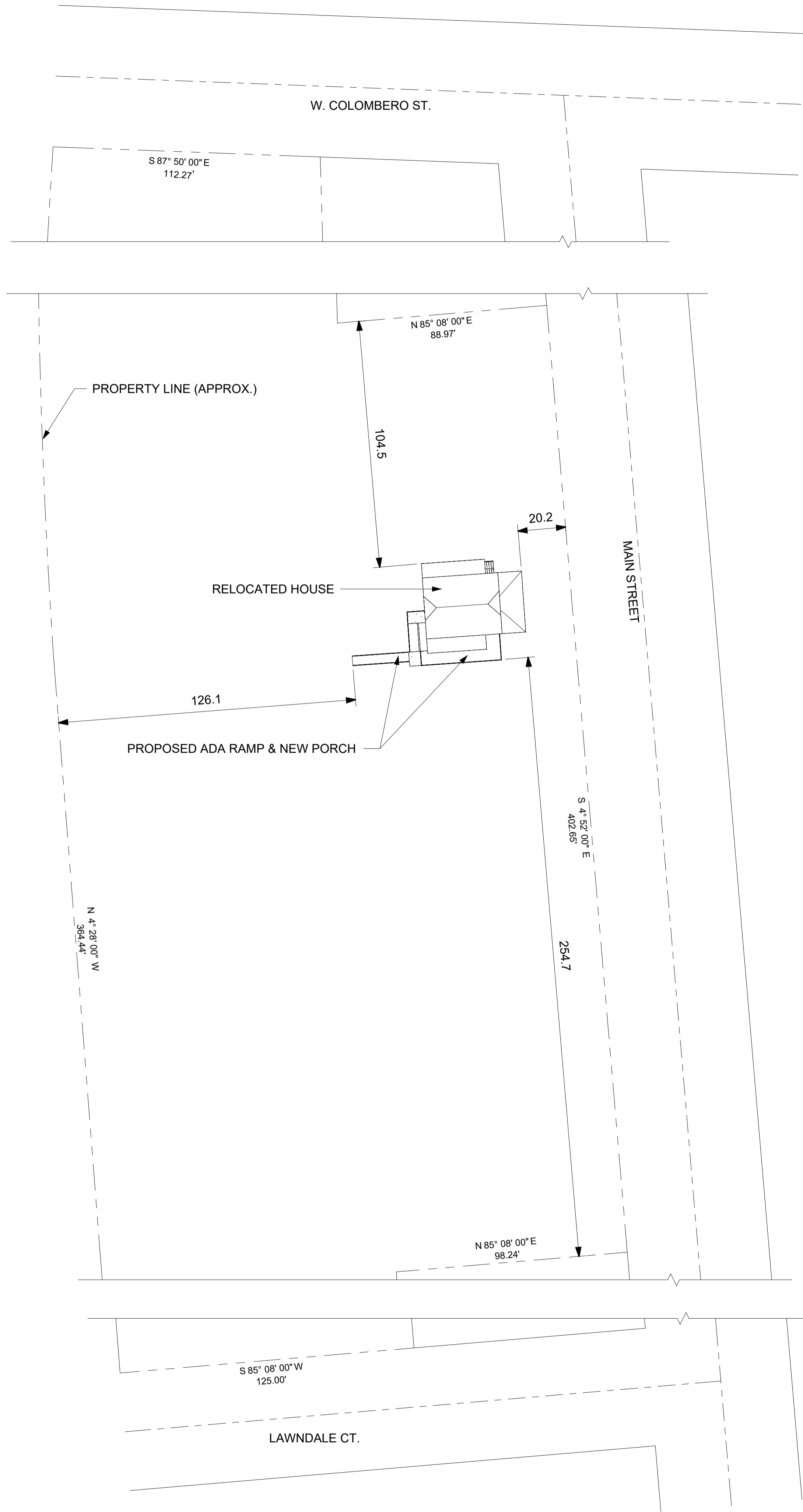
(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

