



**Siskiyou County**  
**Planning Commission Staff Report**  
**January 21, 2026**

**New Business Agenda Item No. 1**  
**Elwood Ranch Sale Barn (UP-25-02)**

**Applicant:** Kyle Mati, NMR Architects

**Property Owners:** Kenny Elwood  
Lassen Canyon Nursery, Inc.  
P.O. Box 992400  
Redding, CA 96099

**Representatives:** Kyle Mati, NMR Architects  
300 Knollcrest Drive  
Redding, CA 96002

**Project Summary** Use Permit approval to allow construction and operation of an approximately 8,000-square-foot agricultural sale barn facility for cattle auctions and limited agricultural events, located on a 40-acre parcel in the AG-2 zoning district.

**Location:** Juniper Valley Drive, approximately 1 mile northeast of the community of Lake Shastina; APN 019-060-020; Township 43N, Range 4W, Section 30, MDB&M; 41°32'50"N 122°21'15"W.

**General Plan:** Soils: Erosion Hazard (High); Building Foundation Limitations: Severe Pressure Limit Soils; Soils: Severe Septic Tank Limitations (Moderate); Water Quality (Acceptable for Human Use); Wildfire Hazard (High); Composite Policies 41.3(b), 41.3(e), 41.3(f), 41.5, 41.6, 41.7, 41.8, 41.9, and 41.18

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

**Exhibits:**

- A. Resolution PC 2025-023, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Elwood Ranch Sale Barn Use Permit (UP-25-02)
  - A-1. Notations and Recommended Conditions of Approval
  - A-2. Recommended Findings
  - A-3. Access Routes Map
- B. Comments
- C. Site Plan
- D. Floor Plan
- E. Building Renderings

## Background

Lassen Canyon Nursery, Inc. has applied for a Use Permit to construct and operate an approximately 8,000-square-foot sale barn for cattle auctions and agricultural seminars on a 40-acre agricultural parcel northeast of Lake Shastina.

The parcel is part of a long-standing agricultural operation historically used for strawberry production, cattle ranching, and livestock grazing. Existing improvements include a manufactured single-family dwelling, an on-site well (PN 2185), septic system (PN 59-94), ranch fencing, internal ranch roads, and disturbed rangeland.

The parcel is a legally created lot established by federal patent on October 3, 1912 (GLO Patent No. 294570) and has not been modified through subdivision.

No streams, wetlands, floodplains, riparian features, or mapped sensitive biological or cultural resources occur on the site. The topography consists of gently to moderately sloping volcanic uplands (2–15%) with scattered western juniper, sagebrush, and native grasses.

The property is mapped as non-prime agricultural land. The dominant soils are Deetz very stony loam (approx. 70–80%) and Gillum stony loam (approx. 15–30%).



Figure 1: Location Map

## **Analysis**

### **Project Description**

Lassen Canyon Nursery, Inc. proposes to construct an approximately 8,000-square-foot, metal-sided agricultural building to support cattle auctions and related agricultural uses. The Elwood Ranch Sale Barn would include:

- Auction floor and seating
- Covered patios
- Livestock holding pens
- Restrooms
- Warming kitchen for catering
- Beverage bar
- Offices for two to four ranch staff (occupied year-round)

Cattle auctions would occur two to three times per year, drawing approximately 150-200 attendees and 20 staff. Each auction involves one to two days of preparation and a single event day lasting roughly ten hours.

Additional agricultural seminars and training events may occur periodically, with total event frequency limited to once per month (maximum 12 events per year including cattle auctions). Attendance would typically be 50–200 attendees and 20 staff.

Site improvements include accessible parking at the entrance, a gravel parking area, and installation of a fire hydrant consistent with CAL FIRE requirements. Water service would be provided by the existing well; Siskiyou County Environmental Health has approved an area for expanded on-site wastewater disposal to serve the facility. Construction disturbance is estimated to be less than 4 acres.

Primary access to the property is provided from Big Springs Road via Juniper Valley Drive, a private road. Secondary access is available from Big Springs Road via an alternate connection to Juniper Valley Drive (see Figure 1 on page 2).

Approval of the Use Permit is premised on the continued availability of these access routes. Accordingly, conditions of approval require that both routes remain available and accessible for emergency and event traffic and provide for permit revocation if acceptable legal access is lost and not restored to the satisfaction of the County.

The property is not under a Williamson Act contract.

### **General Plan Consistency**

The project site is within several mapped General Plan overlay categories (Erosion Hazard, Building Foundation Limitations, Septic Limitations, Water Quality, Wildfire Hazard).

The project supports ongoing agricultural production by providing a local venue for livestock auctions and education, without converting farmland to non-agricultural uses, and is consistent with General Plan Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5, 41.6, 41.7, 41.8, 41.9, and 41.18.



### Zoning Consistency

The subject property is zoned AG-2 (Non-Prime Agricultural, 40-acre minimum), and no zoning change is proposed. Under Siskiyou County Code Section 10-6.4903(g), agricultural enterprises such as sale barns and livestock auction facilities may be permitted in AG-2 subject to approval of a use permit. Section 10-6.4903(g) defines *agricultural enterprises* as including, but not limited to, structures used for the processing, storage, or sale of agricultural products. For purposes of this interpretation, livestock are considered agricultural products. The project meets the applicable development standards for the AG-2 district, including minimum parcel size and is compatible with surrounding agricultural uses.

