



Siskiyou County
Planning Commission Staff Report
May 21, 2025

New Business Agenda Item No. 1
Emmerson Tentative Parcel Map (TPM-24-02)

Applicant: Gary Blanc
Sierra Pacific Land Co.
PO Box 496014
Redding, CA 96049-6014

Property Owners: Michael Mickelson and Carolyn Mickelson
PO Box 247
Gazelle, CA 96034-0247

Emmerson Investments, Inc.
c/o Sierra Pacific Land Co.
PO Box 496014
Redding, CA 96049-6014

Humanity for Horses
PO Box 1510
Mount Shasta, CA 96067-1510

Representatives: Brian Christensen, PLS
9500 Rocky Lane
Montague, CA 96064

Project Summary The applicant is requesting approval of the following:

- Tentative parcel map to reconfigure 1302.1 acres

Location: The project site is located approximately 2.5 miles northwest of the unincorporated community of Gazelle, west of the intersection of Scarface Road and Cram Gulch Road; APNs: 022-221-290, 022-221-410, 022-250-070, 022-250-130, 022-250-350, 022-250-580, 022-250-600, 022-250-740, 022-250-760, 022-250-770, 022-250-780; Township 43 North, Range 6 West, Sections 20, 29, 30, and 32, MDB&M; 41.5465°, -122.5689°.

General Plan: Erosion Hazard, Building Foundation Limitations: Severe Pressure Limitations Soils, Slope, Deer Wintering Areas, Wildfire Hazard, Prime Agricultural Soils

Zoning: Prime Agricultural (AG-1) and Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40)

Exhibits:

- A. Draft Resolution PC 2025-005
A Resolution of the Planning Commission of the County of Siskiyou,
State of California, Approving the Emmerson Tentative Parcel Map
(TPM-24-02) and Determining the Project Exempt from the California
Environmental Quality Act.
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments
- C. Tentative Parcel Map Exhibit

Background

Sierra Pacific Land Company Manager, Gary Blanc, applied for a tentative parcel map to reconfigure 1302.1 acres of land owned by three different property owners. The property currently is divided into eleven legal parcels ranging in size from 0.9 acres to 280 acres. The proposed tentative parcel map would reconfigure the property into ten parcels ranging in size from 61 acres to 182.3 acres as detailed in the table below.

Parcel Number	ID	Original Acreage	Adjustment	Final Acreage	Current Owner
022-221-410 (west half)	M1	81.5	+15.8	97.3	Mickelson
022-221-410 (east half)	M2	81.3	+18.5	99.8	Mickelson
022-221-290 022-250-580	M3	81.3	-19	61	Emmerson
022-250-740 ¹	H1	117.11	+16.59	133.7	Emmerson
022-250-760	H2	143.9	-0.2	143.7	Humanity for Horses
022-250-770 ¹	E1	162.89	-50.97	112	Emmerson
022-250-600	E2	162	+20.3	182.3	Emmerson
022-250-780 022-250-350	E3	142.4	+0.3	142.7	Emmerson
022-250-070 (por)	E4	82	+65.9	147.9	Emmerson
022-250-070 (por)	E5	164	+17.7	181.7	Emmerson
022-250-070 (por)		82.8	-82.8	0.0	Emmerson
022-250-130		0.9	-0.9	0.0	Emmerson

The project site is located approximately 2.5 miles northwest of the unincorporated community of Gazelle, west of the intersection of Scarface Road (County Road #5G005) and Cram Gulch Road (County Road #5K001). Surrounding parcels are zoned for Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2) uses and range in size from 2.8 acres to 687 acres with a median size of 47.6 acres.

¹ APNs 022-250-740 and 022-250-770 are together a single legal parcel. They are divided on this table to show how the resultant parcels are proposed to be arranged.