§ 1276.05 Disposal of Flammable Vegetation and Fuels

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

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LOCATION MAP - NTS

| ABBREVIATIONS | SHEET INDEX | |
|---------------|------------------------|-----|
| & | AND | UP1 |
| @ | AT | UP2 |
| = | EQUALS | |
| A.F.F. | ABOVE FINISHED FLOOR | |
| AB. | ANCHOR BOLT | |
| ALT. | ALTERNATIVE | |
| ANC. | ANCHOR | |
| ARCH. | ARCHITECT | |
| ASSY. | ASSEMBLY | |
| BLK. | BLOCK | |
| BLKG. | BLOCKING | |
| BM. | BEAM | |
| BMK. | BENCHMARK | |
| BOT. | BOTTOM | |
| BRG. | BEARING | |
| BTWN. | BETWEEN | |
| C.J. | CONTROL JOINT | |
| CL | CENTERLINE | |
| CLR. | CLEAR | |
| CMU. | CONCRETE MASONRY UNIT | |
| COL. | COLUMN | |
| CONC. | CONCRETE | |
| CONN. | CONNECTION | |
| CONST. | CONSTRUCTION | |
| CONT. | CONTINUOUS | |
| DBL. | DOUBLE | |
| DIA. | DIAMETER | |
| DIAG. | DIAGONAL | |
| DIM. | DIMENSION | |
| DP. | DEEP | |
| DWG. | DRAWING | |
| E | EXISTING | |
| F.O.C. | FACE OF CONCRETE | |
| F.O.M. | FACE OF MASONRY | |
| F.O.S. | FACE OF STUD | |
| FRMG. | FRAMING | |
| FT. | FOOT | |
| FTG. | FOOTING | |
| G.T. | GIRDER TRUSS | |
| GL. | GLU-LAMINATED | |
| G/N. | GANG-NAIL TRUSS | |
| GA. | GAGE | |
| GALV. | GALVANIZED | |
| GYP. | GYPSON WALL BOARD | |
| H.S.B. | HIGH STRENGTH BOLT | |
| HD. | HOLD DOWN | |
| HDR. | HEADER | |
| HORIZ. | HORIZONTAL | |
| HT. | HEIGHT | |
| I.D. | INSIDE DIAMETER | |
| IN. | INCH | |
| INT. | INTERIOR | |
| J.H. | JOIST HANGER | |
| JST. | JOIST | |
| JT. | JOINT | |
| LT. | LIGHT | |
| LT.WT. | LIGHT WEIGHT | |
| M.B. | MACHINE BOLT | |
| MAX. | MAXIMUM | |
| O.C. | ON CENTER | |
| O.D. | OUTSIDE DIAMETER | |
| O' | OVER THE TOP OF | |
| OPNG. | OPENING | |
| OPP. | OPPOSITE | |
| ORIG. | ORIGINAL | |
| P | PROPOSED | |
| PL | PLATE | |
| PSF | POUNDS PER SQUARE FOOT | |
| PSI | POUNDS PER SQUARE INCH | |
| QTY. | QUANTITY | |
| RAD. | RADIUS | |
| RAD. | RADIUS | |
| REINF. | REINFORCING | |
| REQ'D. | REQUIRED | |
| REV. | REVISION, REVISED | |
| RM. | ROOM | |
| S.B. | SOLID BLOCKING | |
| SCHED. | SCHEDULE | |
| SECT./SXN. | SECTION | |
| TYP. | TYPICAL | |
| UNO. | UNLESS NOTED OTHERWISE | |
| W/ | WITH | |
| W/O | WITHOUT | |
| WSP. | WOOD STRUCTURAL PANEL | |
| X | BY | |

| SITE PLAN | UP1 |
|-------------|-----|
| FLOOR PLANS | UP2 |

| DESIGN CODES: | SCOPE OF WORK: |
|---------------|---|
| 2022 CBC | CONVERT EXISTING RELOCATED RESIDENCE TO CARETAKER RESIDENCE/OFFICE FOR FUTURE DEVELOPMENT. PROJECT INCLUDES NEW FOUNDATION FOR RELOCATED HOUSE, NEW ELECTRICAL AND NEW PLUMBING WITH MINOR CONSTRUCTION RETROFIT. |
| 2022 CEC | |
| 2022 CMC | |
| 2022 CPC | |
| 2022 CRC | |
| 2022 CENC | |
| 2022 CALGREEN | |
| 2022 PMC | |

OCCUPANCY: RESIDENTIAL - GROUP R-3

| AREAS: | |
|---------------------------|----------------|
| EXISTING: | 1910 SF |
| ADDED DECK SPACE: | 247 SF |
| ADA RAMP SPACE: | ~265 SF |
| TOTAL COND. SPACE: | 1910 SF |

LOT: 3.05 AC

CONSTRUCTION TYPE: TYPE V-B

FIRE SPRINKLER PROVIDED: NO

NOTE: SITE SURVEY WAS NOT PERFORMED. SITE PLAN IS DIAGRAMMATIC ONLY. FEATURES ARE LOCATED PER EXISTING SITE PLAN BY OTHERS. CONTRACTOR TO VERIFY SITE DIMENSION AND LOCATIONS.

