



**Siskiyou County
Planning Commission Staff Report
November 19, 2025**

**New Business Agenda Item No. 2:
Galland Tentative Parcel Map (TPM-25-02)**

Applicant: Terry Curry, Curry Land Surveying
PO Box 151
Montague, CA 96064

Property Owner: Benjamin Galland
PO Box 219
Lagunitas, CA 94938

Representatives: Terry Curry, Curry Land Surveying
PO Box 151
Montague, CA 96064

Project Summary: The subdivider is requesting approval of a Tentative Parcel Map to divide an existing 6.36-acre rural-residential parcel into two parcels of 3.41 acres and 2.95 acres. The existing single-family residence, well, septic system, and accessory outbuildings will remain on proposed Parcel A (3.41 acres). Proposed Parcel B (2.95 acres) would be available for future single-family residential use consistent with R-R-B-2.5 zoning. No new development, grading, or tree removal is proposed as part of this subdivision.

Location: The project site is located at 2405 N. Old Stage Road, Mount Shasta, CA 96067; APN 036-060-060; Township 40 North, Range 4 West, Section 6, MDB&M; coordinates 41°20'05.5"N 122°21'03.9"W.

General Plan: Building Foundation Limitations: Severe Pressure Limitations Soils; Wildfire Hazard: High; Woodland Productivity: High Suitability (site classes I & II).

Zoning: Rural Residential Agricultural, 2.5-acre minimum (R-R-B-2.5)

Exhibits:

- A. Draft Resolution PC 2025-022
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Galland Tentative Parcel Map (TPM-25-02) 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 Received
- C. Tentative Parcel Map

Background

The subdivider proposes to subdivide a 6.36-acre Rural Residential Agricultural (R-R) zoned property into two parcels measuring 3.41 and 2.95 acres, respectively, for future development consistent with the existing zoning designation. The tentative parcel map (TPM-25-02) was prepared by Terry Curry, a California licensed land surveyor, and depicts proposed parcel boundaries, existing improvements, and site conditions.

The property is located northwest of the City of Mount Shasta, within the Mount Shasta Sphere of Influence, at 2405 North Old Stage Road. It is bordered by North Old Stage Road (County Road 2M02), to the east and is developed with a single-family dwelling, guest house, private well, on-site sewage disposal system, and accessory outbuildings.

Adjacent properties are zoned and utilized for rural residential agricultural uses and range from one to five acres in size.