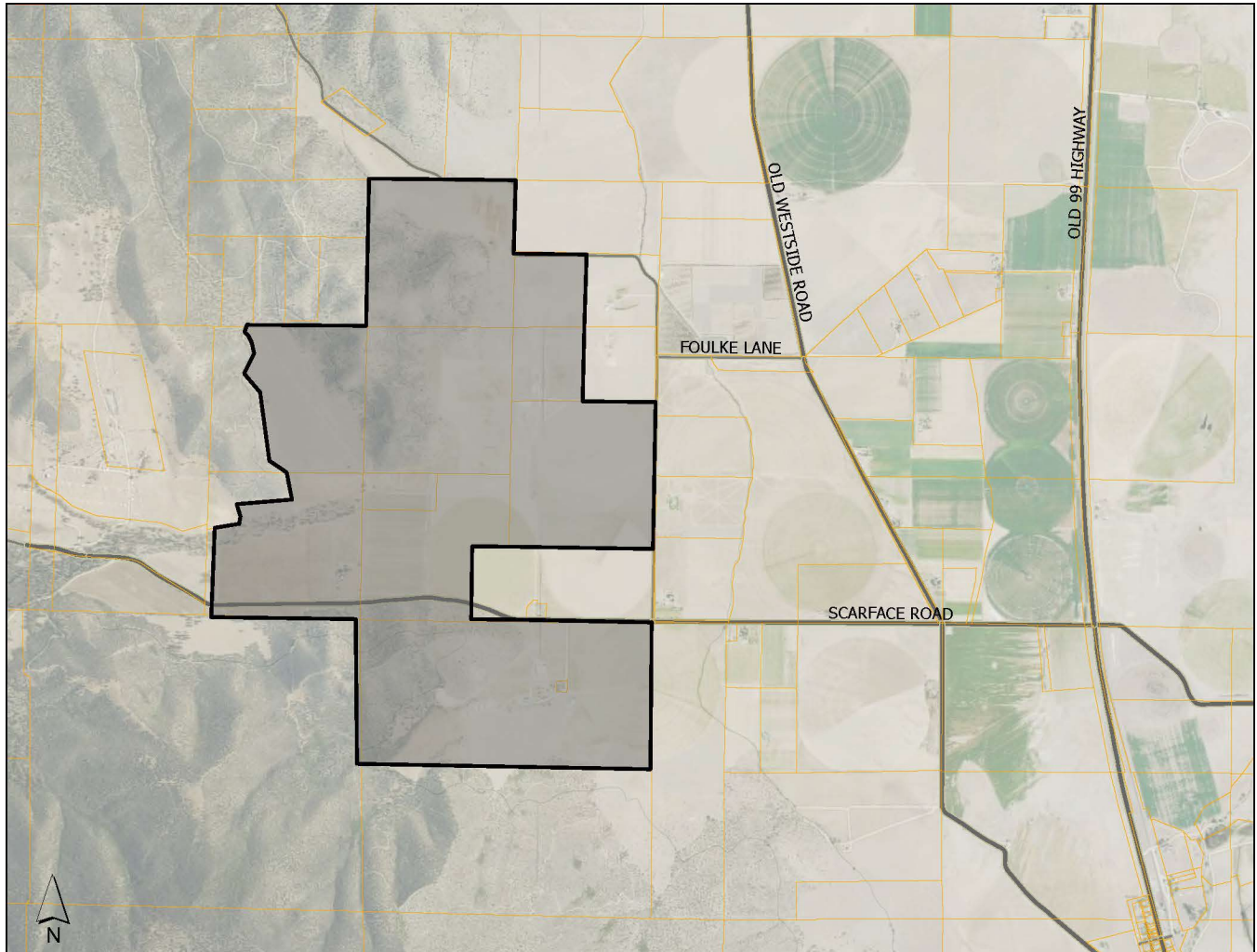


Figure 1: Location Map

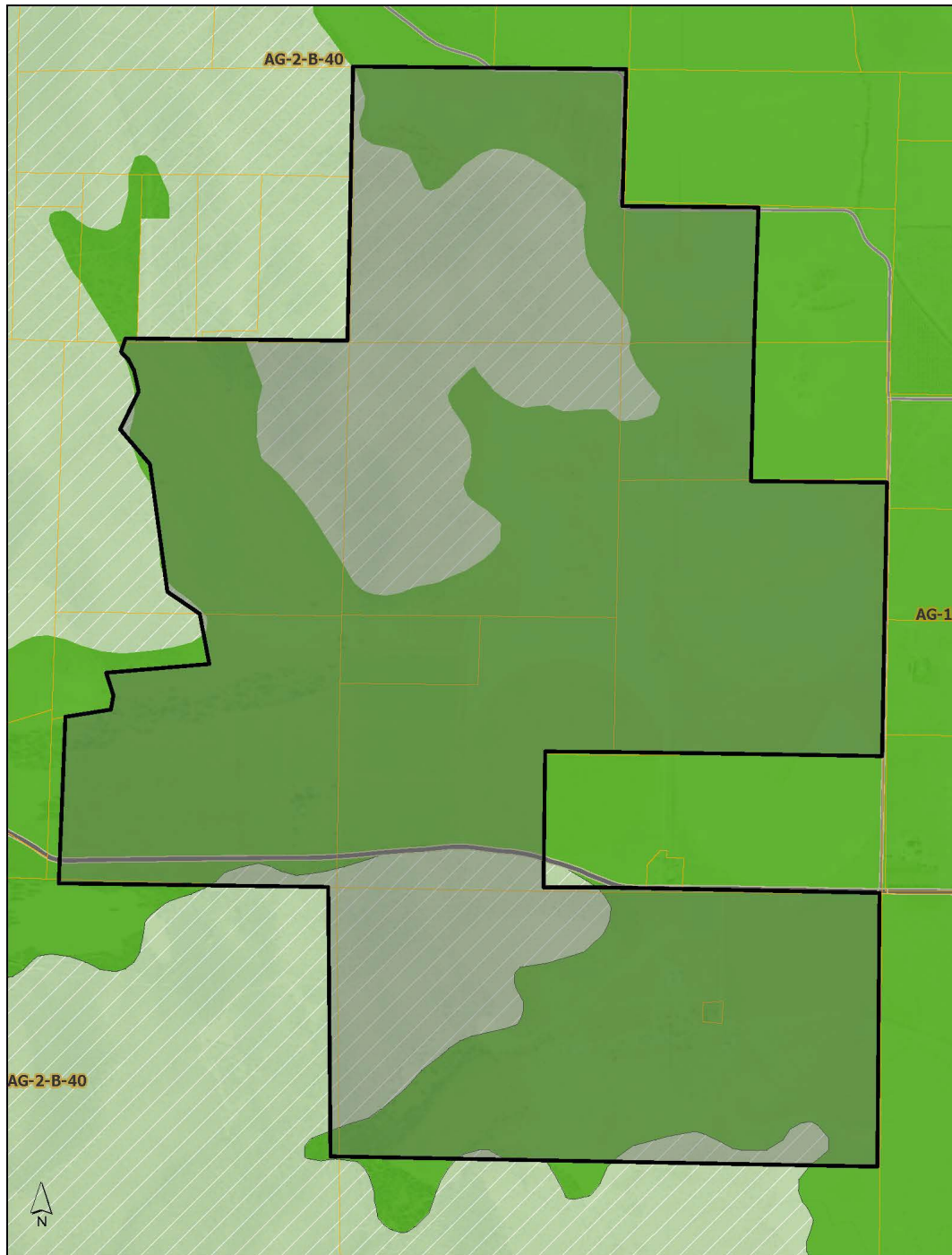


Figure 2: Zoning Map

The land is at the foothills of Scarface Ridge and is generally gently sloped from west to east, with some isolated steeper slopes.

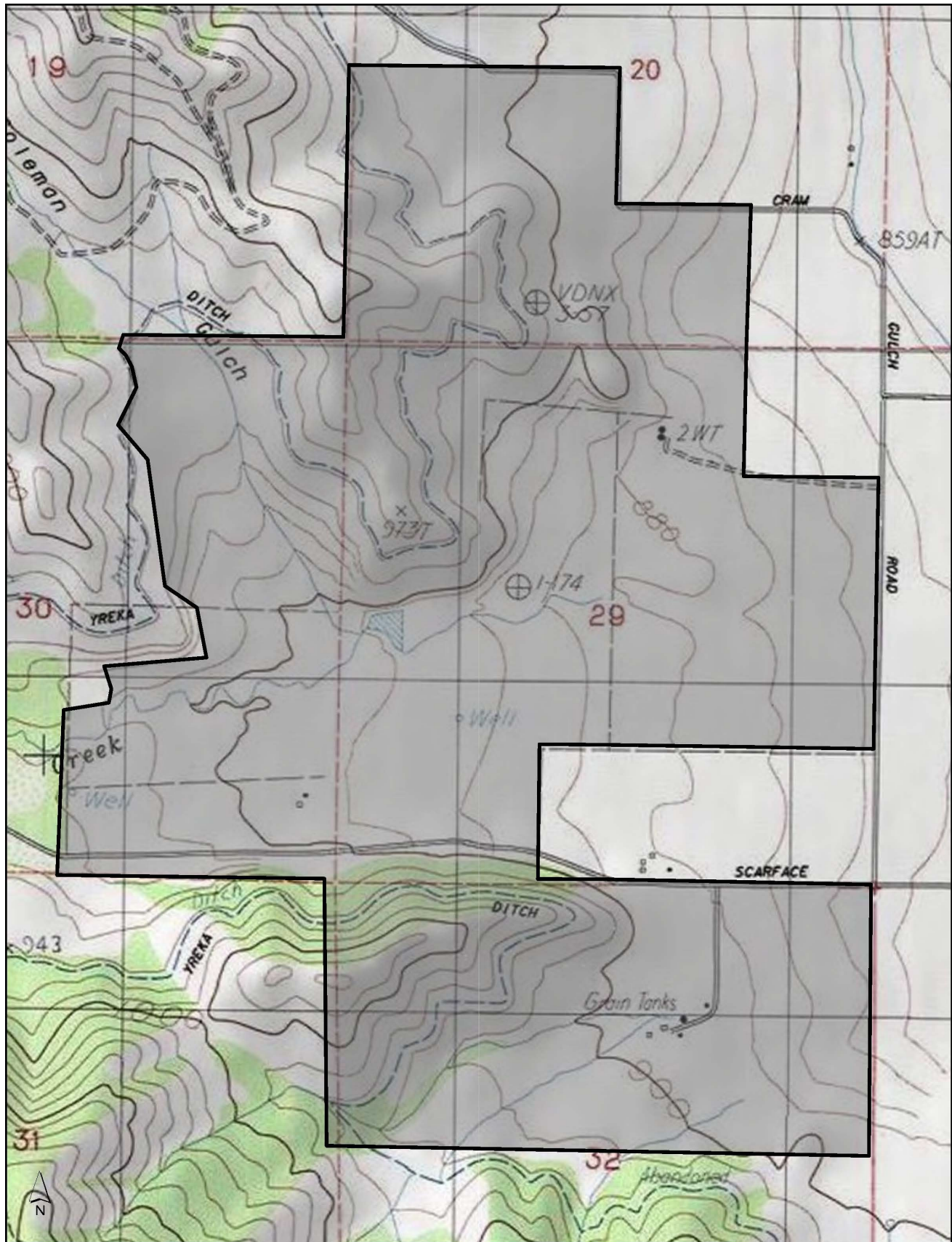


Figure 3: Topographic Map

Analysis

All subject parcels are legal parcels that were created as detailed below.

