



Siskiyou County
Planning Commission Staff Report
April 15, 2026

New Business Agenda Item No. 1
Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M)
Time Extension Request

- Applicant:** Naftali “Mike” Burstein
- Property Owners:** Grenada Properties LLC
424 A-12
Grenada, CA 96038
- Representatives:** Dan Wallace
Cascade Land Survey
11239 Ball Mountain Road
Montague, CA 96064
- Project Summary:** The applicant is requesting approval of the following:
- 18-month time extension to the Grenada Properties LLC Tentative Parcel Map (TPM-23-03).
- Location:** The project site is located at 424 Highway A-12, in the unincorporated community of Grenada on APN: 038-410-121; Township 44N, Range 6W, Section 22, MDBM; Latitude 41.646°, Longitude -122.527°.
- General Plan:** Erosion Hazard; Prime Agricultural Soils
- Current Zoning:** Town Center Commercial (C-C) and Light Industrial (M-M)
- Exhibits:**
- A. Draft Resolution PC 2026-006
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Proposed Time Extension is Not a Project Pursuant to California Environmental Quality Act and Extending the Grenada Properties LLC Tentative Parcel Map Time (TPM-23-03).
 - B. April 17, 2024, Planning Commission Staff Report Packet
 - C. Signed Resolution PC 2024-008

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Background

The Grenada Properties LLC Tentative Parcel Map (TPM-23-03) is a proposed tentative map to subdivide an existing 6.35-acre parcel into two parcels (3.67 acres and 2.68 acres). TPM-23-03 was conditionally approved by the Planning Commission on April 17, 2024. In addition to the TPM, the project proposed to rezone 2.68 acres from Town Center District (C-C) to Light Industrial District (M-M). The ordinance to rezone was approved by the Siskiyou County Board of Supervisors on June 4, 2024.

At this time, the Tentative Parcel Map portion of the project has not been completed. The applicant cites an issue with the tax assessment for the property as the reason for the delay in filing the final map. One condition that must be met prior to recording the parcel map is the Tax & Assessment certificate, in which some taxes are paid in advance. The owner is working with the County Assessor to resolve this issue. The applicant is requesting an eighteen-month time extension in order to complete this project. Once all work has been completed and conditions of approval have been met, the applicant would be able to move forward with recording the parcel map.

Analysis

The Grenada Properties LLC Tentative Parcel Map (TPM-23-03) was approved by the Planning Commission on April 17, 2024, with an expiration date of April 17, 2026.

Siskiyou County Code Section 10-4.401.8.2(a) states a subdivider may request an extension of the expiration date of the approved tentative map by a written application. An extension request was received by the Planning Division on March 12, 2026. Pursuant to Government Code Section 66463.5(c), upon application by the subdivider to extend the approved map, the map shall be automatically extended for 60 days or until the application is approved, conditionally approved, or denied, whichever comes first. Because the applicant filed an extension request prior to the expiration date of April 17, 2026, the expiration date was automatically extended. At this time, the current expiration date of TPM-23-03 is June 16, 2026. Should the Planning Commission approve the eighteen-month extension request, authorized under SCC 10-4.401.8.2(c), on April 15, 2026, the new expiration date would be October 15, 2027.

Environmental Review

The proposed project requests an extension of time for a previously approved Tentative Parcel Map (TPM-23-03). Potential environmental impacts were analyzed, and the project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15301 of the CEQA Guidelines. The setting for the project has not significantly changed and there have been no changes to the land use designations in the area since approval of the original project. Additionally, the extension of time for a tentative map does not involve any physical changes in the environment and hence does not have the potential for causing an effect on the environment. Therefore, staff is recommending that the Planning Commission determine the proposed time extension does not constitute a "project" pursuant as defined in CEQA Guidelines Section 15378 and is therefore not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

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Comments

A Notice of Public Hearing was published in the Siskiyou Daily News on April 1, 2026, and mailed to property owners within 300 feet of the applicant's property. No agency comments were received at the time this staff report was written.