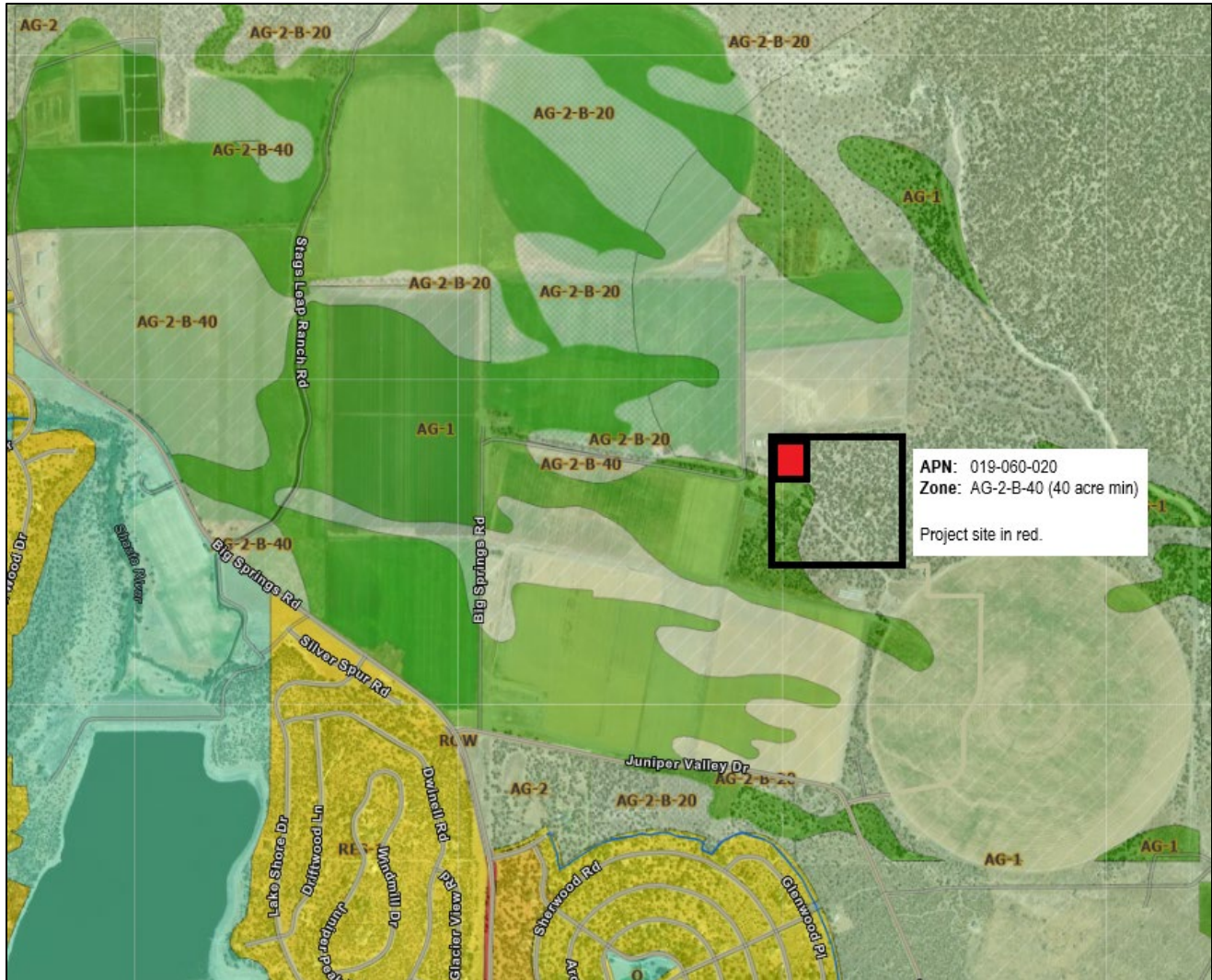


Figure 2: Zoning Map

This project represents a compatible agricultural support use within the AG-2 zone. The project will not adversely affect neighboring properties, and all essential services (access, water, wastewater, and fire protection) will be provided on site.

### Required Findings for Use Permit Approval

In order for the Planning Commission to approve a use permit request, the Commission must find that the proposed use is consistent with the General Plan and the Zoning Code, would not be detrimental to  
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the public welfare or injurious to property or improvements in the surrounding area, and would not be incompatible with the character of the area due to noise, dust, odors, or other undesirable characteristics.

The Planning Commission may approve a use permit application, with or without conditions, only if all required findings can be made.

Staff has conducted a detailed analysis of each of the required findings. Based on staff's analysis of the proposed project, staff believes that the necessary findings to approve the use permit can be made, subject to the incorporation of the recommended conditions of approval. The required findings are detailed in Exhibit A-2. Recommended conditions of approval are detailed in Exhibit A-1.

## **Environmental Review**

### **Recommended CEQA Determination**

Staff recommends the project be found exempt under CEQA Guidelines §15061(b)(3), the "Common Sense Exemption." Based on the whole record, including agency comments and site conditions, there is no reasonable possibility of a significant environmental effect. The project involves temporary, event-based activities within an existing agricultural operation, does not involve substantial ground disturbance beyond the building site, does not introduce new long-term land uses that could result in significant environmental impacts, generates only temporary, infrequent, event-based traffic, and lacks sensitive biological, cultural, or hydrological resources.

### **Basis for Exemption**

The project involves the construction and operation of an approximately 8,000-square-foot agricultural facility on a 40-acre parcel historically used for strawberry production, cattle ranching, and livestock grazing. The proposed use—two to three cattle auctions per year and other agricultural events for a total of up to twelve events annually—represents a low-intensity agricultural commercial activity compatible with existing and surrounding land uses.

The site is currently developed with a manufactured single-family dwelling, an existing well (PN 2185), an existing septic system (PN 59-94), ranch fencing, disturbed rangeland, and internal ranch access roads. No substantial grading, vegetation removal, or earthwork is proposed beyond the building pad, driveway interface, and gravel parking area. The project does not involve residential development, land division, or the extension of public services.

The property contains no streams, wetlands, floodplains, or riparian features and is not located within a FEMA flood hazard zone. Vegetation consists of grazed volcanic uplands with western juniper, sagebrush, and native bunchgrasses. No sensitive biological or cultural resources are mapped on the site.

### **Environmental Resource Analysis**

The project does not trigger any potentially significant impacts under CEQA for the following reasons:

#### **Biological Resources**

A review of the most recent USGS Montague Quadrangle topographic map indicates that no blue-line streams, intermittent drainages, riparian corridors, or wetland features occur on or adjacent to APN 019-060-020 (41°32'50"N, 122°21'15"W). CDFW reviewed the project during the 15-day agency review period and returned no comments or concerns.

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### Cultural and Tribal Cultural Resources

No recorded cultural or tribal cultural resources occur on the property. The site is not located in an area of known archaeological sensitivity, and the project footprint occurs within previously disturbed agricultural land.