Parcel Creation

The west half of **APN: 022-221-410** was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 3, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

The east half of **APN: 022-221-410** was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 4, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

APN: 022-221-290 and 022-250-580 are together a single parcel that was legally created as Parcel 4 of the Parcel Map for William H. Buscombe as recorded in Parcel Map Book 11 at pages 141-142, on September 20, 1994. It was not subsequently modified.

APN: 022-250-760 was legally created by Patent and given Homestead Certificate Number 2068, which was filed for record in the Siskiyou County Recorder's Office on January 30, 1899, in Patents Book 6 at page 269. It was subsequently modified as Parcel C of Boundary Line Adjustment BLA-19-37, which was filed for record in the Siskiyou County Recorder's Office on July 15, 2021, as Document Number 2021-0007556.

APN: 022-250-740 and 022-250-770 are together a single parcel that was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 6, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was subsequently modified as Parcel B of Boundary Line Adjustment BLA-19-37, which was filed for record in the Siskiyou County Recorder's Office on July 15, 2021, as Document Number 2021-0007556.

APN: 022-250-600 was legally created as Parcel 3 of the Parcel Map for William H. Buscombe as recorded in Parcel Map Book 11 at pages 141-142 on September 20, 1994. It was not subsequently modified.

APN: 022-250-780 and 022-250-350 are together a single parcel that was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 7, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

The north half of the northwest quarter of **APN: 022-250-070** was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 8, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

The south half of the northwest quarter of **APN: 022-250-070** was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 9, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

The northeast quarter of **APN: 022-250-070** was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 13, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

APN: 022-250-130 was legally created as verified in Certificate of Compliance CC-08-06 as Parcel 12, which was filed for record in the Siskiyou County Recorder's Office on August 13, 2008, as Document Number 2008-0008967. It was not subsequently modified.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being with the mapped resource overlay areas for Erosion Hazard, Building Foundation Limitations: Severe Pressure Limitations Soils, Slope, Deer Wintering Areas, Wildfire Hazard, and Prime Agricultural Soils. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5 through 41.9, and 41.18 apply to the proposed project.

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

Subdivision and Zoning Consistency

Pursuant to Siskiyou County Code Section 10-4.105.3 and 10-6.5501, the proposed lots are consistent with all County lot design standards.

The subject property is zoned Prime Agriculture (AG-1) and Non-Prime Agriculture, 40-acre minimum parcel size (AG-2-B-40). The tentative parcel map proposes to rearrange to subdivide eleven legal parcels ranging in size from 0.9 acres to 280 acres. The properties would be reconfigured into ten parcels ranging in size from 61 acres to 182.3 acres. Based on staff's analysis of the proposed project, staff believes that the necessary findings can be made for approval of this application.

Williamson Act Contracts

Certain parcels that are part of this project are encumbered by existing Williamson Act Contracts as detailed in the table below.

Parcel Number	Contract Number	Recordation Number
022-221-410	20003A	2021-0007561
022-221-290 022-250-580	78006	Book 807, Page 578
022-250-760	n/a	n/a
022-250-740 022-250-770	20003A	2021-0007561
022-250-600	78006	Book 807, Page 578
022-250-780 022-250-350	20003A n/a	2021-0007561 n/a
022-250-070	20003A	2021-0007561
022-250-130	n/a	n/a

The County's Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts, adopted February 7, 2021, and amended on December 3, 2024, and California Government Code Section 51200-51297.4, regulate Williamson Act contracted land. The County Board of Supervisors and property owners will need to mutually agree to rescind the existing contracts and simultaneously enter into new contracts that are reflective of the new parcel boundaries approved with the tentative parcel map. The Board of Supervisors must make certain findings pursuant to Government Code Section 51257 and approve the new contracts. Should the Board make the findings and approve the new contracts, the parcel map and Williamson Act contracts would be recorded concurrently.

To this end, a condition of approval has been included that requires new Williamson Act contracts be approved by the Board of Supervisors that reflect the parcel boundaries proposed as part of this project. An additional condition of approval requires the rescinding and reissuing of the Williamson Act contracts and the parcel map be recorded concurrently.

Environmental Review

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

The existing AG-1 and AG-2-B-40 zoning is not proposed to change as part of this project. The parcels are being rearranged to better suit the existing agricultural use of the property and no new development is proposed as part of this project. Due to the number of parcels to be rearranged, the project representative and applicants chose to rearrange the parcels through the tentative parcel map process instead of the lot line adjustment process, which has a limit of four parcels per lot line adjustment project.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed tentative parcel map may have a significant effect on the environment, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15061(b)(3). CEQA Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on April 30, 2025, and mailed to property owners within 300 feet of the applicant's property. No comments were received as of the writing of this staff report.

Agency Comments

Siskiyou County Environmental Health Division – August 26, 2024

Environmental Health has no objections to the proposed Tentative Parcel Map. APN: 022-250-070 contains a single-family dwelling, septic system (PN 11-072) and well (PN 3979). APN: 022-2500-600 has a single-family dwelling, septic system (PN 116-95) and well (no permits on file). The proposed Tentative Parcel Map will not adversely affect the existing improvements with on-site sewage disposal and water supply.

Planning Response: No response necessary.

Planning Staff Recommendations

- Adopt Resolution PC 2025-005 taking the following actions:
 - Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines; and
 - Approve the Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval.

Suggested Motion

I move that we adopt Resolution PC 2025-005, 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 Emmerson Tentative Parcel Map (TPM-24-02).

Preparation

Prepared by the Siskiyou County Planning Division.

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

Hailey Lang, Deputy Director of Planning
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2025-005

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Emmerson Tentative Parcel Map (TPM-24-02) and Determining the Project Exempt from the California Environmental Quality Act

Whereas, an application has been received from Gary Blanc of Sierra Pacific Land Co. to reconfigure eleven existing parcels (APNs: 022-221-290, 022-221-410, 022-250-070, 022-250-130, 022-250-350, 022-250-580, 022-250-600, 022-250-740, 022-250-760, 022-250-770, 022-250-780) totaling 1302.1 acres into ten new parcels; and

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

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 30, 2025; and

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

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

Whereas, the Planning Division presented its oral and written staff report on the Emmerson Tentative Parcel Map (TPM-24-02) at a regular meeting of the Planning Commission on May 21, 2025; and

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

Whereas, the Planning Division recommends approval of the Tentative Parcel Map (TPM-24-02) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on May 21, 2025, the chair of the Planning Commission opened the duly noticed public hearing on the Emmerson Tentative Parcel Map (TPM-24-02) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

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

Whereas, on May 21, 2025, the Commission discussed TPM-24-02 prior to reaching its decision.