Public Comment

Planning Staff Recommendations

- Adopt Resolution PC-2026-006 taking the following actions:
 - Determine the time extension is not a project pursuant to California Environmental Quality Act (CEQA) as defined in Section 15378, and is therefore not subject to CEQA pursuant to Section 15060(c)(3) and
 - Approve the Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) Time Extension Request and establish a new expiration date of October 15, 2027.

Suggested Motion

I move to adopt Resolution PC 2026-006, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project is Not Subject to the California Environmental Quality Act and Extend the Grenada Properties LLC Tentative Parcel Map (TPM-23-03) to October 15, 2027.

Preparation

Prepared by the Siskiyou County Planning Division.

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

Bernadette Cizin, Associate Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2026-006

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Time Extension is Not a Project Under the California Environmental Quality Act (CEQA) and Extending the Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) to October 15, 2027.

Whereas, Tentative Parcel Map TPM-23-03 was originally approved by the Planning Commission on April 17, 2024 with an expiration date of April 17, 2026; and

Whereas, Siskiyou County Code Section 10-4.401.8.2 provides for extension to subdivision maps; and

Whereas, Naftali Burstein of Grenada Properties LLC has applied for an 18-month extension pursuant to Siskiyou County Code Section 10-4.401.8.2; and

Whereas, pursuant to Government Code Section 66463.5(c), the extension request automatically extended TPM-23-03 for 60 days (until June 16, 2026) or until the application is approved, conditionally approved, or denied, whichever comes first; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 1, 2026; and

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

Whereas, the Planning Division recommended that the project be determined not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(3) and 15378; and

Whereas, the Planning Division presented its oral and written staff report on the Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) Time Extension Request at a regular meeting of the Planning Commission on April 15, 2026; and

Whereas, there have been no significant changes in the project, no significant changes in the circumstances under which the project will be undertaken, and no new information has come to light regarding new or significant environmental effects; and

Whereas, on April 15, 2026, the Planning Commission discussed the CEQA exemptions and Tentative Parcel Map time extension (TPM-23-03-1M); and

Whereas, on April 15, 2026, the chair of the Planning Commission opened the duly noticed public hearing on the Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) Time Extension Request to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project prior to reaching its decision.

Now, Therefore, Be It Resolved that the Planning Commission, based on the evidence in the record, hereby takes the following actions on the Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) Time Extension Request:

1. Determines that the project to not be subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(3) which states that an activity is not subject to CEQA if the activity is not a project as defined in CEQA Guidelines Section 15378; and
2. Approves the Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) Time Extension Request, pursuant to SCC Section 10-4.401.8.2(c) and establishes a new expiration date of October 15, 2027.

It is Hereby Certified that the foregoing Resolution PC-2026-006 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 15th day of April 2026 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Tony Melo, Chair

Witness, my hand and seal this 15th day of April 2026

James V. Phelps, Secretary of the Commission



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New Business Agenda Item No. 2:
Grenada Properties Zone Change (Z-23-04) and
Tentative Parcel Map (TPM-23-03)

Applicant: Naftali "Mike" Burstein

Property Owners: Grenada Properties LLC
424 A-12
Grenada, CA 96038

Representatives: Dan Wallace
Cascade Land Survey
11239 Ball Mountain Road
Montague, CA 96064

Project Summary The applicant is requesting approval of the following:

- Zone Change from Town Center Commercial (C-C) to Light Industrial (M-M)
- Tentative Parcel Map to subdivide an existing 6.35-acre parcel into two parcels (3.67 acres and 2.68 acres).

Location: The project site is located at 424 Highway A-12, in the unincorporated community of Grenada on APN: 038-410-121; Township 44N, Range 6W, Section 22, MDBM; Latitude 41.646°, Longitude -122.527°.

