



Siskiyou County
Planning Commission Staff Report
October 15, 2025

New Business Agenda Item No. 2:
Crum Tentative Parcel Map (TPM-25-05)

Applicant:	Ted Crum
Property Owner:	Freda Crum, Trustee The Crum Trust Agreement dated November 7, 1995 PO Box 37 Greenview, CA 96037-0037
Representatives:	Wade DeDobbeleer Siskiyou Land Surveying 8919 Scott River Road Fort Jones, CA 96032
Project Summary	The applicant is requesting approval of the following: • Tentative Parcel Map to subdivide an existing 39.93-acre parcel into two parcels (25.48 acres and 14.45 acres).
Location:	The project site is located at 1509 Kidder Creek Road, Greenview; APN: 024-230-290; Township 43N, Range 9W, Section 30, MDBM; 41.5504°, -122.9281°.
General Plan:	Erosion Hazard
Scott Valley Area Plan:	Non-Resource Area, 5 and 10 acres
Zoning:	Non-Prime Agricultural (AG-2), Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5)
Exhibits:	A. Draft Resolution PC 2025-016 A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Crum Tentative Parcel Map (TPM-25-05) 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. Government Code, Article 4. Accessory Dwelling Unit Sales D. Planning Director Determination – Reclassification of ADU to SFD E. Tentative Parcel Map

Background

Ted Crum, son of property owner Freda Crum, has applied for a tentative parcel map to subdivide an existing 39.93-acre parcel into two parcels of 25.48 and 14.45 acres.

The property is located west of the unincorporated community of Greenview at 1509 Kidder Creek Road. It is bordered by Kidder Creek Road (County Road #5G001) to the south and Quail Run (a private road) to the west. It is developed with two residences, a detached garage, and a barn, in addition to two septic systems and two wells. A man-made fishing pond that is stocked with catfish is east of the dwellings.

Surrounding properties are zoned for agricultural and rural residential uses, and range in size from 10.18 acres to 84.01 acres.