Figure 1: Location Map

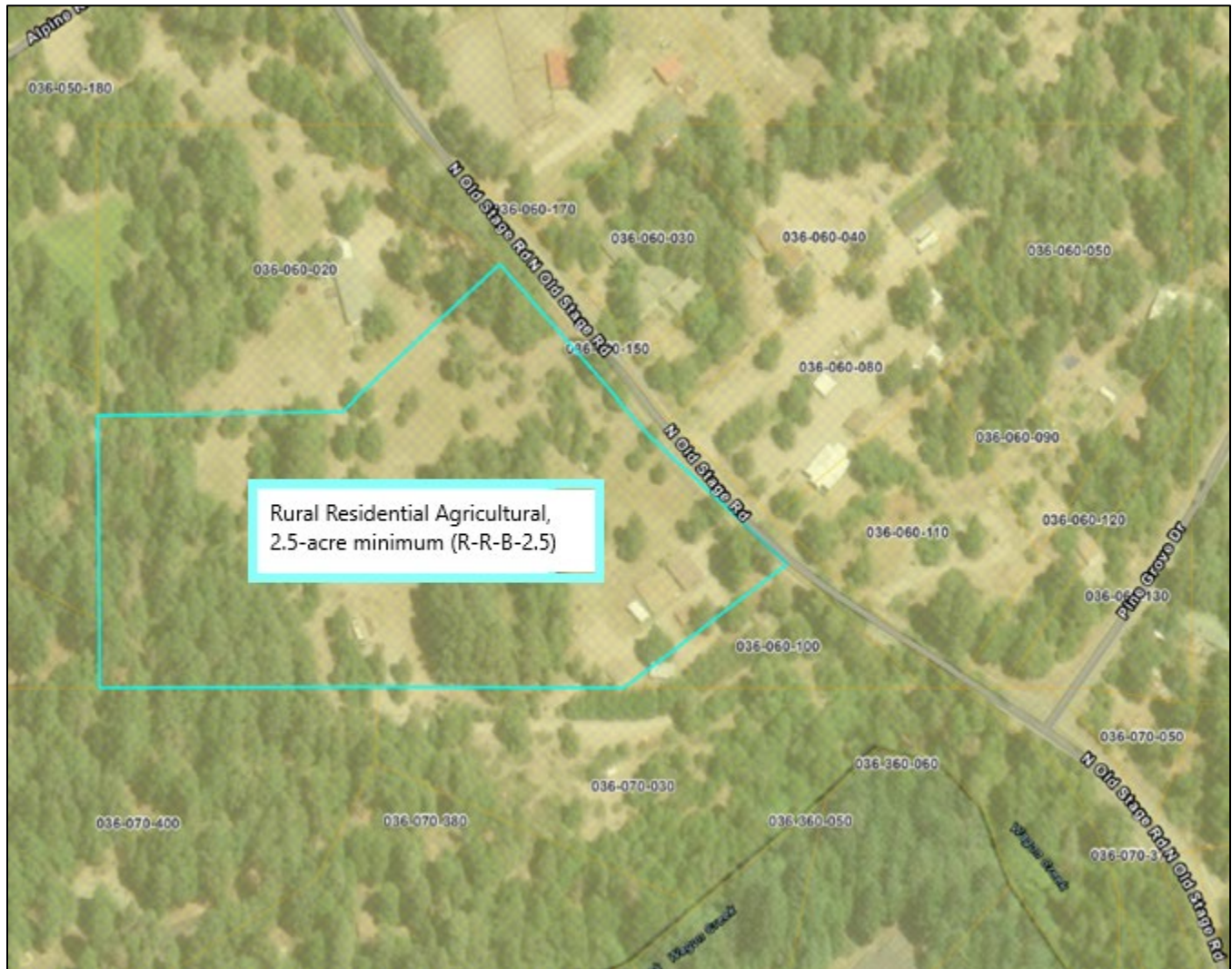


Figure 2: Zoning Map

APN 036-060-060 is a legally created parcel, identified as Parcel #2 on the Parcel Map for Rodney J. & Alice J. Buwalda, recorded on July 5, 1978, in Parcel Map Book 6, at Page 2, with the Siskiyou County Recorder's Office. It has not been subsequently modified.

The site is generally level to gently sloping, previously disturbed by rural residential uses. The area is characterized by scattered single-family homes on large lots with mixed woodland and grassland vegetation.

According to the USDA Soil Survey Geographic Database, the property consists of Deetz gravelly loamy sand, 0 to 5 percent slopes. "Deetz" is the soil series name. The Deetz series is coarse-textured and somewhat excessively drained, with low available water storage, negligible runoff potential, and no flooding or ponding hazards. "Gravelly" means at least 15% (by volume) of the soil contains gravel-sized rock fragments. "Loamy sand" means mostly sand with a small percentage of silt and clay. In plain terms, this means that the property consists of coarse fast-draining surface soil with lots of gravel. Overall, the soil at this location is suitable for general development but poses significant constraints for septic systems and intensive agricultural use.

The property is not designated as prime farmland (California Storie Index rating of 31 out of 100).

Analysis

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 Building Foundation Limitations: Severe Pressure Limitations Soils, Wildfire Hazard, and Woodland Productivity. Planning staff has identified that the following Composite Overall Policies are also applicable: 41.3(e), 41.3(f), 41.4 through 41.9, and 41.18

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 project 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 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 §§ 10-4.105.3 and 10-6.5501, the proposed lots are consistent with all County lot design standards.

Each parcel will exceed the minimum lot size requirements under SCC §10-4.105.3 (2.5 acre minimum for parcels with on-site septic) and SCC §10-6.5501 (1 acre minimum for parcels with on-site septic in the R-R district). Proposed Parcel A will be 3.41 acres and Proposed Parcel B will be 2.95 acres.

All proposed lot side lines are at approximate right angles or radial to street or road lines. No lot will have double frontage. No lot will be divided by a city, County, school district, or other taxing agency line. In addition, the proposed lots and existing development also meet the required maximum height, minimum lot width, and minimum front, side, and rear setback requirements.

Direct access to each parcel will be via North Old Stage Road. No new public road dedications are proposed or required.

Proposed Parcel A is directly adjacent to North Old Stage Road and is already developed with a driveway from North Old Stage Road to the existing single-family dwelling and accessory structures.

Proposed Parcel B will have direct access to North Old Stage Road via a proposed 60-foot-wide non-exclusive easement for ingress, egress, and utilities. The future driveway will be required to comply with Siskiyou County Public Works encroachment requirements and CAL FIRE driveway design and surface requirements.