HUMMER CONSULTING ENGINEERING DISCLAIMS ANY RESPONSIBILITY FOR THE IMPROPER USE OF THESE PLANS. THESE PLANS AND/OR ANY ASSOCIATED SPECIFICATIONS ARE ONLY VALID FOR THE SITE FOR WHICH THEY WERE PREPARED. ANY REVISIONS TO THESE PLANS OR MODIFICATIONS TO ANY PART OF THESE PLANS OR SPECIFICATIONS ARE USED WHILE OR IN PART AT ANY OTHER SITE. HUMMER CONSULTING ENGINEERING CLAIMS NO RESPONSIBILITY. THESE PLANS ARE NOT VALID UNTIL THEY ARE REVIEWED AND APPROVED BY THE APPROPRIATE GOVERNMENT AGENCIES.

SITE PLAN



DEPOT CARETAKER RESIDENCE
 JOAN & LONNIE MATHIS
 400 MAIN STREET
 MC CLOUD, CA 96057
 APN: 049-181-150



HCE JOB # 23-44

DATE: 1/10/2024

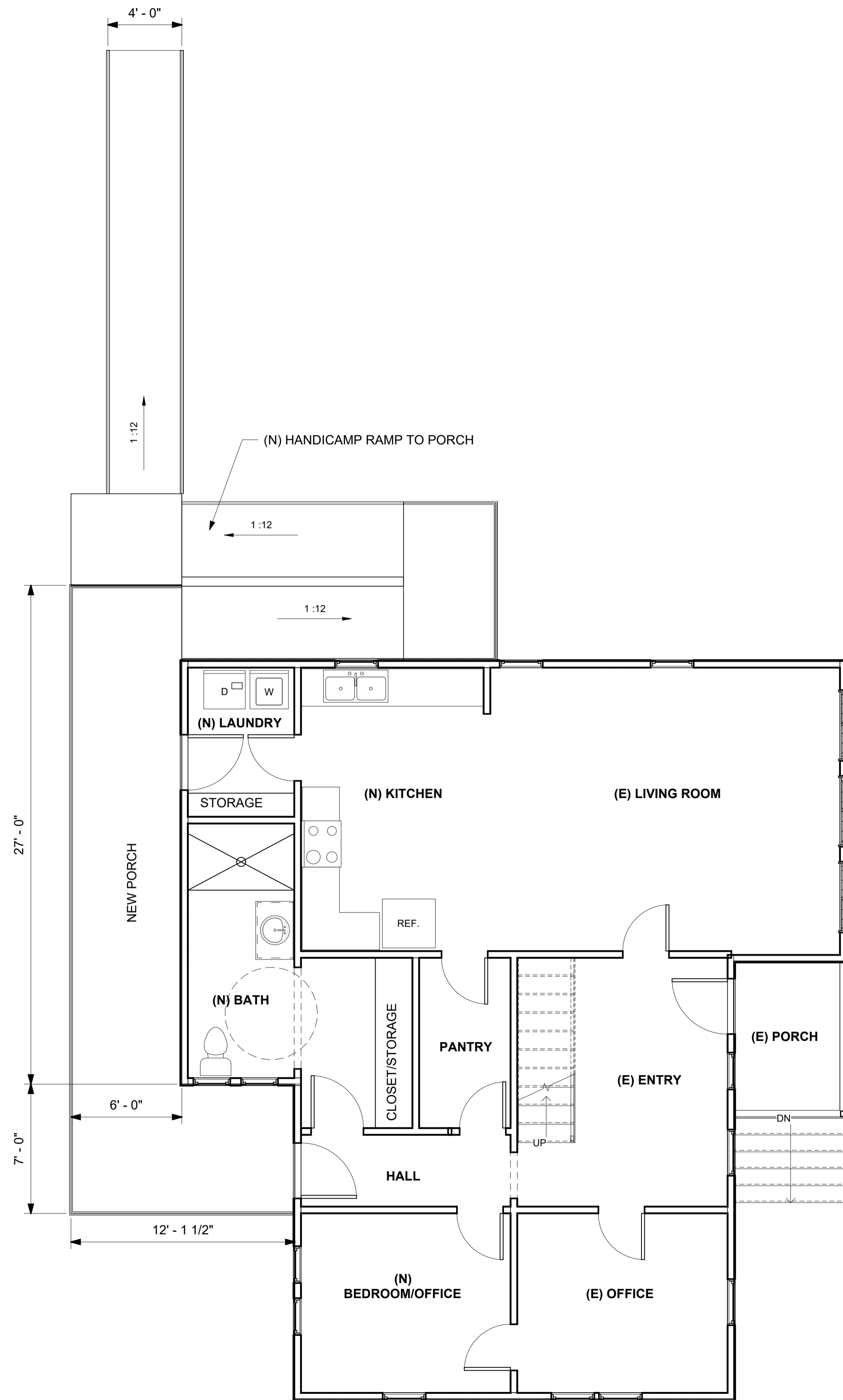
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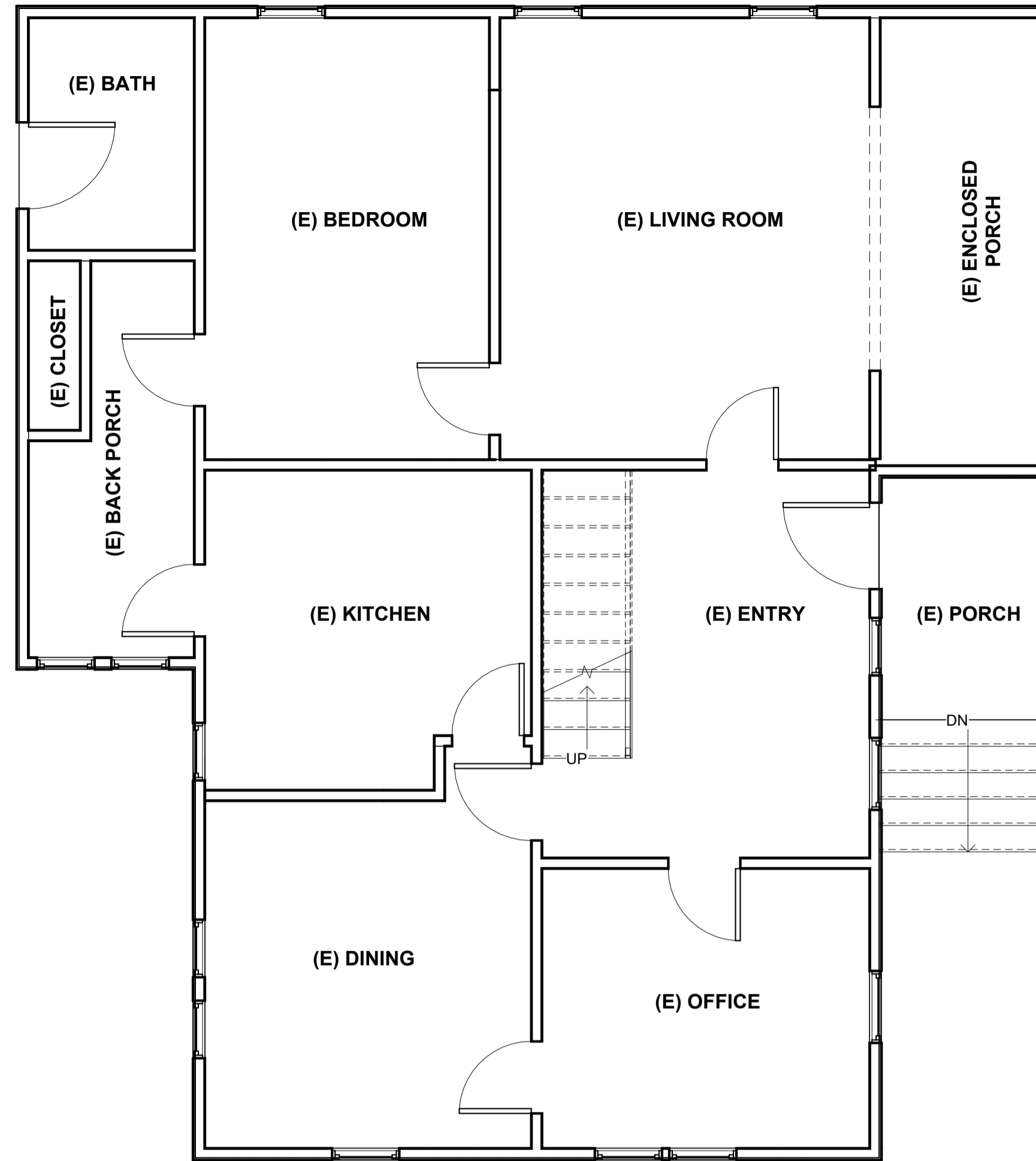
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DRAWING NUMBER
UP1