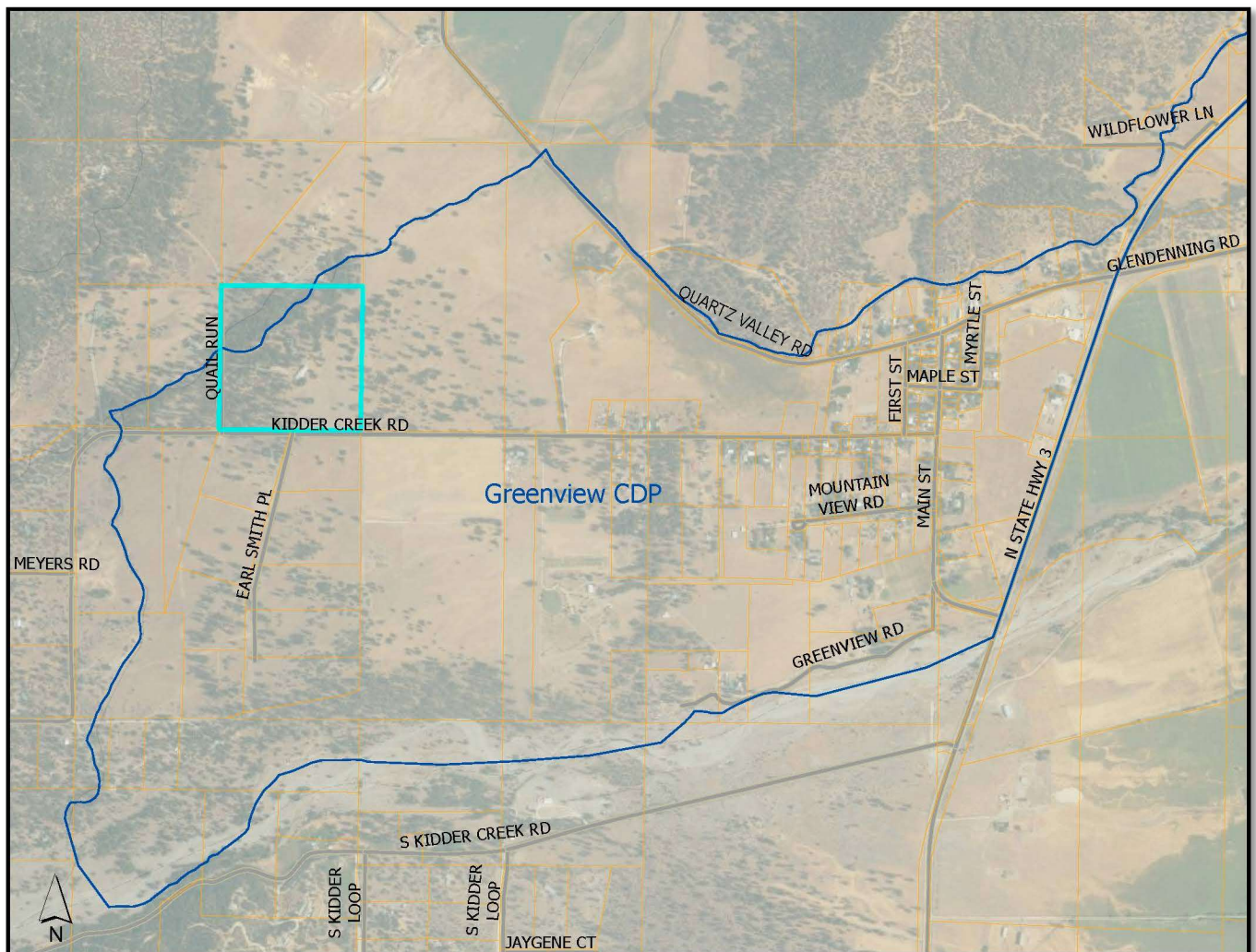


Figure 1: Location Map



Figure 2: Zoning Map

The property was legally created by Waiver as Parcel 4, which was recorded in the Siskiyou County Official Records on February 26, 1979, in Volume 848 at page 229. It has not been subsequently modified.

The project site is gently sloped to the southwest. Soil is *Atter very cobbly sandy loam, 0 to 5 percent slopes*, which is not prime farmland. Oro Fino Creek flows diagonally through the northwest portion of the property. Vegetation on the property includes pine, cedar, and oak trees, as well as scattered buckbrush and grasses. Livestock (sheep) is farmed on the portion of the property not used by the residences.