City of Mount Shasta - Sphere of Influence

The project site is located within the Sphere of Influence (SOI) of the City of Mount Shasta. In accordance with Siskiyou County General Plan Policy 41.4, the City's General Plan has been considered in conjunction with applicable County policies. Staff finds the project consistent with the City of Mount Shasta General Plan Land Use Goal 4 and Policy 4.1, which encourage providing a diverse range of housing types and promoting residential development in a logical and orderly pattern.

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

Environmental Review

Planning staff evaluated the proposal for potential environmental impacts using Appendix G – Environmental Checklist of the CEQA Guidelines, County GIS data, and review comments received from responsible and trustee agencies. Based on this review, it was determined that the subdivision of the property, as proposed, would not adversely impact the environment.

The project does not involve new development, grading, or vegetation removal. Any future development would be subject to separate ministerial or discretionary reviews under the County Code and California Building Standards Code. The property is already developed and served by existing utilities. No mapped wetlands, riparian corridors, or special-status species habitat occur on the site.

Accordingly, staff recommends the Commission determine the project exempt from CEQA under: §15061(b)(3) – Common-Sense Exemption (no potential for significant effect), and §15301 – Existing Facilities (minor alteration of existing private structures or facilities with negligible expansion of use). These exemptions adequately cover a two-lot split of an existing residential parcel with no new disturbance.

Comments

A Preliminary Project Review was distributed to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on November 5, 2025, and mailed to property owners within 300 feet of the subdivider's property.

Agency Comments

Siskiyou County Environmental Health Division – July 10, 2025

Environmental Health has no objection to this proposed parcel split. Proposed Parcel A is developed with a single-family dwelling with a septic system (PN 407-78 and 02-151). There are no permits on file for the guest house or water well. Proposed Parcel B has been reviewed and approved for conventional on-site sewage disposal. Both Parcels conform to Siskiyou County Environmental Health density standards.

Planning Response: No response required.

California Department of Forestry and Fire Protection (CAL FIRE) – September 25, 2025

CAL FIRE provided comments regarding Public Resources Code 4290 as it relates to this project.

The comment specifically mentioned Road and Street Networks, Road Signing, Water Standards, and Fuel Modification. In addition, CAL FIRE noted that if timber is to be commercially harvested as part of this subdivision creation, the conditions set forth in the Z'berg-Nejedly Forest Practice Act of 1973 must be adhered to.

Additional PRC §4290 requirements, including driveway design, address signage, and fuel-modification standards, shall be verified during subsequent building-permit review.

Planning Response: Condition of Approval number 5 states that the subdivider 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, which includes CAL FIRE.

Siskiyou County Department of Public Works – September 30, 2025

Public Works commented requesting that the right of way for North Old Stage (County Road 2M02) to be shown on the Final Map.

Planning Response: The Tentative Map has been updated to show the right of way for North Old Stage (County Road 2M02).

Planning Staff Recommendations

- Adopt Resolution PC 2025-022 taking the following actions:
 - Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15301 of the CEQA Guidelines; and
 - Approve the Galland Tentative Parcel Map (TPM-25-02) based on the recommended findings and subject to the recommended conditions of approval.

Suggested Motion

I move that the Planning Commission adopt Resolution PC 2025-022, determining the project to be exempt from CEQA and approving the Galland Tentative Parcel Map (TPM-25-02), subject to the recommended findings and conditions of approval.

Preparation

Prepared By: Siskiyou County Planning Division
Staff Planner: James Phelps, Senior Planner
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Address: 806 S. Main Street, Yreka, CA 96097

Resolution PC 2025-022

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Galland Tentative Parcel Map (TPM-25-02) and Determining the Project Exempt from the California Environmental Quality Act

Whereas, an application has been submitted for a Tentative Parcel Map (TPM-25-02) to subdivide a 6.36-acre legal parcel, identified as APN 036-060-060, located northwest of the City of Mt. Shasta into two parcels of 3.41 and 2.95 acres each; 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, the property is developed with an existing single-family residence, domestic well, septic system, and accessory outbuildings, and no new development is proposed as part of this subdivision; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on November 5, 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 Tentative Parcel Map (TPM-25-02) at a regular meeting of the Planning Commission on November 19, 2025; and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) pursuant to the Common-Sense Exemption (§ 15061(b)(3)) and Class 1 Categorical Exemption – Existing Facilities (§ 15301) of the CEQA Guidelines; and

Whereas, the Planning Division recommended approval of Tentative Parcel Map (TPM-25-02) subject to the conditions of approval included in Exhibit A-1 to this resolution; and

Whereas, on November 19, 2025, the Chair of the Planning Commission opened the duly noticed public hearing on Tentative Parcel Map (TPM-25-02) 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 not 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 November 19, 2025, the Commission discussed TPM-25-02 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 Tentative Parcel Map (TPM-25-02):

1. Conditionally approves Tentative Parcel Map (TPM-25-02), 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) and Section 15301.