### Hydrology and Water Quality

The site contains no waters of the U.S. or waters of the State. Water supply is provided by an existing private well, and wastewater disposal will occur through an existing and expanded septic system approved by Environmental Health. No stormwater discharge, erosion, or groundwater contamination is anticipated.

### Air Quality

Short-term vehicle emissions associated with occasional events are minimal. No stationary emission sources or dust-generating operations are proposed.

### Noise

Event-related noise would be temporary, intermittent, and limited to daytime hours. Surrounding land uses are agricultural with no nearby sensitive receptors. Hoy Park, a public park, is located approximately one mile southwest of the project site. Should event noise become a concern, appropriate noise control measures can be implemented.

### Wildfire

The site has adequate emergency access. CAL FIRE has reviewed the project and requires compliance with PRC 4290 standards, including fire hydrant installation and defensible space. No increase in residential density will occur.

### Utilities and Public Services

Water and wastewater services would be provided by the existing private well and septic system, both reviewed and approved by Environmental Health. Electrical service would be provided by Pacific Power through a standard connection. The project does not require new or expanded public utility infrastructure.

### Traffic and VMT Analysis

Under CEQA Guidelines §15064.3, Vehicle Miles Traveled (VMT) is the required metric for evaluating transportation impacts. VMT represents the total miles driven by personal motor vehicles associated with a project. CEQA allows lead agencies discretion in expressing and evaluating VMT, including both qualitative and quantitative approaches depending on the project type. Because rural, event-based agricultural uses do not generate consistent daily travel patterns and are not well represented in standard VMT models, this analysis includes a qualitative significance determination supported by contextual quantitative information. The project is a land use project under CEQA Guidelines §15064.3(b)(1) and is not a transportation project under §15064.3(b)(2).

#### *I. Criteria for Analyzing Transportation Impacts (Actual Text of §15064.3(b))*

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled

in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

## **II. Qualitative VMT Analysis (CEQA Significance Determination)**

According to §15064.3(b)(1), projects that decrease VMT compared to existing conditions should be presumed to have a less-than-significant transportation impact. In this case, relocating livestock auction activities to a local facility is expected to reduce travel demand for Siskiyou County residents who currently travel long distances—such as to the Cottonwood sale barn (Shasta Livestock Auction Yard, Inc.) for the same services. With the availability of a new local sale barn, many ranchers will no longer need to drive to Cottonwood, thereby reducing overall regional travel distances for existing auction-related trips.

A qualitative VMT analysis is appropriate because standard VMT models cannot reliably evaluate rural, event-based agricultural operations that generate infrequent, highly variable trip patterns. Under existing conditions, many ranchers travel long distances outside the county for auctions. By providing a local facility, the project shortens trips that already occur and reduces total regional travel demand for many users. Although some attendees may still travel from outside the area, the project is expected to reduce VMT for a substantial portion of local participants.

Qualitatively, the project improves VMT conditions because it substitutes long-haul travel to out-of-county auction locations with significantly shorter local trips. This trip-substitution effect decreases the overall miles driven for auction-related activities in Siskiyou County and thereby improves total regional VMT relative to existing baseline conditions. As a result, the project reduces, rather than increases, transportation-related environmental effects.



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The project does not introduce new residential or major employment uses, which are the primary drivers of increased VMT under CEQA. Additionally, the proposed use is event-based and infrequent (two to three auctions per year plus occasional seminars) and therefore does not alter regional travel patterns.

Accordingly, the qualitative analysis indicates that the project would improve VMT conditions relative to the existing baseline and would not result in a significant transportation impact. Staff's conclusion is supported by professional judgment informed by evidence-based information on existing trip behavior, application materials, and knowledge of local ranching operations. Overall, the project provides a local alternative to out-of-county auction destinations and therefore reduces VMT for many local ranchers. Reduced driving means reduced vehicle miles traveled.

In addition, CEQA Guidelines §15064.3(b)(4) expressly allow a lead agency to revise or interpret VMT estimates based on professional judgment supported by substantial evidence. Staff relied on this provision to evaluate travel behavior associated with rural, event-based agricultural operations, which cannot be reliably represented through standard VMT models. This use of professional judgment further supports the qualitative conclusion that the project improves regional VMT conditions and does not result in a significant transportation impact.

### *III. Quantitative VMT Estimates (Context Only, Not a CEQA Threshold)*

The following estimates provide useful context but are not used to determine CEQA significance. To provide additional context regarding trip characteristics, staff prepared conservative VMT estimates consistent with §15064.3(b)(4). These calculations inform understanding of project scale but do not establish a threshold of significance for CEQA purposes. In order to avoid underestimating travel demand, staff applied conservative assumptions, including a 100-mile one-way trip length (200 miles round trip) and one person per vehicle. Up to 12 events per year, including two to three cattle auctions, are anticipated.

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Under these assumptions, a typical event with approximately 150 Attendees would generate 34,000 VMT (408,000 annually), while an event with maximum attendance of 200 Attendees would generate 44,000 VMT (528,000 annually).

4 year-round employees generate 292,000 VMT per year.

Vehicle Miles Traveled (VMT) Summary						
Scenario	VMT per Event	Annual Events	Annual Event VMT	Annual Staff VMT	Total Annual VMT	Average Daily VMT Per Event
150 Attendees	34,000	12	408,000	292,000	700,000	<b>1,918</b>
200 Attendees	44,000	12	528,000	292,000	820,000	<b>2,247</b>

Countywide Daily VMT	Daily VMT Per Event	% of Countywide Daily VMT
<b>431,233</b>	<b>1,918</b>	<i>0.4%</i>
	<b>2,247</b>	<i>0.5%</i>

Under this baseline, a single event represents approximately 8% to 10% of Countywide daily VMT on the day of the event. *However, CEQA evaluates transportation impacts based on average daily VMT, not peak-day conditions. When annualized over a year, the project would only represent about 0.4% to 0.5%, of Countywide Daily VMT or less than 1% of all vehicle miles traveled in the county on any given day.*

### IV. CEQA Significance Conclusion

Based on the qualitative analysis required under §15064.3(b)(3), the project is expected to reduce VMT for many local ranchers, does not introduce new daily trip-generating uses, and does not alter typical regional travel patterns. The project's VMT contribution is minimal, temporary, non-inducing, and in many cases reduces existing travel demand by eliminating long trips to auction facilities outside of Siskiyou County for many local auction participants.