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

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the Emmerson Tentative Parcel Map (TPM-24-02):

1. Approves Tentative Parcel Map (TPM-24-02), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and
2. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

It is Hereby Certified that the foregoing Resolution PC 2025-005 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 21st day of May 2025 by the following voice vote:

Siskiyou County Planning Commission

Jeff Fowle, Chair

Witness, my hand and seal this 21st day of May 2025

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2025-005
Notations and Recommended Conditions of Approval

Notations

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

Conditions of Approval

1. The project shall substantially conform to the project description and tentative parcel map dated March 2025, and reviewed by the Planning Commission on May 21, 2025. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed by the County Tax Collector, and submitted with the legal descriptions for recording.
3. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Planning Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County, Community Development Department, and all other local and state regulatory agencies.
5. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division.
6. The following notation shall be shown on an additional Notation and Disclosure Map for the Parcel Map: "Pursuant to Siskiyou County Ordinance (No. 90-28), this land division is subject to an Agricultural Operations Notice Policy (Right to Farm Ordinance)."
7. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map: "If any potential prehistoric, ethnographic, and/or historic cultural resource(s) or material(s) be discovered on or below the surface during any phase of future development, all work shall stop, archaeological consultation shall be sought immediately, and the Siskiyou County Planning Division shall be notified. If the findings are deemed significant by the Siskiyou County Planning Division, appropriate mitigation measures shall be required prior to any resumption of work in the affected area of the project."
8. The property owners shall mutually agree to rescind their existing Williamson Act contracts and simultaneously re-enter into new Williamson Act contracts that reflect the parcel boundaries that are proposed as part of this tentative parcel map project.

9. Parcel Map shall be concurrently recorded with the Williamson Act contracts to be rescinded and reissued.
10. Parcel Map shall be recorded within 24 months of the date of approval unless a request for a time extension is made prior to the expiration date pursuant to Section 10-4.401.8.2 of the Siskiyou County Code.
11. 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

Tentative Parcel Map / Subdivision Map Act

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

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

The project site is located in the Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2) districts and proposes to rearrange the existing parcel boundaries to better suit the use of the land. No new uses or development are proposed as part of this project. Therefore, the proposed project will not have an effect on the local housing supply. Fire service by the Gazelle Fire Protection District is approximately 3.3 miles away. Police service is provided by the Siskiyou County Sheriff's Department and is approximately 19.9 miles from the project site. The project will not detrimentally impact available public service fiscal resources.

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

The project site is gently sloped and largely free from large trees that would block sunlight. Therefore, the design of the subdivision would feasibly allow the use of future solar passive heating and cooling.

In accordance with Government Code Section 66426(d), the Planning Commission finds:

Each parcel created by the division has a gross area of not less than 40 acres or is not less than a quarter of a quarter section.

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

1. The subdivision is consistent with the General Plan

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

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

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

The map and project are consistent with the General Plan as set forth in the section titled General Plan Consistency Findings below. No specific plan exists for this area.

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

The subdivision does not include new improvements which are inconsistent with the General Plan. No specific plan exists for this area.

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

The project is designed within the density limits of the AG-1 and AG-2-B-40 zoning districts, which allow parcels with a minimum of 40 acres. Therefore, the site is physically suitable for development.

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

The subject parcels are already developed with agricultural buildings and uses. There are no existing physical conditions on the site that appear to prohibit addition development of this type.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision proposes to rearrange the existing parcel configuration. The site is already developed with agricultural buildings and uses and no new development is proposed as part of this project. Therefore, the project will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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

The design of the subdivision or type of improvement is not likely to cause serious public health problems because there is no increase in the density or improvements proposed as part of this project.

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

The existing easements acquired by the public at large will not be in conflict with the design of the subdivision. No improvements are proposed as part of this project.

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

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

As a condition of approval, the applicant is required to "comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division."

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

Structural fire protection and suppression will be available for the subdivision as the project site is approximately 3.3 miles away from the Gazelle Fire Protection District station.

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

1. That the minimum lot size shall be two and one-half acres when water from an approved system is provided and on-site sewage disposal systems are required.

The proposed parcels greatly exceed this requirement, with the smallest proposed parcel being 61 acres.

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

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

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

All proposed lot side lines are at approximately right angles or radial to street or road lines.

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

No lot shall have double frontage as a result of this project.

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

The nearest tax line is not within the project boundaries. Therefore, the proposed parcels will not be divided by a taxing agency line.

General Plan Consistency Findings

Composite Overall Policies

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

No new uses of the land are proposed as part of this project. All subject parcels are already developed and utilized for agricultural uses, which is compatible with the agricultural uses of the surrounding areas.

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

No new uses of the land are proposed as part of this project. All subject parcels are already developed and utilized for permitted agricultural uses, which clearly will not be disruptive or destroy the intent of protecting each mapped resource.

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

The existing parcels are already developed for their permitted agricultural uses and no new development is proposed as part of this project. Should any new development be proposed in the future, it will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

The existing parcels are already developed, including some with permitted sewage disposal systems. Any future sewage disposal systems will have to meet State and County requirements and will not contaminate ground water.

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

No new development is proposed as part of this project. However, prior to any future development, Environmental Health will review any proposed connection to an existing well or any new well for evidence of water quality and quantity for acceptability.

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

No new development is proposed as part of this project. However, prior to any future development that might propose on-site sewage disposal, the project will have to meet state and county requirements.

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

The proposed parcels all have buildable, safe access that is adequate to accommodate the immediate and cumulative traffic impacts of the proposed parcels. This access is either public roads (Scarface Road, Cram Gulch Road) or private road easements.

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

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

Map 2: Erosion Hazard

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

Any future development is required to meet building code requirements for erosion and runoff.

Map 3: Building Foundation Limitations

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

Any future development will be required to meet building code standards and public works requirements.

Map 5: Excessive Slope

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

Policy 12 – If areas designated as 30% or greater natural slope are proven to be less than 30% slope, the minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

No new development is proposed as part of this project. Should any new development be proposed in the future, it will be required to meet State and local regulations regarding on-site sewage disposal. All proposed parcels exceed the minimum required parcel size.

Map 9: Deer Wintering Areas

Policy 29. – The minimum parcel also permitted shall only be those as designated on the critical deer wintering area map. The permitted density will not create erosion or sedimentation problems.

The minimum parcel size as mapped on the critical deer wintering area map for the subject parcels is 20 acres. All proposed parcels exceed the minimum required parcel size.

Map 10: Wildfire Hazard

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

The Gazelle Fire Protection District station is approximately 3.3 miles from the project site. Additionally, as a condition of approval, the project and any future development must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning.

Map 12: Prime Agricultural Soils

Policy 34. – All Class I, II and III soils, and the soils that become Class III under irrigation, with the exception of Class III soils determined to be non-irrigable, are defined as prime agricultural land.

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

The parcels sizes proposed as part of this project all exceed the minimum parcel size of 40 acres required for prime agricultural land.

California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15061(b)(3), because there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, this tentative parcel map project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. In making its decision, 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.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER EMMERSON INVESTMENTS FILE # SEE ATTACHED LIST

LOCATION SCARFACE ROAD/CRAM GULCH ROAD T 43N , R 6W , SEC. 19, 20, 29, 30, 32, 33 PD# TPM-24-02

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 _____

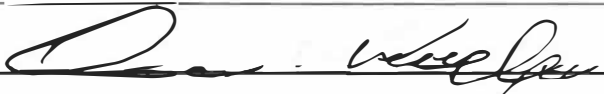
Project Information:
() Location Map () Mark Project Area () Contour Map
() Food Establishment Plans () Swim Pool/Spa Plans
() Waste Information (Non-Sewage)
() Other _____

Comments/Conditions:
Environmental Health has no objections to his proposed Tentative Parcel Map.

APN 022-250-070 contains a single-family dwelling, septic system (PN 11-072) and well (PN 3979).