General Plan: Erosion Hazard; Prime Agricultural Soils

Current Zoning: Town Center Commercial (C-C)

Proposed Zoning: Town Center Commercial (C-C) and Light Industrial (M-M)

Exhibits:

- A. Draft Resolution PC 2024-008
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Grenada Properties LLC Tentative Parcel Map (TPM-23-03) and Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Grenada Properties LLC Zone Change (Z-23-04) by Adopting a Draft Ordinance Rezoning 2.68 Acres from C-C to M-M.
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments
- C. Town Center District Uses
- D. Light Industrial District Uses
- E. Tentative Parcel Map and Zone Change Exhibit Map

Background

The property owner, Mike Burstein of Grenada Properties LLC, has applied for a tentative parcel map to subdivide an existing 6.35-acre parcel into two parcels (3.67 and 2.68 acres). This is a modification from the four parcels (1.29, 1.48, 2.38, and 1.20 acres in size) that was originally requested. The applicant is also proposing that the proposed southern 2.68-acre parcel be rezoned from Town Center Commercial (C-C) to Light Industrial (M-M) in order to facilitate the potential use of the property for a mini-storage facility.

The property is located in the unincorporated community of Grenada at 424 A-12. It is developed with Grenada Gardens Senior Living and associated structures. A well and water tank on the west side of the project site was historically used for the fire suppression system at Grenada Gardens, but were disconnected when the building was connected to the Grenada Sanitary District. The property is bordered by 99-97 Cutoff (County Road 6K04), which is better known as A-12, and rangeland to the north. Shasta Boulevard (County Road 6K009), irrigated cropland, and Grenada Elementary School is to the south. A service station that has facilities for both commercial semi-trucks and personal vehicles is to the west. Residentially developed properties are to the east.



Figure 1: Location Map

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The rangeland north of the project site is zoned for both Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2) uses and is approximately 233 acres in size. The irrigated cropland south of the project site is zoned for both Rural Residential (R-R) and AG-1 uses and is approximately 30 acres in size. Also south of the project site, Grenada Elementary School is zoned for R-R uses and is approximately 5 acres in size. The service station west of the project site is zoned for Highway Commercial (C-H) uses and is approximately 2.8 acres in size. The three residentially developed parcels east of the project site are all zoned for R-R uses and range in size from approximately 0.23 acres to 0.68 acres in size.