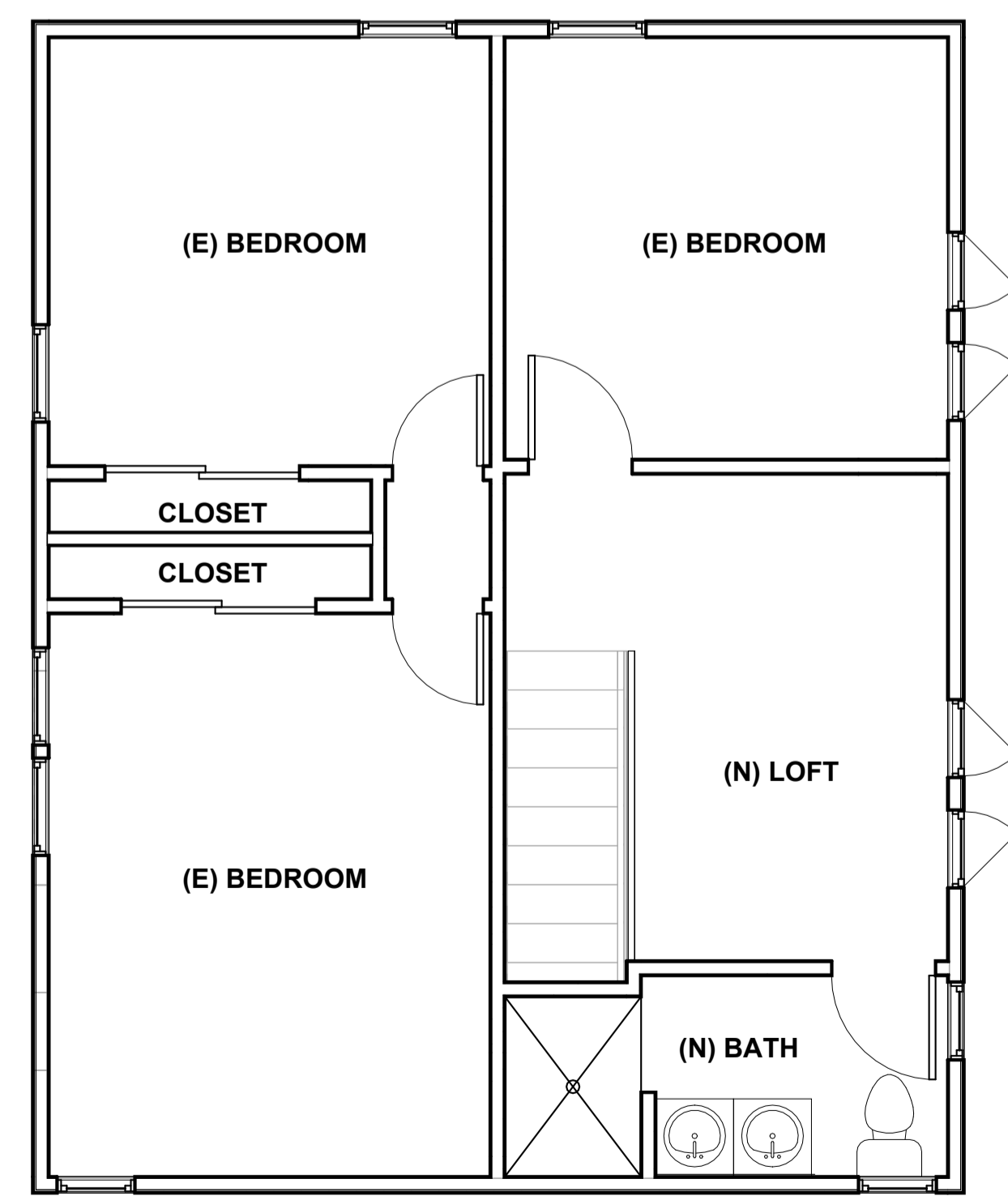
1 SITE PLAN - USE PERMIT
 1" = 30'-0"