APN 022-250-600 also has a single-family dwelling, septic system (PN 116-95) and well (no permits on file).

The proposed Tentative Parcel Map will not adversely effect the existing improvements with onsite sewage disposal and water supply.

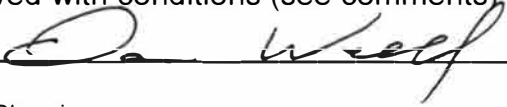
REHS  DATE 8/26/24

ENVIRONMENTAL HEALTH ACTION

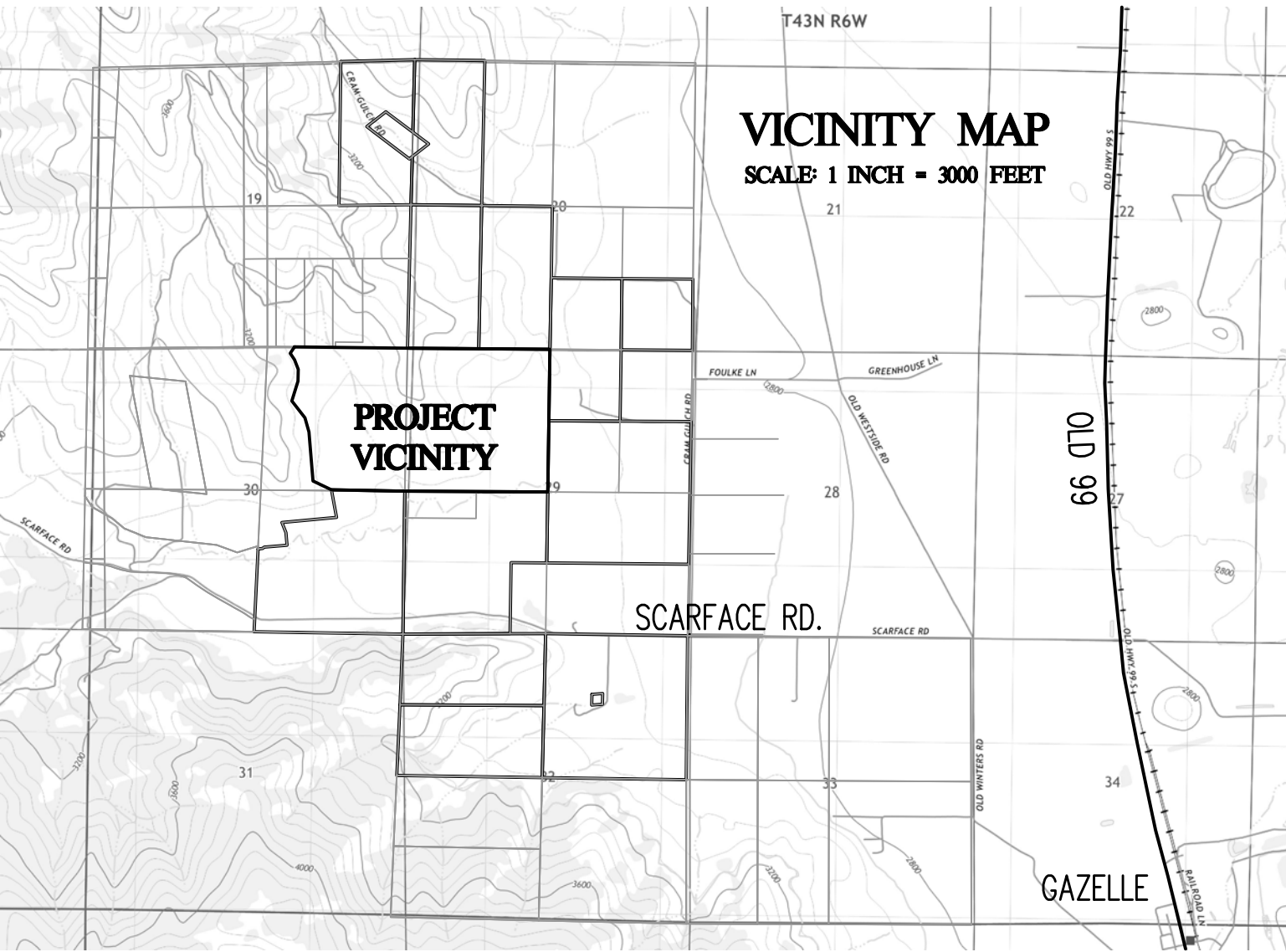
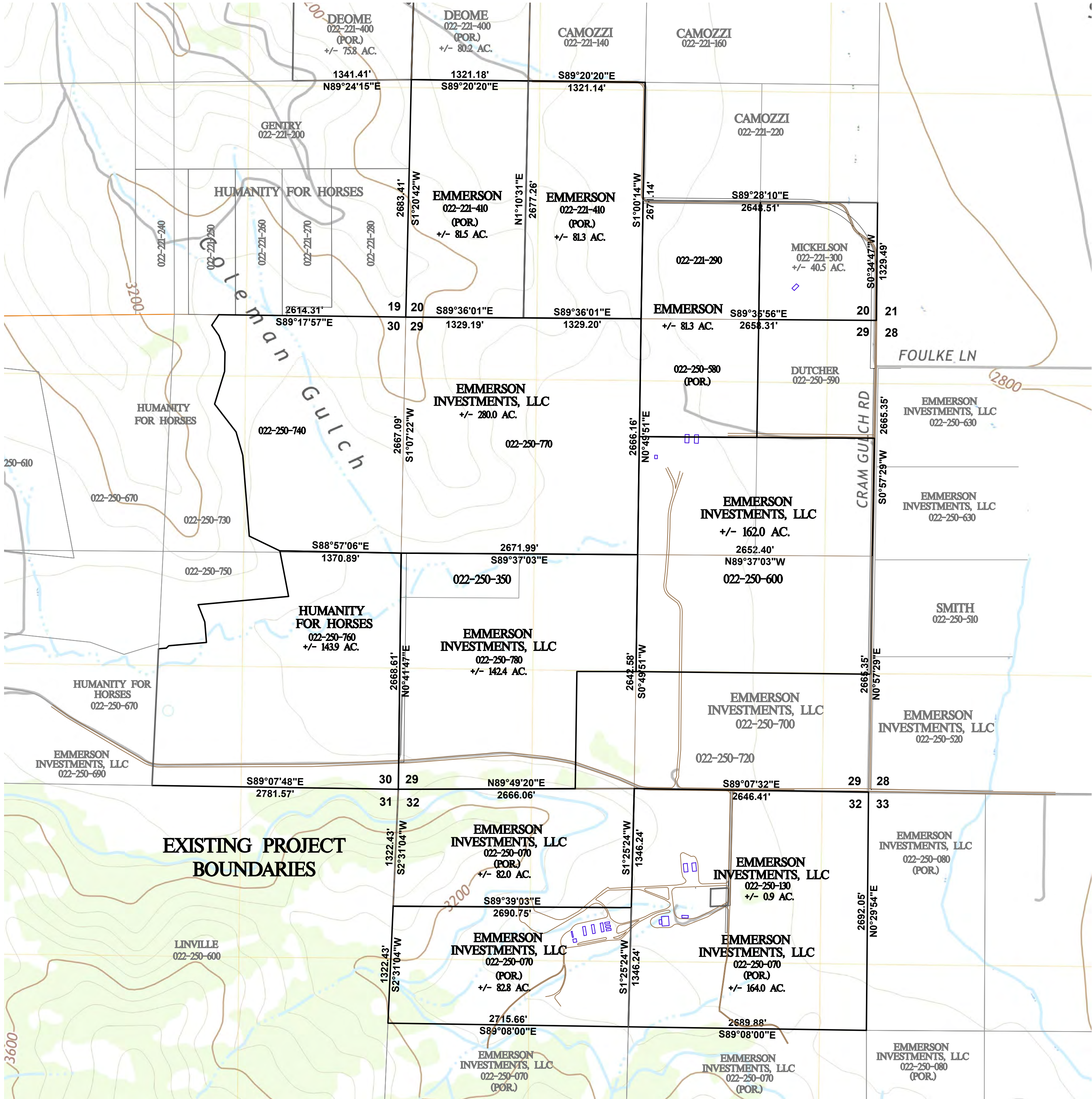
(x) Application Accepted () Application Rejected as Incomplete (see comments)