Staff therefore concludes that the project would not result in a significant transportation impact under CEQA. Because there is no reasonable possibility of a significant transportation effect, the project qualifies for the Common Sense Exemption (CEQA Guidelines §15061(b)(3)).

## 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 January 7, 2026, 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 – October 6, 2025

Environmental Health has reviewed the proposed project and has no objections to the project as submitted. The subject parcel is developed with a well (PN 2185) and on-site sewage disposal system (PN 59-94). Environmental Health noted that an additional area was approved for on-site sewage

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disposal to accommodate the wastewater of the proposed facility. Additionally, water provided to the proposed facility will be required to meet the minimum standards of a Cal Code water system and will require Quarterly bacteriological sampling by a state approved laboratory and annual inspections by the department.

Planning Response: Condition of Approval No. 13 has been added related to the need for the water system to meet minimum state standards, required quarterly bacteriological sampling by a state approved laboratory, and required annual inspections by Environmental Health of the water system.

**Siskiyou County Department of Public Works – October 8, 2025**

Siskiyou County Department of Public Works has reviewed the proposed project and has no objections to the project as submitted.

Planning Response: None.

**California Department of Fish and Wildlife (CDFW) – October 10, 2025**

CDFW has reviewed the application UP-25-02 and has no comment. However, if the project changes in scope, timing or description CDFW would like the opportunity to review any changes.

Planning Response: Significant project changes in scope, timing, or description that occur after the Preliminary Project Review by Siskiyou County Reviewing Agencies and State Responsible Agencies will be circulated for preliminary review prior to use permit approval.

**California Department of Forestry and Fire Protection (CAL FIRE) – October 21, 2025**

CAL FIRE noted requirements pursuant to Public Resources Code 4290 and specifically mentioned emergency access and egress, signing and building numbering, and fuel modification and standards.

Planning Response: Condition of Approval No. 11 was added related to compliance with CAL FIRE 4290 requirements.

**Planning Staff Recommendations**

Adopt Resolution PC 2025-023 taking the following actions:

- Determine that the project is exempt from CEQA pursuant to the Common Sense Exemption under Section 15061(b)(3) of the CEQA Guidelines; and
- Approve the Use Permit (UP-25-02) request based on the recommended findings and subject to the recommended conditions of approval.

**Suggested Motion**

I move that we adopt Resolution PC 2025-023, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Elwood Ranch Sale Barn Use Permit (UP-25-02).



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**Preparation**

Prepared By: Siskiyou County Planning Division  
Staff Planner: James Phelps, Senior Planner  
Email: [planning@co.siskiyou.ca.us](mailto:planning@co.siskiyou.ca.us)  
Address: 806 S. Main Street, Yreka, CA 96097

## **Resolution PC 2025-023**

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Elwood Ranch Sale Barn Use Permit (UP-25-02)**

**Whereas**, pursuant to Siskiyou County Code Section 10-6.4903(g), agricultural enterprises such as sale barns and livestock auction facilities may be permitted in the AG-2 zoning district subject to approval of a use permit; and

**Whereas**, Section 10-6.4903(g) defines agricultural enterprises as including, but not limited to, structures used for the processing, storage, or sale of agricultural products; and

**Whereas**, livestock are considered agricultural products; and

**Whereas**, an application has been received from Lassen Canyon Nursery, Inc. to permit construction and operation of an agricultural sale barn facility for cattle auctions in the AG-2 zoning district on Assessor's Parcel Number 019-060-020; and

**Whereas**, the Planning Division presented its oral and written staff report on proposed Use Permit UP-25-02 at the Planning Commission's regularly scheduled meeting on January 21, 2026; and

**Whereas**, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) based on the "common sense" exemption, which applies where it can be seen with certainty that the activity will not have a significant effect on the environment pursuant to CEQA Guidelines Section 15061(b)(3); and

**Whereas**, the Planning Division recommended approval of Use Permit UP-25-02 subject to the conditions of approval set forth in Exhibit A-1 of this resolution; and

**Whereas**, a Notice of Public Hearing was published in the Siskiyou Daily News and posted in accordance with Siskiyou County Code Section 10-6.2805 et seq.; and

**Whereas**, on January 21, 2026, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-25-02 to receive testimony, both oral and written, after which the Chair closed the public hearing and the Commission deliberated on the project 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 this resolution; 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, determines that the project is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, and hereby approves Use Permit UP-25-02 subject to the notations and conditions of approval set forth in Exhibit A-1.

**It is Hereby Certified** that the foregoing Resolution PC 2025-023 was duly adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, at a regular meeting of the Siskiyou County Planning Commission held on the 21st day of January 2026, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

\_\_\_\_\_  
Jeff Fowle, Chair

Witness, my hand and seal this 21<sup>st</sup> day of January 2026.

\_\_\_\_\_  
Hailey Lang, Secretary of the Commission



**Exhibit A-1 to Resolution PC 2025-023**  
**Notations and Recommended Conditions of Approval**

**Notations**

1. Within ten (10) days following the date of the Planning Commission's decision, the decision may be appealed to the Siskiyou County Board of Supervisors. Appeals must be filed with the Clerk of the Board.
2. Upon Planning Commission approval of the CEQA exemption for the project, the applicant shall submit a \$50 filing fee payable to the Siskiyou County Clerk through the Planning Division for filing of the Notice of Exemption (NOE). Filing the NOE initiates a 35-day statute of limitations for CEQA challenges; if an NOE is not filed, the statute of limitations extends to 180 days.