It is Hereby Certified that the foregoing Resolution PC 2025-022 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 19th day of November 2025 by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Jeff Fowle, Chair

Witness, my hand and seal this 19th day of November 2025

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2025-022
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 adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary 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 any timber operations (as defined by PRC Section 4527) are involved with a project, they may require approval by CAL FIRE prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required. The County does not regulate THPs or TCPs. For further information please contact CAL FIRE.
4. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP may 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 14CCR 1104. The County does not regulate THPs or TCPs. For further information please contact CAL FIRE.

Conditions of Approval

1. The subdivider 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), officer 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 subdivider fails to comply with the terms of the applicable agreement, the subdivider 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.
2. The project shall substantially conform to the project description and exhibit map reviewed and conditionally approved by the Planning Commission on November 19, 2025. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
3. 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.
4. The engineer or surveyor for the subdivider shall submit two copies of the Parcel Map to the County Surveyor for review and processing, together with applicable review fees required by the adopted fee schedule.
5. The subdivider shall comply with all applicable rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Community Development Department, and all other local, state, and federal agencies having jurisdiction.

6. The following notations shall be placed on the face of the 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).*
 - *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.*
 - *Encroachment Permits are required for any work or encroachment within the County Road right-of-way. Work may include, but is not limited to: driveways, mailboxes, underground utilities, culverts, maintenance of existing improvements, and removal of vegetation adjacent to driveways.*
 - *All future development is subject to compliance with all applicable statutory requirements of Public Resources Code §4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of the California Department of Forestry and Fire Protection (CAL FIRE).*
7. All Conditions of Approval must be completed, and the 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 and Government Code §66463.5.

Findings

Tentative Parcel Map / Subdivision Map Act

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

1. The subdivision is consistent with the General Plan.

The subdivision is consistent with all applicable policies of the Siskiyou County General Plan, as detailed in the General Plan Consistency Findings section below.

In accordance with Government Code Section 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.

Approval of the tentative parcel map will not adversely affect the region's housing needs. The project creates one additional residential parcel consistent with the surrounding single-family development pattern, incrementally increasing local housing opportunities while remaining compatible with available public services and environmental constraints.

In accordance with Government Code Section 66473.1, the Planning Commission finds:

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

The subdivision design provides, to the extent feasible, for future passive or natural heating and cooling opportunities. Parcel configuration, orientation, and topography allow for the practical use of solar energy systems and other passive design techniques. The project is therefore consistent with Government Code Section 66473.1.

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 tentative parcel map is consistent with the Siskiyou County General Plan, as detailed in the General Plan Consistency Findings below. It is also consistent with the City of Mt. Shasta General Plan, as demonstrated in the section titled City of Mt. Shasta – Sphere of Influence Consistency Findings. Specifically, the project supports Land Use Goal 4 and Policy 4.1 of the City of Mt. Shasta General Plan by providing opportunities for a broad range of housing types and facilitating future development in a logical, orderly pattern. The proposed subdivision would allow for future housing consistent with both the Siskiyou County General Plan and the City of Mt. Shasta General Plan.

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

No physical improvements are proposed with this tentative parcel map. The project is consistent with the City of Mt. Shasta General Plan, specifically Land Use Goal 4 and Policy 4.1, which encourage the provision of a variety of housing types and the orderly development of residential areas.

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

The site is developed with a residence and accessory structures on gentle slopes (less than 5%) and has suitable soils for on-site well and septic use. It is not located within a mapped floodplain, active fault zone, or known landslide hazard area. Existing development patterns in the area further demonstrate the site's suitability for rural residential uses.

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

The proposed parcels are located within the R-R zoning district, which permits one single-family dwelling per parcel. Comments from the Environmental Health Division confirm that both proposed parcels conform to on-site sewage disposal density standards. Parcel A is already developed with a residence, guest house, water well, and on-site sewage disposal system. Future development of Parcel B with a single-family dwelling and a conventional septic system is consistent with allowable density in the R-R district.

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

The tentative parcel map involves no grading, vegetation removal, construction, or other physical disturbance. Parcel A is already developed, and there are no current development plans for Parcel B. Given the longstanding rural residential use of the area, the subdivision is not expected to cause environmental damage or injure fish, wildlife, or habitat.