() Approved () Recommended for Denial

(x) Approved with conditions (see comments)

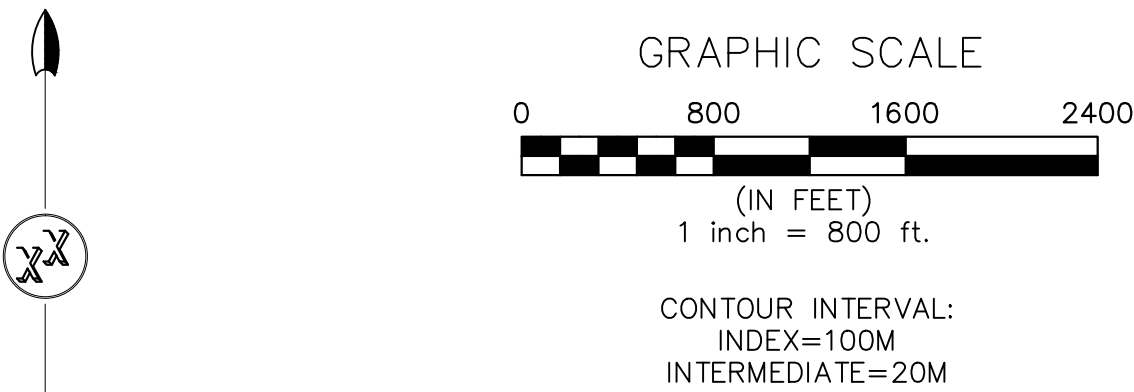
REHS  DATE 8-26-24

Date sent to Planning:



APPLICANT:	EMMERSON INVESTMENTS, LLC	CO-APPLICANT:	HUMANITY FOR HORSES
P.O.C.:	GARY BLANC	P.O.C.:	DYLAN COLEMAN
ADDRESS:	PO BOX 496014 REDDING, CA 96049	ADDRESS:	PO BOX 1510 MT. SHASTA, CA 96067
TEL:	(530) 378-8000	TEL:	(530) 378-8000
PROJECT REPRESENTATIVE:	BRIAN CHRISTENSEN, PLS 9500 ROCKY LANE MONTAGUE, CA 96064	CO-APPLICANT:	MIKE & CAROLYN MICKELSON
TEL:	(530) 340-0814	ADDRESS:	PO BOX 247 GAZELLE, CA 96034
EMAIL:	BCPLS@PROTON.ME	TEL:	
		CO-APPLICANT:	FRANK & PAT DE OME
		ADDRESS:	4591 157TH ROAD BOLIVAR, MO 65613
		TEL:	

SEE SHEET TWO OF FOUR FOR PROJECT NARRATIVE
EXISTING: ON-SITE SEWAGE DISPOSAL AREAS
EXISTING: ON-SITE WATER-WELLS
EXISTING: AG-1 AND AG-2 ZONING DISTRICTS



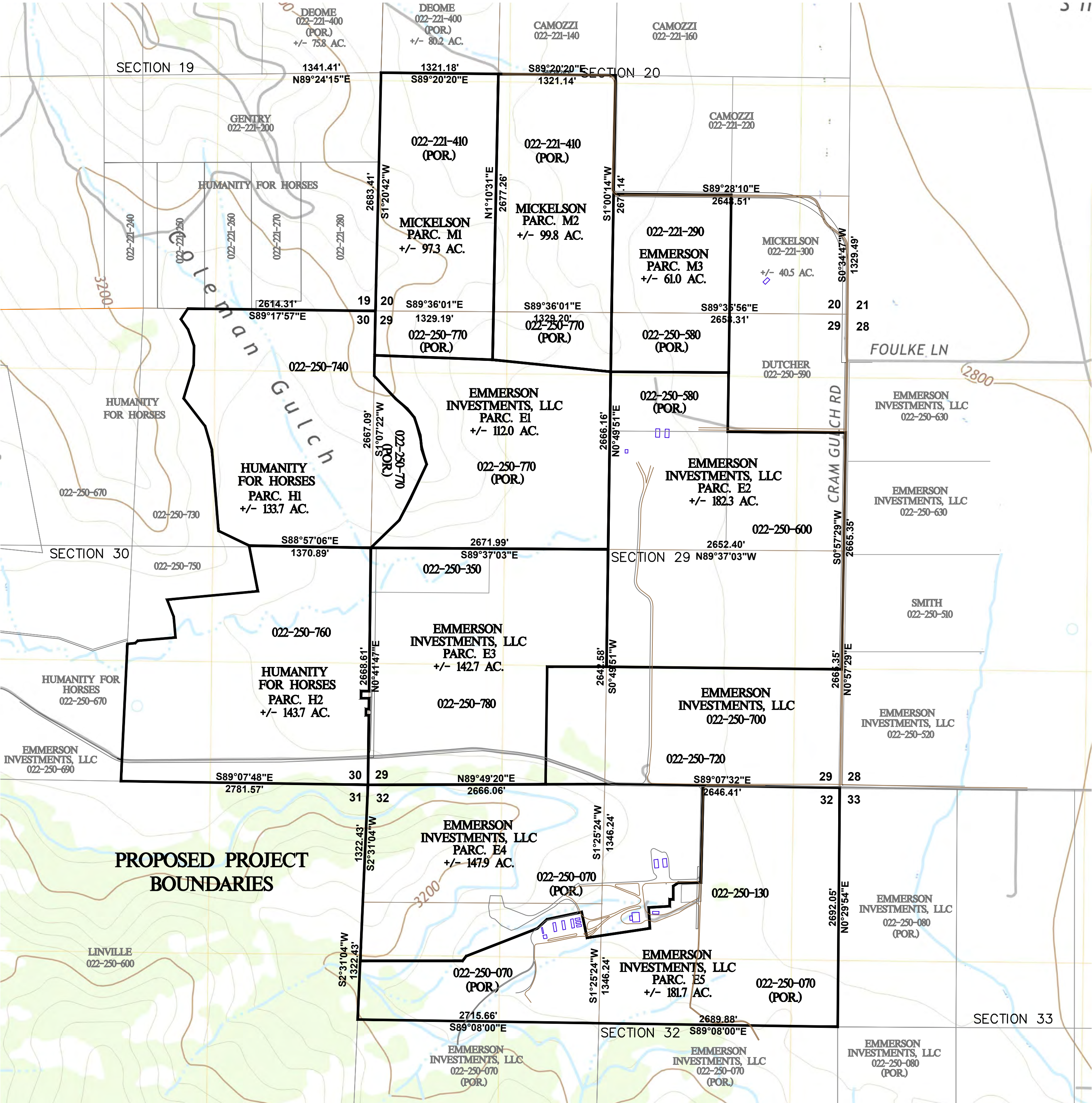
TENTATIVE PARCEL MAP

PREPARED FOR EMMERSON INVESTMENTS, LLC
022-221-290, 410, 022-250-070, 130, 350, 580, 600,
740, 760, 770, & 780

REAL PROPERTY LOCATED IN UNINCORPORATED AREA OF THE COUNTY
OF SISKIYOU, STATE OF CALIFORNIA, INCLUDING: PARCELS OF LAND
LOCATED IN PORTIONS OF SECTIONS 29, 30, 32, TOWNSHIP 43 NORTH,
RANGE 6 WEST, MOUNT DIABLO BASE AND MERIDIAN; PARCEL 3 AND 4
OF PARCEL MAP BOOK 11, PAGE 141, BEING LOCATED IN SECTIONS 20
AND 29, TOWNSHIP 43 NORTH, RANGE 6 WEST, MOUNT DIABLO BASE
AND MERIDIAN