**Conditions of Approval**

1. The project shall substantially conform to the project description and the use permit site plan maps approved by the Siskiyou County Planning Commission on January 21, 2026. Any proposed amendment shall be submitted in advance to the Deputy Director of Planning for determination of the appropriate review process pursuant to the Siskiyou County Code and shall not be implemented until approved. Minor amendments may be approved administratively by the Community Development Director; major amendments shall require Planning Commission review.
2. All operational details and commitments described by the applicant in the application materials, project description, or staff report are hereby incorporated as enforceable conditions of approval, unless specifically modified by these conditions.
3. All necessary building permits shall be obtained from the Building Division of the Siskiyou County Community Development Department, and all construction shall comply with the current California Building Standards Code and all applicable regulations.
4. The applicant shall comply with all applicable provisions of the Siskiyou County Code and all other local, state, and federal regulatory agencies.
5. During each authorized event, the Primary and Secondary Access Routes, as shown on Exhibit A-3 to Resolution PC 2025-023 (Access Routes Map), which is hereby adopted by reference, shall be clearly posted for event traffic and maintained in a condition accessible to emergency vehicles at all times.
6. Should either the Primary or Secondary Access Route become unavailable due to loss of legal access or other cause, this Use Permit shall become subject to

revocation unless acceptable legal access is restored to the satisfaction of the County following notice and a public hearing.

7. Total number of events is limited to one event per month, with a maximum of twelve (12) events during any calendar year. This limit includes cattle auctions.
8. Total duration of each event, including setup and cleanup, shall not exceed five (5) consecutive days.
9. The maximum attendance per event is 200 attendees and 20 employees.
10. No permanent signage advertising the site or any event is authorized by this permit. Temporary directional signage may be installed only during event periods and shall be removed immediately thereafter. Any permanent signage shall require approval through a separate sign permit issued by the County.
11. The project shall comply with all fire safe standards required by Public Resources Code §4290 and Title 14 of the California Code of Regulations. Verification of compliance shall be provided by CAL FIRE or its designated representative prior to final inspection or issuance of occupancy for any project-related improvements.
12. No open fires, campfires, charcoal fires, or fireworks of any kind are permitted unless contained within an approved cooking apparatus.
13. Prior to operation of the facility, and prior to issuance of final occupancy for the building, the applicant shall ensure that the water system serving the project meets all applicable requirements of a California Health & Safety Code "Cal Code" water system. The water system shall:
  - a. Comply with minimum State potable water standards, as determined by Environmental Health.
  - b. Conduct quarterly bacteriological sampling analyzed by a State-approved laboratory.
  - c. Submit to annual inspections by the Siskiyou County Environmental Health Division.
  - d. Implement any corrective actions required by Environmental Health if sampling or inspections indicate noncompliance.

Failure to maintain compliance shall result in suspension of use-permit activities until corrected.

14. Adequate garbage receptacles shall be provided for the duration of each event. All solid waste shall be removed after every event, or more frequently as needed, to prevent nuisance conditions or public health impacts.
15. The facility operator shall not prepare, store, or serve food for public consumption unless approved as a food facility by the Siskiyou County Environmental Health

Department pursuant to Health & Safety Code §113789. This restriction does not apply to food service provided solely by licensed caterers operating under valid permits.

16. If portable sanitation facilities are used for an event, all chemical toilets, hand-wash stations, and trash containers shall be serviced as often as necessary to prevent odors, overflow, or other public health hazards. All liquid waste and solid waste generated during the event shall be removed from the site by a licensed provider and disposed of at approved facilities.
17. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), 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 applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

## **Exhibit A-2 to Resolution PC 2025-023**

### **Recommended Findings**

#### **Zoning Consistency Findings**

1. Zoning code consistency

The project is consistent with Siskiyou County Code Section 10-6.4903(g). Sale barns and agricultural auction facilities are expressly allowed in the AG-2 zoning district with approval of a Use Permit. The application requests authorization to construct and operate an approximately 8,000-square-foot agricultural sale barn for cattle auctions and periodic agricultural training events. This use is an agricultural enterprise consistent with Section 10-6.4903(g). Livestock are considered agricultural products under County Code, and the processing and sale of livestock through periodic auctions fits squarely within the definition of an agricultural enterprise under SCC §10-6.4903(g).

2. Compatibility with surrounding land uses

The project's size, scale, intensity, and location are compatible with surrounding land uses. The 40-acre parcel is surrounded by agricultural grazing and agricultural production areas on three sides, with rural residential uses to the south. Events occur infrequently (2–3 cattle auctions per year plus occasional seminars) and do not introduce continuous activity that would conflict with surrounding land uses.

3. No threat to public health, safety, peace, morals, comfort, convenience, or general welfare

The project's size, scale, intensity, and location will not threaten public health, safety, peace, morals, comfort, convenience, or general welfare. The project's activities are temporary and agricultural in nature, occur within an enclosed building, and are conditioned to comply with fire safe standards, noise limits, dust control, and wastewater handling requirements. Agency reviews found no objections to the proposed use.

4. No damage or nuisances stemming from project

The project will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic, and will be reasonably compatible with the existing and permitted uses in surrounding areas. Auctions occur infrequently and last approximately 10 hours. A gravel parking area, designated traffic circulation, fire-safe access, and approved onsite wastewater areas reduce potential impacts. Staff and event attendees generate temporary traffic that does not affect public road capacity given direct access to Juniper Valley Drive. The property is subject to Siskiyou County's Right-to-Farm provisions, and the project's temporary auction activities fall within the scope of normal agricultural operations acknowledged in the recorded Right-to-Farm Statement.

5. The Planning Commission considered all written and oral comments

The 15-day review produced no agency objections, and all review comments have been incorporated into recommended conditions. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis. The Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

#### **General Plan Consistency Findings**

#### **Composite Overall Policies**

Policy 41.3(b) — Adequate access to a public road

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

*Policy 41.3(b) requires that uses provide access to a public road capable of accommodating project traffic but does not require that the project parcel directly front such a road. The project gains access via Juniper Valley Drive, a privately maintained road that provides established access from the project site to Big Springs Road, a County-maintained public roadway. Although Juniper Valley Drive is not itself a public road, it functions as the legal and physical access route serving multiple agricultural and residential parcels in the area and provides safe, all-weather access to the public road network.*

*The Department of Public Works reviewed the application during the 15-day agency review period and submitted no objections to the adequacy of site access or traffic circulation. Based on the record, access is adequate to accommodate the limited and infrequent event-related traffic generated by the proposed facility, and the project is therefore consistent with Policy 41.3(b).*

Policy 41.3(e) — Compatibility with surrounding uses

All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

*Surrounding uses include grazing, rangeland, and scattered rural residences. The proposed agricultural-based events are compatible with these uses and maintain the rural character of the area.*

Policy 41.3(f) — Protection of mapped resources

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 mapped watercourses, wetlands, or sensitive biological resources occur on the parcel. No grading or development is proposed outside the building pad and gravel parking area. The project does not disturb mapped resources.*

Policy 41.5 — Development will avoid erosion and fire hazards

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.