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

Future dwellings will be served by private wells and septic systems meeting Environmental Health standards. Access complies with CAL FIRE requirements, and all future development will be required to meet California Building Code and Fire Safe Regulations. No public health problems are anticipated.

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.

No public easements for access or use encumber the subject property. The subdivision will not create conflicts with any existing easements.

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 Sections 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 reflected in Condition of Approval No. 6, a note on the recorded map will state that all future development must comply with applicable provisions of Public Resources Code §4290 and the California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE.

2. That structural fire protection and suppression will be available for the subdivision from an entity organized solely to provide fire protection services that is monitored and funded by a public entity.

Structural fire protection is provided by the Mount Shasta Fire Protection District, with the nearest station located approximately 3.5 miles away at 600 Michele Drive. Additional service is provided by the City of Mt. Shasta Fire Department, located approximately 3.2 miles away at 303 N. Mt. Shasta Blvd. Fire hydrants are located near the project site along Pine Grove Drive.

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.

Each proposed parcel exceeds the required minimum lot size of 2.5 acres for parcels served by an approved water source and on-site sewage disposal. Parcel A will be 3.41 acres, and Parcel B will be 2.95 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 parcels comply with required depth-to-width ratio standards.

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

All proposed lot lines are arranged at approximately right angles or radial to adjoining street or road lines, consistent with County standards.

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

No parcel created by this subdivision will have double frontage.

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

No parcel will be divided by city, county, school district, or other taxing agency boundaries.

Zoning Consistency Findings

1. The proposed tentative parcel map meets and exceeds the minimum lot size requirements of the Rural Residential Agricultural (R-R-B-2.5) zoning district. Both proposed parcels are larger than the 2.5-acre minimum and provide sufficient area for on-site water and wastewater systems. The resulting parcel sizes are consistent with the surrounding rural residential development pattern.
2. The Planning Commission has considered all written and oral comments received. Based on public testimony and staff's analysis, the Commission finds that the project, as designed and conditioned, is compatible with existing and planned land uses in the area.

City of Mt. Shasta – Sphere of Influence Consistency Findings

1. The proposed tentative parcel map does not conflict with, and appears to be consistent with, the goals and policies of the City of Mt. Shasta General Plan.

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 are proposed as part of this project. Existing use of the site for rural residential purposes is compatible with surrounding land uses, which are also designated and zoned for Rural Residential Agricultural (R-R-B-2.5). Parcel A is already developed with a single-family residence, accessory structures, a well, and an onsite sewage disposal system. Parcel B will be available for future single-family residential use consistent with R-R-B-2.5 zoning.

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. The existing rural residential agricultural uses will not be disruptive or destroy the intent of protecting each mapped resource.

Policy 41.4 Policy conflict with city or special district General Plan – in areas within a city’s or special district’s sphere of influence, the adopted General Plan of the applicable city or special district shall be considered in relation to the County’s General Plan Policies, except in cases where the applicable city’s General Plan clearly does away with the intent of any applicable resource map.

The project is located within the City of Mt. Shasta’s Sphere of Influence. Staff reviewed the project for consistency with the City’s General Plan and determined it to be consistent with Land Use Goal 4 and Policy 4.1, which encourage a variety of housing types and orderly residential development patterns.

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.

Parcel A is fully developed. Parcel B, if developed in the future, will be required to meet all State and County requirements related to erosion control, stormwater runoff, access design, and fire safety. Compliance with the California Building Code, Public Works standards, and CAL FIRE regulations ensures consistency with Policy 41.5.

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.

Environmental Health has verified adequate septic capability. Any new system must meet County and Regional Water Quality Control Board standards.

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

Existing private wells in the area meet Environmental Health standards for water quantity and quality. Any new development will be required to provide water quality and quantity evidence acceptable to Environmental Health.

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

Environmental Health has confirmed adequate sewage disposal capability. Minimum parcel size and density standards are met. Any new system must comply with County and Regional Water Quality Control Board 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.

Parcel A has safe access via North Old Stage Road, which meets Fire Safe Regulations. Parcel B will obtain access through a 60-foot-wide easement providing ingress, egress, and utilities. All future driveways must comply with CAL FIRE PRC §4290/4291 driveway design standards.

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 review confirms that the project is fully consistent with the Siskiyou County General Plan Land Use Element.

Map 3 Building Foundation Limitations

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

All future construction must comply with current Building Code and Public Works standards.