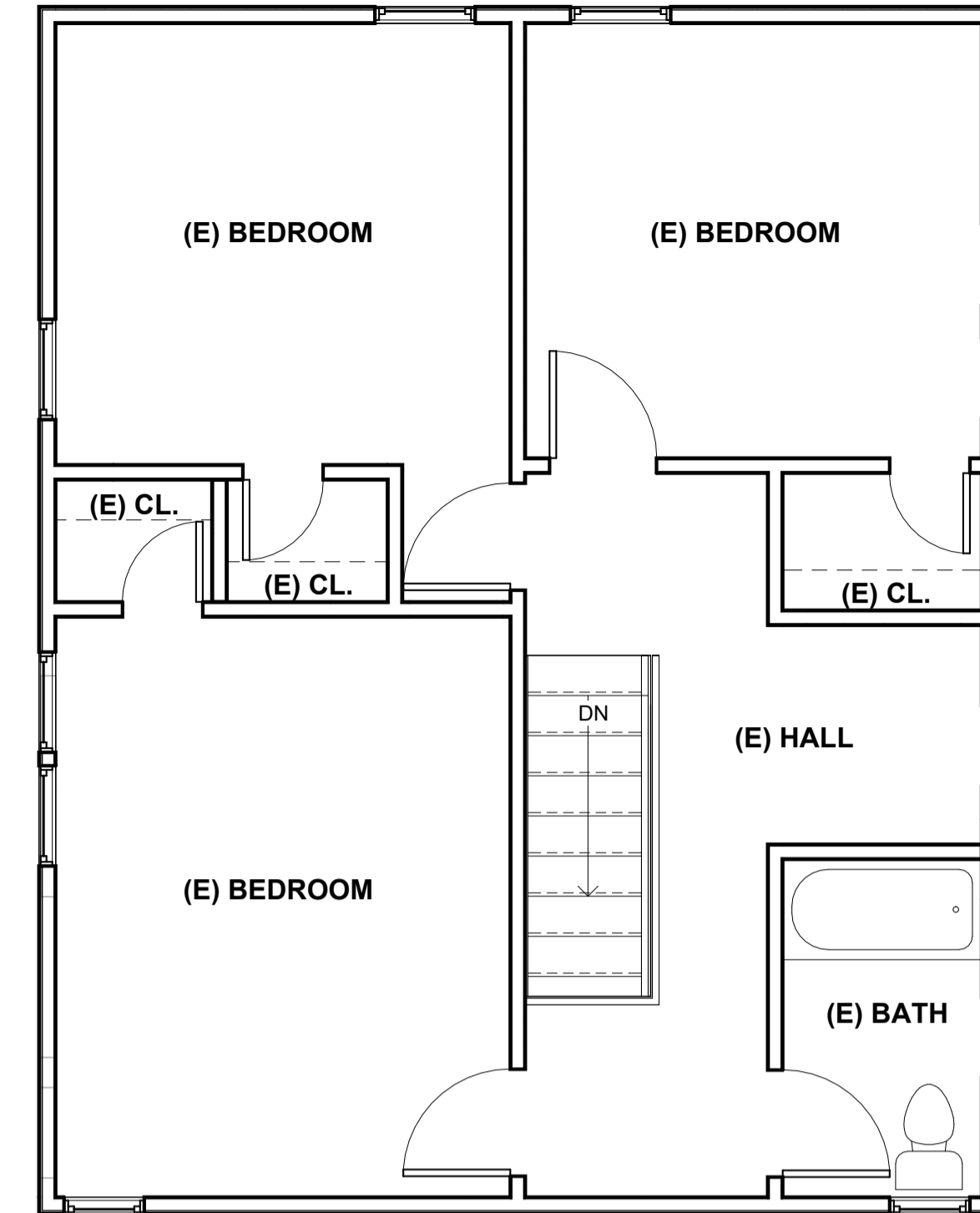
③ (P) FIRST FLOOR
1/4" = 1'-0"



① (E) FIRST FLOOR
1/4" = 1'-0"



④ (P) SECOND FLOOR
1/4" = 1'-0"



② (E) SECOND FLOOR
1/4" = 1'-0"

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FLOOR PLANS



DEPOT CARETAKER RESIDENCE
JOAN & LONNIE MATHIS
400 MAIN STREET
MCCLLOUD, CA 96057
APN: 049-181-150



HCE JOB # 23-44

DATE: 1/10/2024

DRAWN BY: SH

CHECKED BY: SH

| NO. | REVISION/ISSUE | DATE |
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DRAWING NUMBER

UP2