*Site improvements are limited and the parcel is already developed with roads, a well, and septic system. Fire safe access and onsite water supply are required conditions under PRC §4290 and Title 14.*

Policy 41.6 — Adequate sewage disposal

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 confirmed the existing permitted septic system (PN 59-94) and approved an additional leach area to support the sale barn. Portable toilets will be required during events as necessary.*

Policy 41.7 — Adequate water quantity and quality

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

*The parcel relies on an existing private well (PN 2185). Environmental Health requires the facility to operate as a Cal Code water system with quarterly bacteriological sampling.*

**Policy 41.9 — Safe access**

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

*The site provides safe ingress and egress via Juniper Valley Drive. Event-related traffic is infrequent and temporary, and daily operations involve only a small number of staff. Based on the limited number of events and low trip generation, cumulative traffic impacts remain low and adequate access is provided consistent with Policy 41.9.*

**Policy 41.18 — Conformance with the General Plan**

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 reviewed all applicable policies and determined the project complies with the Land Use, Safety, and Resource policies of the General Plan.*

**Map 3: Building Foundation Limitations**

**Policy 8 — Enforce building code standards**

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

*The proposed 8,000-square-foot structure will undergo full building permit review for compliance with structural, fire, accessibility, and public works requirements. No foundation constraints prohibit development.*

**Map 4: Soils: Severe Septic Tank Limitations**

**Policy 8 — Minimum parcel size & slope**

The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

*No land division is proposed. The 40-acre parcel exceeds minimum size requirements, and slopes are generally under 15%.*

**Policy 10 — Allowed uses without erosion/sedimentation impacts**

Single family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreation uses, commercial/recreation uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

*Agricultural commercial activities such as sale barns are consistent with this policy and do not generate erosion concerns due to minimal site disturbance.*

**Map 10: Wildfire Hazard**

**Policy 30 — Safe ingress, egress, and water supply**

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

*The parcel is in a High Fire Hazard Severity Zone (SRA). Conditions require compliance with PRC §4290 and Title 14 Fire Safe Regulations, and installation of a fire hydrant as shown on the site plan. CAL FIRE submitted no objections during the 15-day agency review period, confirming that required fire safe access and on-site suppression water can be achieved.*

### **California Environmental Quality Act (CEQA) Findings**

1. Common Sense Exemption (CEQA Guidelines §15061(b)(3))  
The project qualifies for the Common Sense Exemption (CEQA Guidelines §15061(b)(3)). The whole record shows no possibility of a significant environmental effect. The project involves temporary, low-intensity agricultural events and construction of a single agricultural structure on a previously developed agricultural parcel. Construction of a single agricultural structure on an already-developed agricultural parcel and the conduct of infrequent, temporary agricultural events do not create a reasonable possibility of a significant environmental effect because no sensitive resources, hazardous constraints, or substantial site alterations are present.
2. No substantial evidence of significant impacts exists  
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. No sensitive habitats, wetlands, flood hazards, or cultural resources were identified. No agency identified adverse impacts during the CEQA review window. Environmental Health confirmed adequate water and wastewater systems. The administrative record includes the application, project description, site plans, Environmental Questionnaire, agency comments, water and sewer clearances, and staff's analysis.
3. Custodian of the record  
The Siskiyou County Community Development Department retains the administrative record for CEQA purposes.



**Exhibit A-3 to Resolution PC 2025-023**  
**Access Routes Map**



**SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
LAND DEVELOPMENT REVIEW**

**OWNER** LASSEN CANYON NURSERY **FILE #** 019-060-020


**LOCATION** JUNIPER VALLEY DR **T** 43N **, R** 4W **, SEC. 30** **PD#** UP-25-02  
WEED, CA

**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 reviewed the proposed application and has no objections to the project as it has been submitted at this time.  
\_\_\_\_\_  
Parcel is developed with a single-family dwelling with a well (PN 2185) and onsite sewage disposal (PN 59-94). An additional area  
was approved for onsite sewage disposal to accommodate the wastewater of the proposed facility.  
\_\_\_\_\_  
Water provided to the proposed facility will be required to meet the minimum standards of a Cal Code water system and will require  
Quarterly bacteriological sampling by a state approved laboratory and annual inspections by the department.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REHS**  **DATE** 10/6/25

**ENVIRONMENTAL HEALTH ACTION**

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

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

**REHS**  **DATE** 10/6/25

Date sent to Planning: \_\_\_\_\_

**From:** [Terry E. Smith](#)  
**To:** [Dianne Johnson](#)  
**Cc:** [Jeremy Lipke](#)  
**Subject:** RE: UP-25-02 15 DAY REVIEW  
**Date:** Wednesday, October 8, 2025 6:36:44 AM

---

Dianne,

We have reviewed the attached proposed Use Permit (UP 25-02) and haven't any comments.

**Terry E. Smith P.E.**

Senior Engineer  
County of Siskiyou  
Department of Public Works  
1312 Fairlane Road, Suite 3  
Yreka, CA 96097  
Office: (530) 842-8278  
Fax: (530) 842-8288  
[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)