Map 10 Wildfire Hazard

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

No new development is proposed, but the parcels have safe access via North Old Stage Road. Parcel A is already developed consistent with CAL FIRE requirements. CAL FIRE reviewed the project and expressed no concerns regarding fire suppression water supply. Future development must comply with CCR Title 14 §1275.02 (Water Supply). Fire protection is provided by the Mount Shasta Fire Protection District (3.5 miles away) and the City of Mt. Shasta Fire Department (3.2 miles away). A fire hydrant appears to be located approximately 0.2 miles away at 2892 Pine Grove Drive.

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.

Both parcels have slopes under 5% and exceed the one-acre minimum.

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 proposed uses are consistent with permitted uses and will not create erosion or sedimentation problems.

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.)

The site is less than 40 acres and is not considered a large parcel for this policy. Proposed uses and densities will not impact nearby timber productivity.

California Environmental Quality Act (CEQA) Findings

1. Common Sense Exemption. 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. Pursuant to CEQA Guidelines, Section 15301 *Existing Facilities*, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing

public or private structures where there is negligible or no expansion of existing or former use. Because proposed Parcel A of the subject property is already developed and no new development is proposed for proposed Parcel B, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.

3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER GALLAND, BEN

FILE # 036-060-060

LOCATION 2405 N OLD STAGE RD
MT SHASTA T 40N , R 4W , SEC. 6 PD# TPM-25-02

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:

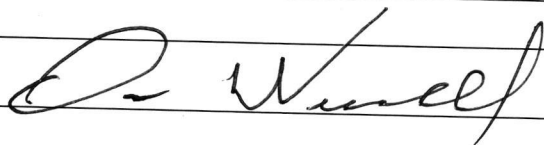
Environmental Health has no objection to this proposed parcel split.

Proposed Parcel A is developed with a Single-Family Dwelling (septic pn's 407-78 and 02-151) guest house and well (no permits on file).

Proposed parcel B has been reviewed and approved for conventional onsite sewage disposal.

Parcels conform to Siskiyou County Environmental Health density standards.

REHS



DATE 7/10/25

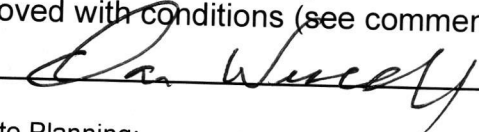
ENVIRONMENTAL HEALTH ACTION

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

☒ Approved ☐ Recommended for Denial

☐ Approved with conditions (see comments)

REHS



DATE 7/10/25

Date sent to Planning:

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



9/25/2025

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

Attention: Dianne Johnson,

Subject: Tentative Parcel Map (TMP-25-02)

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

ROAD AND STREET NETWORKS

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

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04

WATER STANDARDS

1275.02

FUEL MODIFICATION

1276.01, 1276.02, 1276.03, 1276.04

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

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

TPM-25-02

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

EXHIBIT B - COMMENTS

9/25/2025

Page 2

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

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS

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

ADDRESSES FOR BUILDING

1274.01, 1274.02, 1274.03, 1274.04

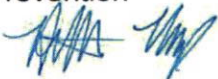
FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1274.03, 1274.04, 1276.05, 1276.06

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

If you have any questions, please call Heather Tharp at 530-842-3516.

Heather Tharp
Forestry Technician
Prevention



For: Greg Roath
Siskiyou Unit Chief

Attachment

cc: file

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).