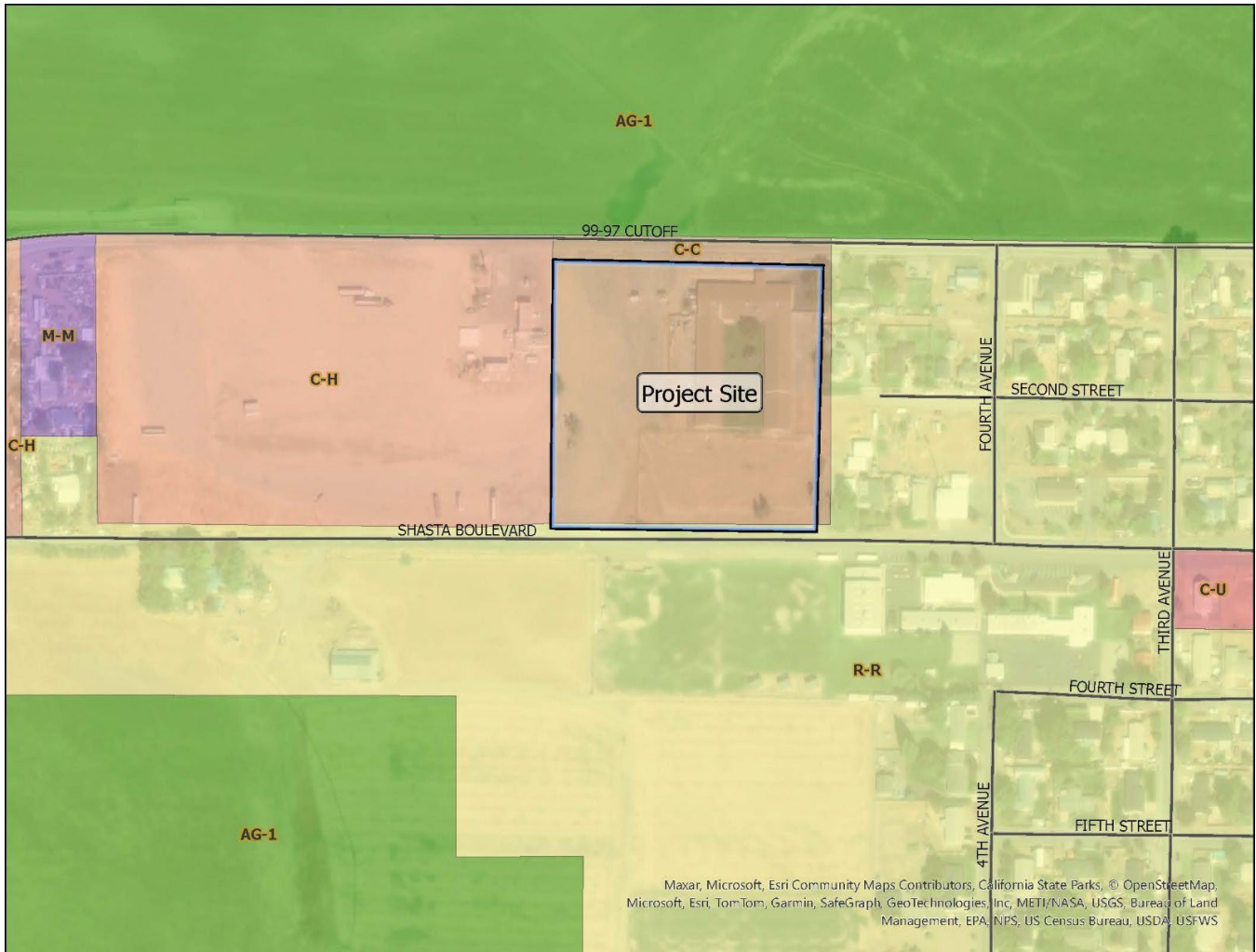


Figure 2: Zoning Map

The subject parcel is a legal parcel that was originally created by Grant Deed on April 5, 1957, when Ora McGregor granted it to Loren and Frances Wann as recorded in Volume 387 on Page 118 of Siskiyou County Official Records. It was subsequently modified on May 4, 1977, when Sy Brown granted a forty-foot strip of the northern portion of the property and a thirty-foot strip of the southern portion of the property to the County of Siskiyou as recorded in Volume 781 on Page 206 of Siskiyou County Official Records.

The project site is very slightly sloped at 1% to 2%. Vegetation on the project site that is not part of the existing landscaping for Grenada Gardens is extremely limited due to the western portion of the property being covered with road base and being used by semi-trucks as a turn-around. There are two

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deciduous trees adjacent to the western property line, two pine trees adjacent to the southeast property lines, and weeds and grasses in areas not covered by road base. Soil consists of Dotta loam, 0 to 2 percent slopes.

Analysis

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay area for Erosion Hazard, Wildfire Hazard, and Prime Agricultural Soils. Planning staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5 through 41.9, and 41.18 apply to the proposed project.

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

Subdivision and Zoning Consistency

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

In addition to subdividing the property, the project would entail rezoning a portion of the project site. The entire project site is currently zoned Town Center Commercial (C-C). The zone change proposes to rezone the southern proposed parcel from C-C to Light Industrial (M-M). Given the proposed zoning and proposed lot configuration, each of the parcels would need to contain a minimum of one acre with an on-site septic system and community water service, or 2.5 acres with an on-site septic system and well. As both proposed parcels exceed the 2.5-acre minimum parcel size, the resultant parcels will meet the minimum parcel size for their resultant zoning district.

As shown in Figure 2, the project site is located directly adjacent to parcels zoned for C-H, R-R, and AG-1 uses. Within less than 1000 feet are properties zoned for M-M and Neighborhood Commercial (C-U) districts. Subsequent to the proposed zone change, the zoning of the project site would remain consistent with the zoning that already exists in the neighborhood.

Pursuant to Siskiyou County Code (SCC Section 10-6.4601), the M-M zoning proposed for the subject parcel allows for mini-storage facilities. The zone change would result in a district for which the use of the property for a mini-storage facility would be in compliance with County Code for the M-M district. A full list of permitted and conditionally permitted uses in the M-M district is included as Exhibit D of this Staff Report.

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

Environmental Review

The project site is proposed to be subdivided into two parcels, with the southern parcel rezoned from C-C to M-M in order to facilitate the potential development of a mini-storage facility. Uses allowed within the M-M district are detailed in Exhibit D.