PROJECT NARRATIVE

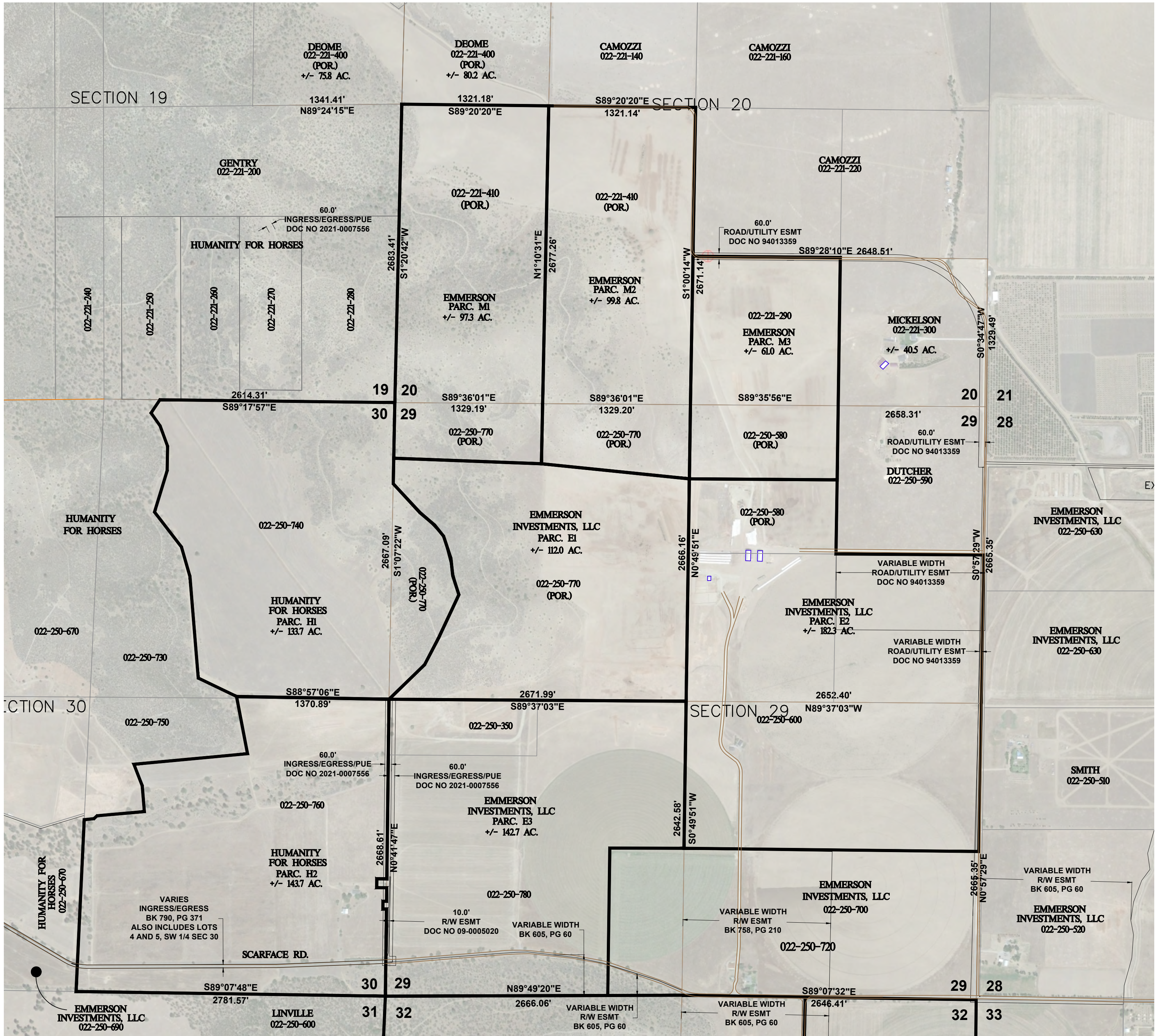
OWNERS OF THE SUBJECT PROPERTY, CONSISTING OF APPROXIMATELY 1302 ACRES, IN 3 SEPARATE OWNERSHIPS, WISH TO ADJUST THE COMMON BOUNDARIES OF 11 LEGAL PARCELS, RESULTING IN 10 LEGAL PARCELS. THE LAND IS PRIMARILY ZONED AG-1, WITH HILLSIDE SLOPES FAVORING AG-2 DESIGNATION. MOST ALL OF THE PROPERTIES ARE CURRENTLY UNDER A WILLIAMSON ACT AGRICULTURE CONTRACT THAT MUST BE REORGANIZED TO REFLECT THE RESULTANT OWNERSHIPS AND BOUNDARIES AS SHOWN ON THIS TENTATIVE MAP. AN AGRICULTURAL RESERVE AMENDMENT IS BEING APPLIED FOR WITH THIS TENTATIVE MAP. A SURFACE MINING RECLAMATION ACT PERMITTING OF AN ON-SITE GRAVEL PIT IS ALSO BEING APPLIED FOR, SEPARATE FROM THIS PROJECT, BUT CONCURRENTLY. THERE IS NO DEVELOPMENT PLANNED IN CONJUNCTION WITH THIS PROJECT. THE PROJECT IS PRIMARILY A BOUNDARY LINE ADJUSTMENT, WITH AN AGRICULTURAL PRESERVE AMENDMENT TIED TO IT. DUE TO THE LARGE SCOPE AND SIZE OF THE PROJECT, THE LAND OWNERS WISH TO MINIMIZE THE FOOTPRINT OF THE APPLICATION AND APPROVAL PROCESS FOR A STREAMLINED AND THOROUGH APPROACH FOR COUNTY STAFF TO WORK ON AND THE COUNTY BOARD OF SUPERVISORS TO APPROVE IN A SINGULAR AND CONGRUENT INSTANCE, VERSUS THE ITERATIVE PROCESS OF SEVERAL BOUNDARY LINE ADJUSTMENT AND AGRICULTURAL PRESERVE AMENDMENT APPLICATIONS TO COMPLETE THE DESIRED RESULTANT PARCELS SHOWN HEREON. THE APPLICANT IS ASKING TO BE RELIEVED OF ANY AND ALL COUNTY ORDINANCES AND CODES AND OR REQUIREMENTS OF THE CALIFORNIA SUBDIVISION MAP ACT (SMA) AS IT PERTAINS TO THE NUMBER OF PARCELS INCLUDED IN A BOUNDARY LINE ADJUSTMENT PROJECT. THE APPLICANT IS ASKING FOR A FINAL MAP WAIVER IN ACCORDANCE WITH SECTION 66426(d) OF THE SMA, FOR THE PURPOSES OF DOWNGRADING THE PROJECT TO A MAJOR PARCEL MAP, PURSUANT TO SECTION 66426(f), SMA. THE APPLICANT IS ASKING FOR RELIEF FROM ANY MITIGATIONS PLACED UPON THE APPROVAL OF THIS PROJECT THAT REQUIRE DEVELOPMENT OF ANY KIND.