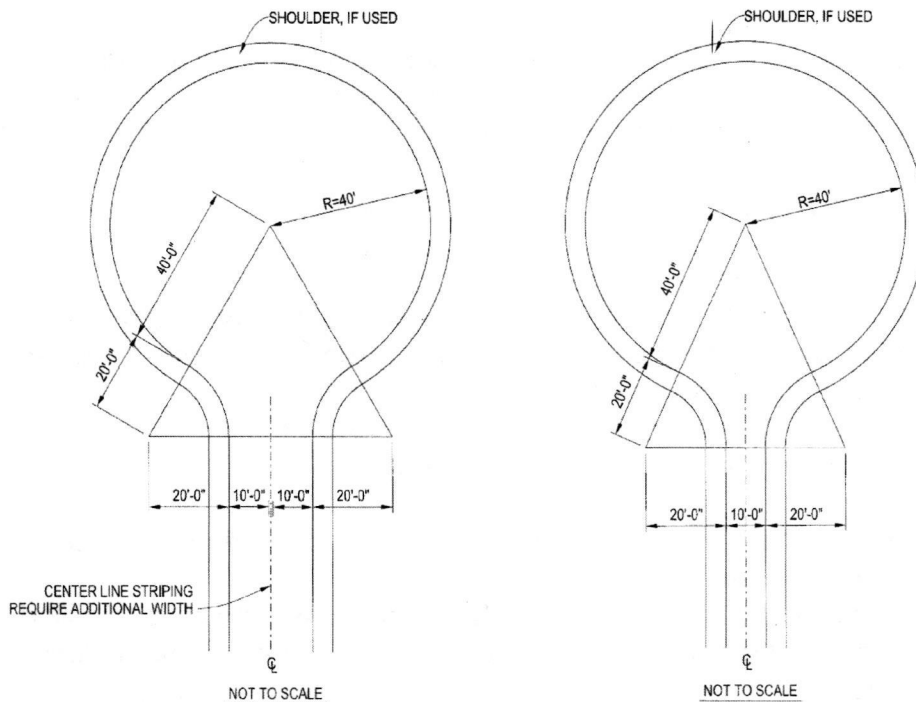


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 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.

FOR INFORMATIONAL USE ONLY

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



Defensible Space and the Law

CAL FIRE's Guide to Defensible Space Requirements

If you live in the State Responsibility Area (SRA) or Very High Fire Hazard Severity Zone in the Local Responsibility Area (LRA) you are responsible for ensuring that your property complies with California's building and fire codes that call for homeowners to take proactive steps to protect their property from a wildfire. A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, shrub-covered lands, grass-covered lands, or land that is covered with flammable material, shall maintain 100 feet of Defensible Space as required by law.

Requirements can be found in Public Resource Code (PRC) § 4291, 14 California Code of Regulations (CCR) § 1299.03, Board of Forestry (BOF) General Guidelines, California Fire Code (CFC) § 505.1, California Building Code (CBC) § 2113.9.2. CBC Chapter 7A requires certain construction materials and methods for homes in wildland areas.

Contact your local fire department for additional requirements to ensure your home complies with the state and local requirements. For more information on laws and codes, go to: <https://readyforwildfire.org/fire-safety-laws/>.

Zone 1 Requirements / Within 30 feet of all structures or to the property line:

- Remove all branches within 10 feet of any chimney or stovepipe outlet, **PRC § 4291(a)(2) and 14 CCR § 1299.03(a)(2)**.
- Remove leaves, pine needles, or other vegetation on roofs, gutters, decks, porches, stairways, etc. **PRC § 4291 (a)(4) and 14 CCR § 1299.03(a)(1)**.
- Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces, **PRC § 4291 (a)(3) and 14 CCR § 1299.03(a)(2)**.
- Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds, and pine needles, **14 CCR § 1299.03(a)(1)**.
- Remove or separate fuels to maintain spacing between vegetation to interrupt the fire's path. Prune limbs; separate plants and ground cover, **PRC § 4291(a)(1) and BOF General Guidelines item 1**.
- Remove flammable vegetation and items that could catch fire which are adjacent to, or under, combustible decks, balconies, and stairs, **14 CCR § 1299.03(a)(4)**.
- Relocate exposed wood piles outside of Zone 1 unless completely covered in a fire-resistant material, **14 CCR § 1299.03(a)(3)**.

Zone 2 Requirements / Within 30–100 feet of all structures or to the property line:

- Cut annual grasses and forbs down to a maximum height of 4 inches, **14 CCR § 1299.03(b)(2)(B)**.
- Remove fuels to create proper horizontal and vertical spacing among shrubs and trees, and remove lower tree limbs, **BOF General Guidelines item 4**.
- All exposed woodpiles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions, **14 CCR § 1299.03(b)(2)(C)**.
- Remove all dead and dying trees, branches, shrubs, or other plants, and surface debris. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, and cones, shall be permitted to a depth of 3 inches, **14 CCR § 1299.03(b)(2)(A)**.

Other Requirements / Within 100 feet of all structures or to the property line:

- Logs or stumps embedded in the soil must be removed or isolated from other vegetation, **BOF General Guidelines item 3**.

- Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior, **14 CCR § 1299.03(c)(1)**.
- Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road, **CFC § 505.1**.
- Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch, **CBC § 2113.9.2**.

Defensible space laws and building codes in California outline the minimum standards. The requirements may vary depending on factors such as proximity to wildland areas, slope steepness, the presence of combustible materials on the property, home hardening measures, and local defensible space ordinances.