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

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

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

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on April 3, 2024, 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 – March 28, 2024

Environmental Health has reviewed the proposed parcel map and has no objections at this time. Parcel 1 includes the Grenada Gardens Assisted Living Facility and has water and sewer provided by the Grenada Sanitary District. Parcel 2 is developed with two wells (PN-2402) and has an approved onsite sewage disposal area. Water will be provided by Grenada Sanitary District.

Planning Response: Condition of Approval No. 10 has been added that requires the area(s) approved for on-site sewage disposal systems to be shown on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map.

California Department of Forestry and Fire Protection (CAL FIRE) – September 12, 2023

CAL FIRE has no requirements to the Zone Change and Parcel Map and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways approved under Public Resources Code 4290 requirements.

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Planning Response: The property line proposed as part of the Parcel Map would not encroach on previously permitted structures or roadways.

California Department of Fish and Wildlife (CDFW) – September 19, 2023

CDFW reviewed the proposed project and their responsibilities as a trustee agency. As no new development is proposed as part of this project, they do not have comments at this time. However, they noted that Siskiyou County is biodiverse and home to many special status species. Because of that, CDFW requested that if the project changes and land modification or construction is proposed, including grading and/or well installation, that they be consulted.

Planning Response: Currently, the project does not include specific plans for further development of the project site. However, if approved, the project would allow for the ministerial development of the proposed southern parcel for the uses allowed by right within the M-M zoning district, including a potential mini-storage facility. Because of that, if this project is approved, CDFW would only be consulted regarding development and uses that are conditionally permitted within the M-M district.

Grenada Sanitary District

September 27, 2023: The Sanitary District did not object to the proposed project but did comment regarding growth concerns they had related to their limited facilities.

Planning Response: Planning consulted with Environmental Health and requested that the District clarify if they would be able to serve the proposed parcels with water services.

November 22, 2023: The Sanitary District stated that they could provide water only but noted that they had concerns about the volume of water that could be provided.

Planning Response: Planning consulted with Environmental Health and Environmental Health requested a formal “Can and Will Serve Letter” from the District regarding their ability to provide water services to the proposed parcels.

February 2, 2024: The Sanitary District provided a “Will Serve” letter for water service to the proposed parcels.

Planning Response: No response was necessary.

Siskiyou County Public Works Department – September 15, 2023

Public Works noted that a wall and miscellaneous improvements were constructed on County property without a permit. The owners subsequently obtained an Encroachment Permit, but the trespass issue has not been addressed. Prior to approval of the Parcel Map, the trespass issue will need to be resolved satisfactorily with County Counsel.

Planning Response: Condition of Approval No. 6 was added that requires the trespass issue shall be resolved to the satisfaction of the County prior to recordation of the map.

Planning Staff Recommendations

Adopt Resolution PC-2024-008 taking the following actions:

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

Suggested Motion

I move that we adopt Resolution PC 2024-008, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Grenada Properties Tentative Parcel Map (TPM-23-03) and Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Grenada Properties Zone Change (Z-23-04) by Adopting a Draft Ordinance Rezoning 2.68 Acres from C-C to M-M.

Preparation

Prepared by the Siskiyou County Planning Division.

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

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2024-008

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Grenada Properties Tentative Parcel Map (TPM-23-03) and recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Grenada Properties Zone Change (Z-23-04) by Adopting a Draft Ordinance Rezoning 2.68 acres of APN 038-410-121 from C-C to M-M

Whereas, an application has been received from Naftali “Mike” Burstein of Grenada Properties, LLC for a zone change and tentative parcel map to subdivide a 6.35-acre legal parcel into two parcels of 3.67- and 2.68-acres and change the zoning district from Town Center Commercial (C-C) to Light Industrial (M-M); and

Whereas, the current zoning district is Town Center Commercial (C-C) and, in order to facilitate the potential development of a portion of the property with a mini-storage facility, a zone change of a portion of the property to Light Industrial (M-M) is necessary; and

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

Whereas, the project site is currently partially developed with Grenada Gardens Senior Living facility; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 3, 2024; and

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

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

Whereas, the Planning Division presented its oral and written staff report on Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03) at a regular meeting of the Planning Commission on April 17, 2024; and

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

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant *Existing Facilities* (Section 15301), as the property is already partially developed; and

Whereas, the Planning Division recommended approval of both Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on April 17, 2024, the Chair of the Planning Commission opened the duly noticed public hearing on Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

Whereas, there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and tentative parcel map would have a significant effect on the environment; and

Whereas, on April 17, 2024, the Commission discussed Z-23-04 and TPM-23-03 prior to reaching its decision.