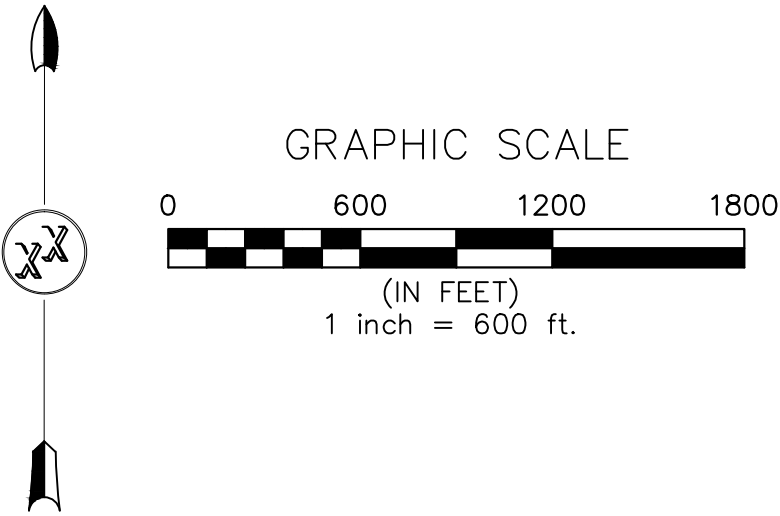
TENTATIVE PARCEL MAP

PREPARED FOR EMMERSON INVESTMENTS, LLC
022-221-290, 410, 022-250-070, 130, 350, 580, 600,
740, 760, 770, & 780

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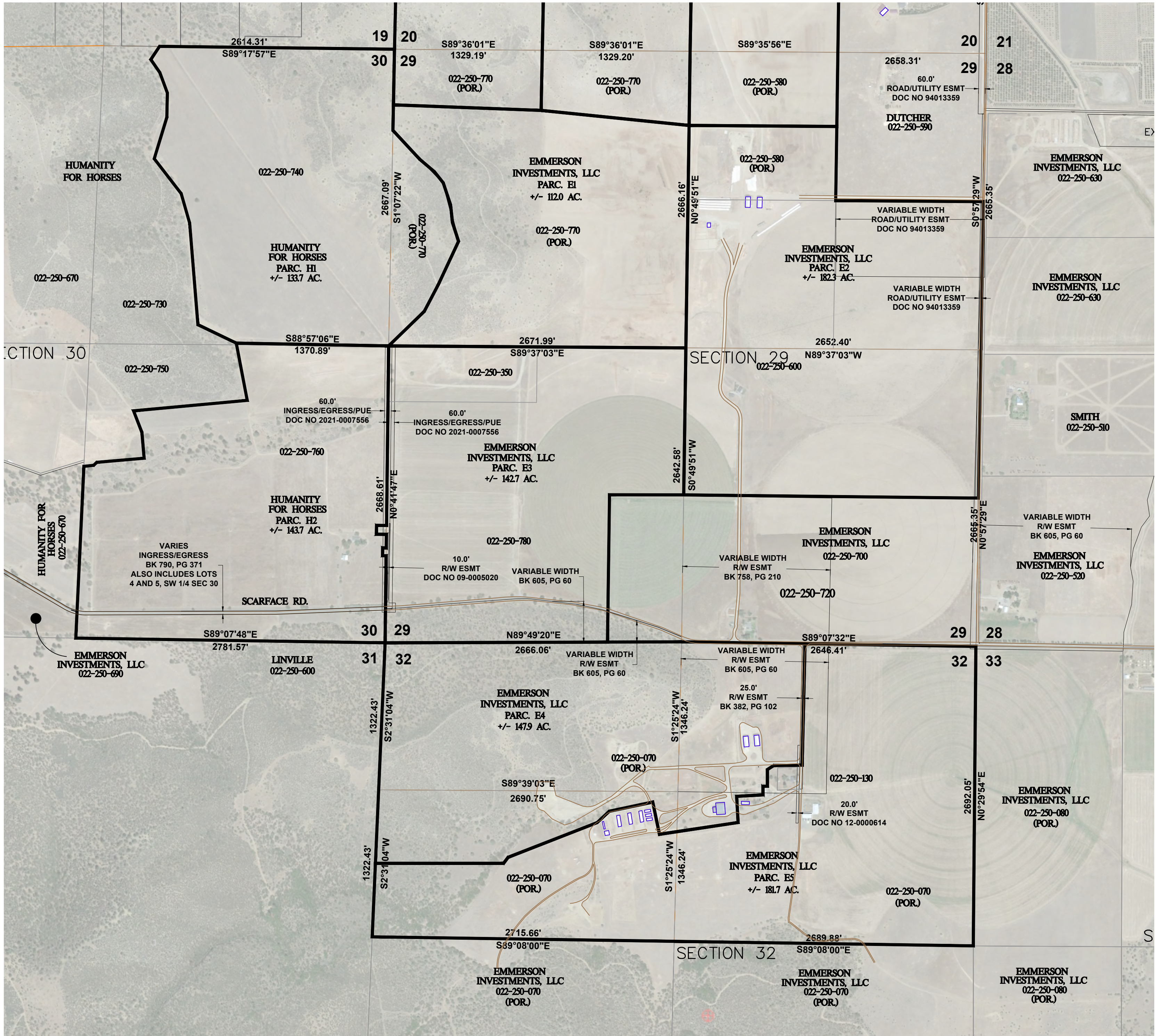
PROPOSED PROJECT
BOUNDARIES



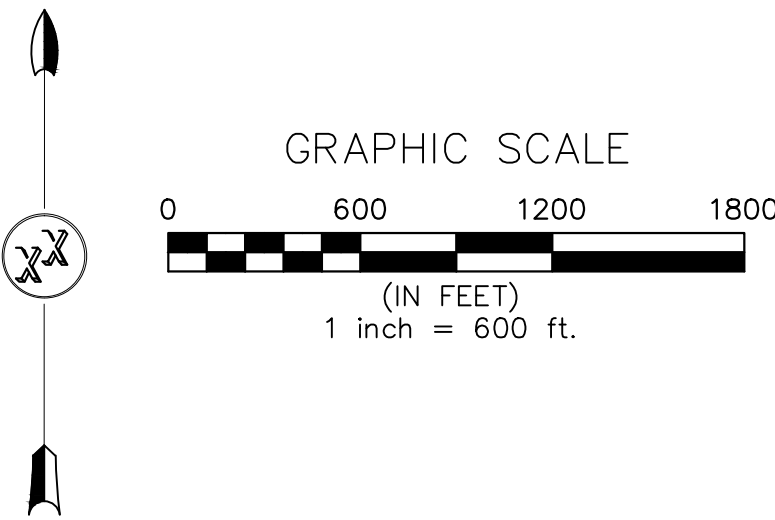
TENTATIVE PARCEL MAP

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PROPOSED PROJECT
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