Links to Codes and Regulations:

Public Resource Code § 4291

[leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=4.&title=&part=2.&chapter=3.&article=](https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=4.&title=&part=2.&chapter=3.&article=14)

14 California Code of Regulations § 1299.03

[https://govt.westlaw.com/calregs/Document/I47E4A92E5B4D11EC976B000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)_](https://govt.westlaw.com/calregs/Document/I47E4A92E5B4D11EC976B000D3A7C4BC3?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)_)

Board of Forestry General Guidelines

https://bof.fire.ca.gov/media/4mwdav3l/rpc-2-c-defensible-space-guidance-document_ada.pdf

Defensible Space - Related Codes:

14 CCR § 1299.02 - Definitions

a) Defensible space. The buffer that landowners are required to create on their property between a "Building or Structure" and the plants, brush and trees or other items surrounding the "Building or Structure" that could ignite in the event of a fire.

(b) Building or Structure. Anything constructed that is designed or intended for support, enclosure, shelter, or protection of persons, animals, or property, having a permanent roof that is supported by walls or posts that connect to, or rest on the ground.

(c) Outbuilding. Buildings or structures that are less than one hundred-twenty (120) square feet in size and not used for human habitation. For purposes of this Section, an "Outbuilding" is not a "Building or Structure" as defined in subsection (b) above.

PRC 4119 - The department, or its duly authorized agent, shall enforce the state forest and fire laws. The department may inspect all properties, except the interior of dwellings, subject to the state forest and fire laws, for the purpose of ascertaining compliance with such laws.

PRC 4117 - Any county, city, or district may adopt ordinances, rules, or regulations to provide fire prevention restrictions or regulations that are necessary to meet local conditions of weather, vegetation, or other fire hazards. Such ordinances, rules, or regulations may be more restrictive than state statutes in order to meet local fire hazard conditions.

California Civil Code (CVC) 1102.19 - On and after July 1, 2021, a seller of a real property located in a high or very high fire hazard severity zone, shall provide to the buyer documentation stating that the property is in compliance with Section 4291 of the PRC. Real Estate Inspection request: <https://www.fire.ca.gov/dspace>

Government Code (GOV) 51182 - A person who owns, leases, controls, operates, or maintains an **occupied dwelling or occupied structure** in, upon, or adjoining a mountainous area, forest-covered land, shrub-covered land, grass-covered land, or land that is covered with flammable material, which area or land is within a very high fire hazard severity zone designated by the local agency pursuant to Section 51179, shall at all times maintain defensible space of 100 feet.

CBC 701A.2 (Chapter 7A) – The purpose of this chapter is to establish minimum standards for the protection of life and property by increasing the ability of a building located in any Fire Hazard Severity Zone within state responsibility areas or any wildland urban interface to resist the end treatment of flames or brand and birth projected by a vegetation fire and contributes to a systematic reduction in conflagration losses.

From: [Terry E. Smith](#)
To: [Dianne Johnson](#)
Cc: [Jeremy Lipke](#)
Subject: RE: TPM-25-02 15 DAY REVIEW
Date: Tuesday, September 30, 2025 8:26:58 AM

Dianne,

We have reviewed the proposed Tentative Parcel Map (TPM 25-02) and although not shown on the Tentative map, the right of way for North Old Stage Road 2M02 must be shown on the Final Map (Ref PMB 6 Pg 2). Public Works hasn't any further comments.

Terry E. Smith P.E.

Senior Engineer
County of Siskiyou
Department of Public Works
1312 Fairlane Road, Suite 3
Yreka, CA 96097
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From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>
Sent: Wednesday, September 24, 2025 3:14 PM
To: Tharp, Heather@CALFIRE <heather.tharp@fire.ca.gov>; Rivera, Liliana@CALFIRE <liliana.rivera@fire.ca.gov>; Ed Valenzuela <evalenzuela@co.siskiyou.ca.us>; Craig Kay <ckay@co.siskiyou.ca.us>; Eric Olson <eolson@co.siskiyou.ca.us>; Jeff Clausen <jclausen@co.siskiyou.ca.us>; Jennifer Taylor <jtaylor@co.siskiyou.ca.us>; Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Monique George <mgeorge@co.siskiyou.ca.us>; Terry E. Smith <tesmith@co.siskiyou.ca.us>
Cc: Terry Curry <currylandsurveying@gmail.com>; Ben Galland <bengalland@yahoo.com>
Subject: TPM-25-02 15 DAY REVIEW

Good afternoon,

Please see attached 15 day review for application TPM-25-02, all responses to the application must be received by October 8, 2025.

Thank you,

Dianne Johnson

Planning Permit Technician II
Siskiyou County Community Development
806 S. Main Street, Yreka, CA 96097
530-841-2148