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

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03):

1. Conditionally approves Tentative Parcel Map (TPM-23-03), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and
2. Recommends the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301; and
3. Recommends the Board of Supervisors of Siskiyou County approve Zone Change (Z-23-04), subject to the conditions of approval contained in Attachment A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC 2024-008 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 17th day of April 2024 by the following voice vote:

Siskiyou County Planning Commission

Jeff Fowle, Chair

Witness, my hand and seal this 17th day of April 2024

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2024-008
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber is to be commercially harvested as part of the zone change, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) shall be adhered to.
4. If any timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required.
5. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP is required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-Acre Conversion Exemption" under 14CCR 1104.
6. A building permit must be obtained prior to any future development or placement of structures on the property. This requirement includes, but is not limited to, any enlargement, alteration, replacement, repair, or improvement of any existing structures.

Conditions of Approval

1. The project shall substantially conform to the project description and exhibit map reviewed and conditionally approved by the Planning Commission on April 17, 2024. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed by the County Tax Collector, and submitted with the legal descriptions for recording.
3. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Planning Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Community Development Department, and all other local and state regulatory agencies.
5. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division.
6. The trespass upon County property (County Road 6K04) with a wall and other miscellaneous improvements shall be resolved to the satisfaction of the County prior to recordation of the Final Map.
7. The following notation shall be shown on an additional Notation and Disclosure Map for the Parcel Map: "Pursuant to Siskiyou County Ordinance (No. 90-28), this land division is subject to an Agricultural Operations Notice Policy (Right to Farm Ordinance)."
8. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map:

If any potential prehistoric, ethnographic, and/or historic cultural resource(s) or material(s) be discovered on or below the surface during any phase of future development, all work shall stop, archaeological consultation shall be sought immediately, and the Siskiyou County Planning Division shall be notified. If the findings are deemed significant by the Siskiyou County Planning Division, appropriate mitigation measures

shall be required prior to any resumption of work in the affected area of the project.

9. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map:

Encroachment Permits are required for any work or encroachment within the County Road right-of-way. Work may include, but is not limited to: driveways, mailboxes, underground utilities, culverts, maintenance of existing improvements, and removal of vegetation adjacent to driveways.

10. Areas approved for on-site sewage disposal systems shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map, to the satisfaction of the Siskiyou County Environmental Health Department.
11. All Conditions of Approval must be completed and the Final Map shall be recorded within 24 months of the date of approval unless a request for a time extension is made prior to the expiration date pursuant to Section 10-4.401.8.2 of the Siskiyou County Code.
12. 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.

Findings

Tentative Parcel Map / Subdivision Map Act

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

1. The subdivision is consistent with the General Plan

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

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

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

The project site is located in the Town Center District and proposes to rezone Proposed Parcel 2 to the Light Industrial District. Multiple-family dwellings and apartment houses are allowed within the Town Center District, but not within the Light Industrial District. Therefore, the proposed subdivision will potentially have a negative net effect on the local housing supply. Proposed Parcel 1 has existing sewer and water connections to the Grenada Sanitary District. Proposed Parcel 2 has an approved on-site septic disposal area and a will-serve letter for connection to the Grenada Sanitary District for water. Fire service by the Grenada Fire Protection District is approximately 250 feet away and police service is provided by the Siskiyou County Sheriff's Department, approximately 10 miles from the project site. The project will not detrimentally impact available public service fiscal resources.

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

The subdivision is located on level ground and therefore design options exist that would feasibly allow the use of future solar passive heating and cooling.