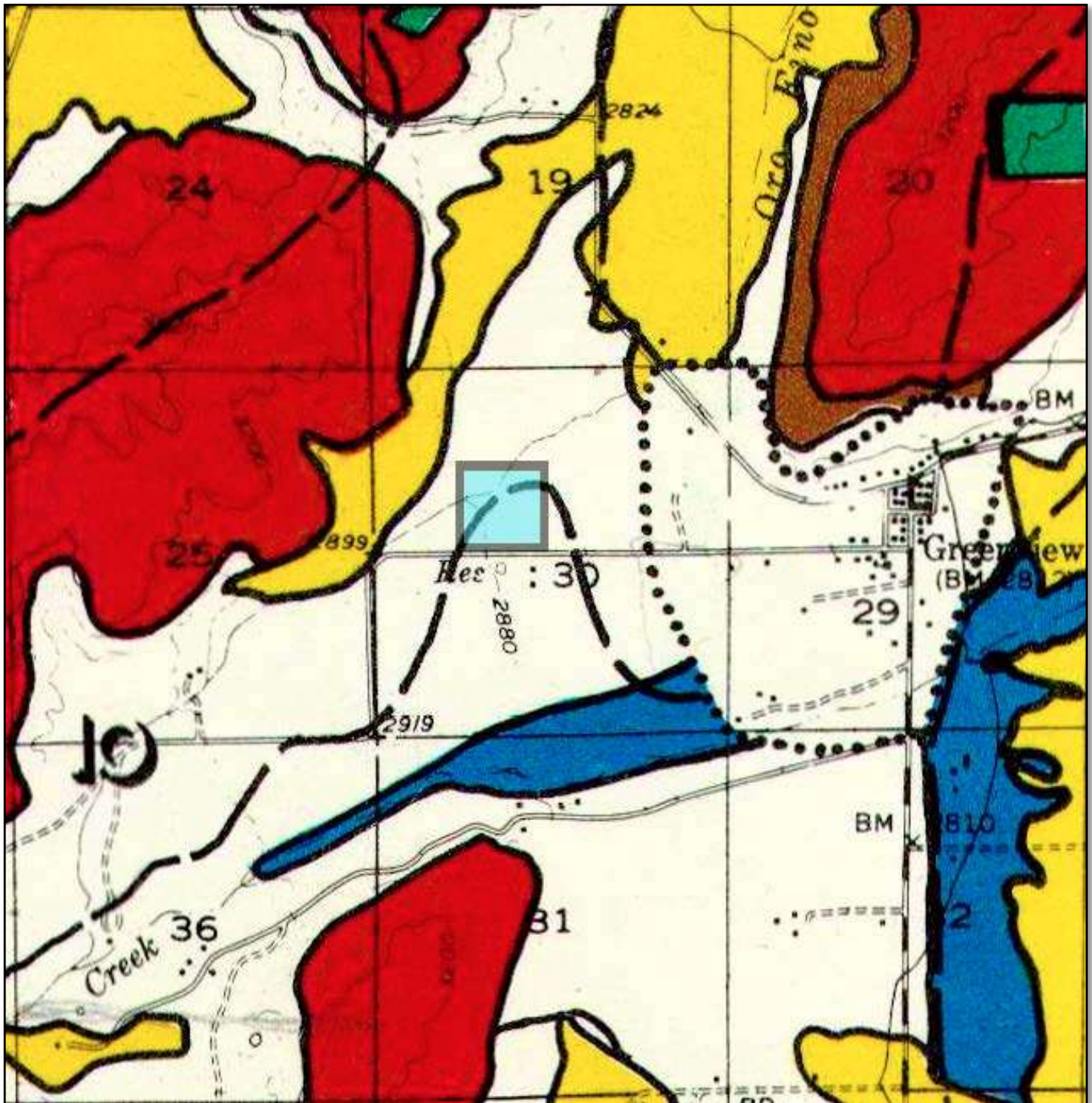


Figure 3: Scott Valley Area Plan Map

The project site is located within the Scott Valley Area Plan non-resource area for natural resources or physical hazards. The parcel is divided by a minimum parcel size requirement line, with 10-acres required to the north and 5-acres required to the south.

Analysis

Pursuant to Article 4 of Government Code regarding Accessory Dwelling Unit (ADU) sales, Sections 66340 through 66342, a local agency is prohibited from allowing an ADU to be sold or conveyed separately from the primary residence unless specific criteria is met (see Exhibit C). One of the dwellings on the project site was permitted and built as an ADU with Planning permit number ADU-19-03 and Building permit number B-19-0105 and does not meet the Government Code criteria for ADU sales. However, on June 17, 2025, a Planning Director Determination was made that reclassified the ADU as a single-family dwelling in order to legalize the potential parcel split and subsequent sale of the dwelling from the primary residence (see Exhibit D). Therefore, Article 4 of Government Code regarding ADU sales no longer applies to the dwelling that was originally permitted as an ADU.

Scott Valley Area Plan Consistency

The Scott Valley Area Plan identifies the project site as being within a non-resource area for natural resources or physical hazards. The Composite Plan Map identifies the minimum parcel size as 5 and 10 acres (see Figure 3). Planning staff has identified that development policies 31-37 and 42-43 apply to the proposed project.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay area for Erosion Hazard. 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 Scott Valley Area Plan and 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 recommended findings are detailed in the Scott Valley Area Plan Consistency Findings and 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 Non-Prime Agricultural (AG-2) and Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5) (see Figure 2). Both proposed parcels exceed the minimum required 10-acre parcel size for AG-2 zoning districts.

Direct access to the two proposed parcels would be from Kidder Creek Road, a public road, and Quail Run, a private road.

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

Environmental Review

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

The project site is already developed with two single-family dwellings and accessory structures pertinent to the existing residential and agricultural use of the property. The proposed parcel would potentially result in development of new accessory dwelling units to each parcel.

Because there is not substantial evidence, in light of the whole record before the County that the proposed zone change and subdivision of the property may have a significant effect on the environment, staff is recommending that the Planning Commission and Board of Supervisors make the finding that the project is exempt from the California Quality Act (CEQA) pursuant to the "common sense exemption" of CEQA Guidelines Section 15061(b)(3), which states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to *Existing Facilities* (Section 15301) as the project site is already developed.

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

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on October 1, 2025, and mailed to property owners within 300 feet of the applicant's property. No public comments were received at the time this staff report was written.

Siskiyou County Environmental Health Division – August 27, 2025

Environmental Health has no objection to the proposed Tentative Parcel Map. Proposed Parcel A has a single-family dwelling with septic system (PN 79-420) and well (no permits on file). Proposed Parcel B has a single-family dwelling ADU with a septic system (PN 19-055) and well (PN W19-019). Both proposed parcels fall within Environmental Health's sewage density standard.

Planning Response: No response necessary.

California Department of Forestry and Fire Protection (CAL FIRE) – September 11, 2025

CAL FIRE submitted comments pursuant to Public Resources Code 4290 requirements and specifically mentioned sections regarding Road and Street Networks, Road Signing, Fuel Modification and Standards, Driveway Design and Surface Requirements, and Addresses for Building. They additionally noted that if the property is intended for future development, it would not meet the aforementioned requirements.

Planning Response: The applicant responded to CAL FIRE's comment and noted that they were not seeking any permits to construct any new buildings. However, should any future development be proposed, Condition of Approval No. 5 has been added that requires a note on the recorded map stating that any future development is subject to compliance with all applicable statutory requirements of the Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE.

Planning Staff Recommendations

Adopt Resolution PC 2025-016 taking the following actions:

- Conditionally approve the proposed Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval; and
- Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) and Section 15301 of the CEQA Guidelines.

Suggested Motion

I move that we adopt Resolution PC 2025-016, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Crum Tentative Parcel Map (TPM-25-05) and Determining the Project Exempt from the California Environmental Quality Act.

Preparation

Prepared by the Siskiyou County Planning Division.

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

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