---

**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>  
**Sent:** Tuesday, October 7, 2025 9:58 AM  
**To:** Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>; Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; Tharp, Heather@CALFIRE <[heather.tharp@fire.ca.gov](mailto:heather.tharp@fire.ca.gov)>; Rivera, Liliana@CALFIRE <[liliana.rivera@fire.ca.gov](mailto:liliana.rivera@fire.ca.gov)>; Wildlife R1 CEQA Redding <[r1ceqaredding@wildlife.ca.gov](mailto:r1ceqaredding@wildlife.ca.gov)>; Craig Kay <[ckay@co.siskiyou.ca.us](mailto:ckay@co.siskiyou.ca.us)>; Eric Olson <[eolson@co.siskiyou.ca.us](mailto:eolson@co.siskiyou.ca.us)>; Jeff Clausen <[jclausen@co.siskiyou.ca.us](mailto:jclausen@co.siskiyou.ca.us)>; Jennifer Taylor <[jtaylor@co.siskiyou.ca.us](mailto:jtaylor@co.siskiyou.ca.us)>; Klev Hegdal <[khegdal@co.siskiyou.ca.us](mailto:khegdal@co.siskiyou.ca.us)>; Monique George <[mgeorge@co.siskiyou.ca.us](mailto:mgeorge@co.siskiyou.ca.us)>  
**Cc:** [agill@allengillconstruction.com](mailto:agill@allengillconstruction.com); [brian@lcininc.com](mailto:brian@lcininc.com); [matti@nmrdesign.com](mailto:matti@nmrdesign.com)  
**Subject:** UP-25-02 15 DAY REVIEW

Good morning,

Attached is the 15 day review for application UP-25-02. Please note, all responses to the application must be received by October 7, 2025.

Thank you,

*Dianne Johnson*

Planning Permit Technician II  
Siskiyou County Community Development

806 S. Main Street, Yreka, CA 96097  
530-841-2148

**From:** [Houtman, Stephanie@Wildlife](mailto:Houtman,Stephanie@Wildlife)  
**To:** [Dianne Johnson](mailto:Dianne.Johnson)  
**Subject:** UP-25-02 15 DAY REVIEW -CDFW response  
**Date:** Friday, October 10, 2025 9:56:23 AM  
**Attachments:** [UP2502\\_15\\_Day\\_Review.pdf](#)

---

Good Morning,

CDFW has reviewed the application UP-25-02 and has no comment.

If the project changes in scope, timing or description CDFW would like the opportunity to review any changes.

Thank you,

Stephanie Houtman  
Klamath Watershed Program  
California Department of Fish and Wildlife  
Northern Region  
1625 South Main Street  
Yreka, CA 96097  
530-806-1522 (No Text Messaging Ability)  
[Stephanie.Houtman@wildlife.ca.gov](mailto:Stephanie.Houtman@wildlife.ca.gov)

---

**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>  
**Sent:** Tuesday, October 7, 2025 9:58 AM  
**To:** Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>; Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; Tharp, Heather@CALFIRE <[heather.tharp@fire.ca.gov](mailto:heather.tharp@fire.ca.gov)>; Rivera, Liliana@CALFIRE <[Liliana.Rivera@fire.ca.gov](mailto:Liliana.Rivera@fire.ca.gov)>; Wildlife R1 CEQA Redding <[R1CEQARedding@wildlife.ca.gov](mailto:R1CEQARedding@wildlife.ca.gov)>; Craig Kay <[ckay@co.siskiyou.ca.us](mailto:ckay@co.siskiyou.ca.us)>; Eric Olson <[eolson@co.siskiyou.ca.us](mailto:eolson@co.siskiyou.ca.us)>; Jeff Clausen <[jclausen@co.siskiyou.ca.us](mailto:jclausen@co.siskiyou.ca.us)>; Jennifer Taylor <[jtaylor@co.siskiyou.ca.us](mailto:jtaylor@co.siskiyou.ca.us)>; Klev Hegdal <[khegdal@co.siskiyou.ca.us](mailto:khegdal@co.siskiyou.ca.us)>; Monique George <[mgeorge@co.siskiyou.ca.us](mailto:mgeorge@co.siskiyou.ca.us)>  
**Cc:** [agill@allengillconstruction.com](mailto:agill@allengillconstruction.com); [brian@lcininc.com](mailto:brian@lcininc.com); [matti@nmrdesign.com](mailto:matti@nmrdesign.com)  
**Subject:** UP-25-02 15 DAY REVIEW

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good morning,

Attached is the 15 day review for application UP-25-02. Please note, all responses to the application must be received by October 7, 2025.

Thank you,

*Dianne Johnson*

Planning Permit Technician II

Siskiyou County Community Development

806 S. Main Street, Yreka, CA 96097

530-841-2148



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



October 21, 2025

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

Attention: Permit Technician

Subject: Project Application Review: UP 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):

**EMERGENCY ACCESS AND EGRESS**

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

**SIGNING AND BUILDING NUMBERING**

1274.01, 1274.02, 1274.03, 1274.04

**FUEL MODIFICATION AND STANDARDS**

1276.01, 1276.02, 1276.03, 1276.04, 1276.05

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



**California Forest Practice Rules (Title 14, CCR Ch. 4, 4.5, 10) and Act (Z'Berg -  
Nejedly Forest Practice Act) that may apply to your project:**

"CAL FIRE enforces the Forest Practice Rules on Timberland ("Timberland" PRC § 4526) other than land owned by the federal government and land designated by the board as experimental forest land. If you plan to cut or remove commercial tree species ("Commercial Species" 14 CCR § 895.1) for the purpose of converting timberland to land uses other than the growing of timber, it is considered Timber Operations ("Timber Operations; commercial purposes; criteria" PRC § 4527) and the property owner shall file an application for conversion with CAL FIRE per PRC § 4621 (a). A harvest document is required for conversion of timberland even if no sale, barter, exchange or trade of timber or other solid wood forest products occurs. Property owners may be eligible for a Conversion Exemption per Title 14, California Code of Regulations 14 CCR § 1104.1 if certain criteria are met. If you intend to convert timberland to land uses other than the growing of timber, contact a Registered Professional Forester for consultation."

If you have any questions, please call me at (530) 598-2635.



Lilly Rivera  
Forestry Technician  
CAL FIRE

For: Greg Roath  
Unit Chief

# State Minimum Fire Safe Regulations

## Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at  
[govt.westlaw.com/calregs](http://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.

- (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.

- (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.



- (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.

(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).

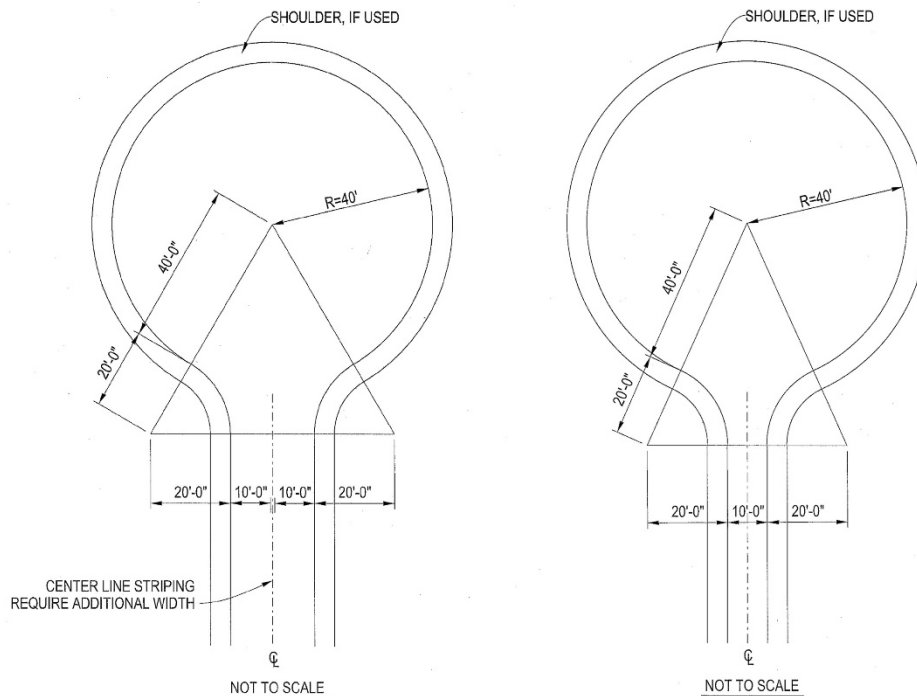


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

## § 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

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,

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

#### § 1275.04. Signing of Water Sources.

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

### **Article 5 Building Siting, Setbacks, and Fuel Modification**

#### § 1276.00 Intent

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

#### § 1276.01. Building and Parcel Siting and Setbacks

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



## § 1276.02. Ridgelines

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

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

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

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

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

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

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

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

## § 1276.03. Fuel Breaks

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

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

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

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

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

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

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

(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.

(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.

(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

#### § 1276.04 Greenbelts, Greenways, Open Spaces and Parks

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

#### § 1276.05 Disposal of Flammable Vegetation and Fuels

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

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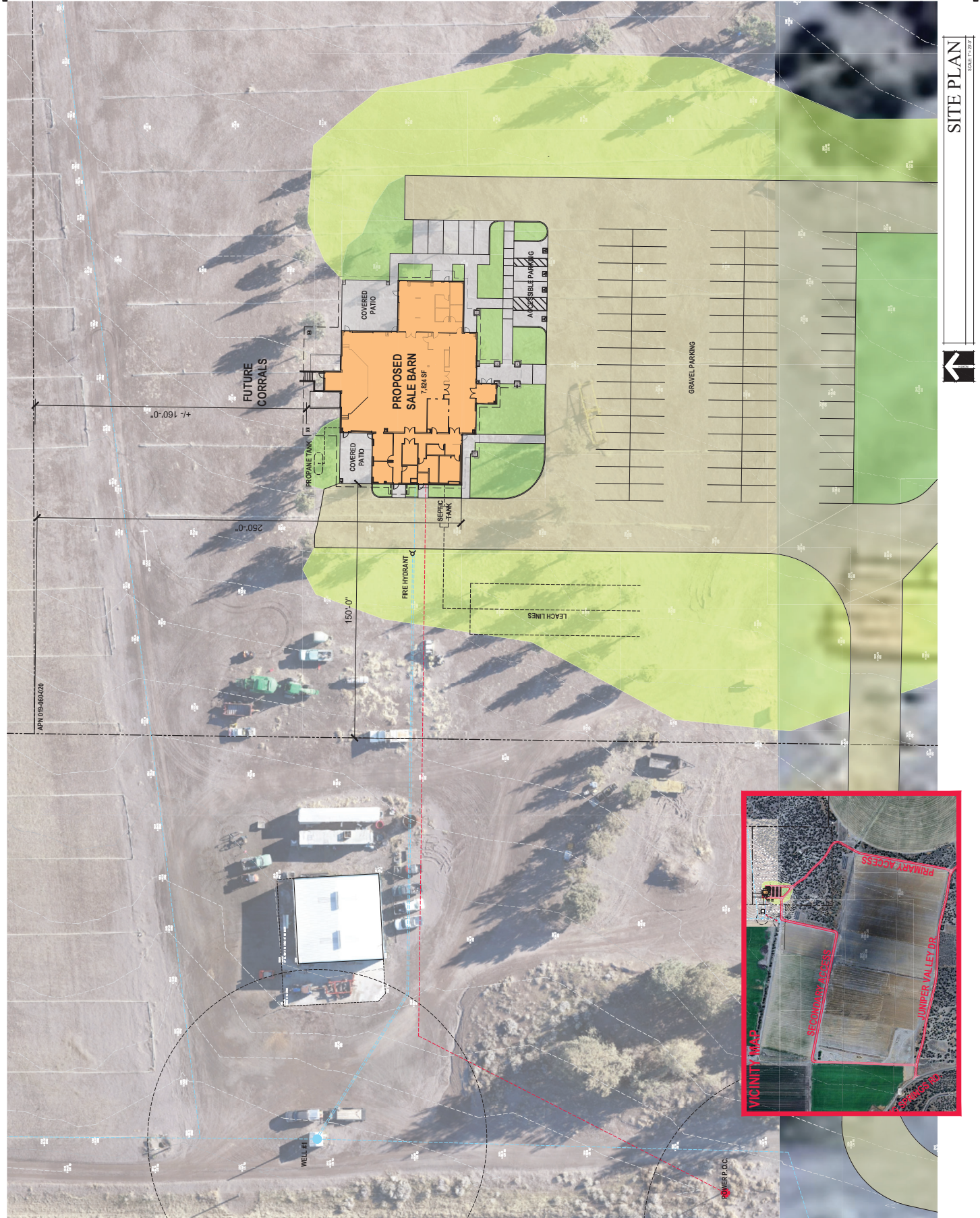


EXHIBIT C - SITE PLAN