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

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

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

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

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

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

The project is designed within the density limits of the existing Town Center (C-C) and proposed Light Industrial (M-M) zoning district, which allows for parcels with a minimum of 2.5 acres. The property generally level, is not within a geologic landslide area, and is not near an active fault. Soils consist of Dotta loam, 0 to 2 percent slopes, which is not prime farmland and which would not prohibit development. Furthermore, Proposed Parcel 1 has already been developed with an assisted living facility and accessory structures. Therefore, the site is physically suitable for development.

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

The subject parcel is already developed with an assisted living facility. Proposed Parcel 2 is being rezoned in order to facilitate the potential use of the property of a mini-storage facility. There are no existing physical conditions on the site that appear to prohibit this type of development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision proposes to create two parcels. The site is already improved with an assisted living facility and accessory structures and multiple public roads for ingress and egress. The majority of the undeveloped portion of the site has been covered with road base and is utilized by customers of the adjacent fuel station as a driveway and turn-around. Any development of the subject parcel is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as there is no suitable habitat or waterways existing on the subject parcel.

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

The subdivision will not cause serious public health problems in that any future development will be served by private water and septic, the access to the site meets the requirements of the Department of Forestry and Fire Protection (CAL FIRE), and any future development will be required to comply with the California Building Code.

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

There are no existing easements acquired by the public at large for access through or use of the subject parcel.

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

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

As a condition of approval (Conditional of Approval No. 5), the applicant is required to “comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division.”

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

The project site approximately 250 feet away from the Grenada Fire Protection District, which provides structural fire protection within the district. Additionally, the nearest hydrant is at the southeast corner of the subject parcel.

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

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

The proposed parcels are designed with acreages between 2.68 acres and 3.67 acres. All proposed parcels exceed the 2.5-acre minimum parcel size.

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

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

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

The project site is bordered or bisected by multiple roads. All proposed lot side lines are at approximately right angles or radial to street or road lines.

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

Currently, the existing parcel has double frontage on 99-97 Cutoff to the north and Shasta Boulevard to the south. Upon recordation of the Final Map, neither of the proposed parcels will have double frontage.

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

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

Zoning Consistency Findings

1. The proposed Zone Change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed Zone Change application is consistent with Siskiyou County Code, Title 10, Chapter 6, Article 28.
3. The proposed Zone Change from Town Center (C-C) to Light Industrial (M-M) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Town Center (C-C), Highway Commercial (C-H), Rural Residential Agricultural (R-R), Neighborhood Commercial (C-U), and Light Industrial (M-M).
5. 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) 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.

The project site has direct access to 99-97 Cutoff and Shasta Boulevard, both of which are public roads capable of accommodating the traffic that could be generated from the proposed use.

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

The proposed mini-storage use of the existing parcel is clearly compatible with the surrounding area. The neighboring parcels are zoned and developed with a mix of residential, commercial, and industrial uses, which are consistent with the light industrial use planned for the project site.

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

The proposed mini-storage use will not be disruptive or destroy the intent of protecting each mapped resource, as described herein.

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

Proposed Parcel 1 is an already developed site that has an existing sewer and water connection to the Grenada Sanitary District. Proposed Parcel 2 has an approved septic location and a will-serve letter for connection to the Grenada Sanitary District for water. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

Proposed Parcel 1 is an already developed site that has an existing sewer connection to the Grenada Sanitary District. Proposed Parcel 2 has an approved septic location. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

Water service to proposed Parcel 1 is provided by the Grenada Sanitary District. Grenada Sanitary District has submitted a "Will Serve" letter stating that connection to the Grenada Sanitary District is available for proposed Parcel 2.

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

Proposed Parcel 1 is an already developed site that has an existing sewer connection to the Grenada Sanitary District. Proposed Parcel 2 has an approved septic location. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

The subject parcel has immediate access to 99-97 Cutoff and Shasta Boulevard, public roads that are adequate for the immediate and cumulative traffic impacts of the project.

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

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

Map 2: Erosion Hazard

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

Any future development is required to meet Building Code requirements for erosion and runoff.

Map 10: Wildfire Hazard

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

The Grenada Fire Protection District fire station is approximately 250 feet east of the project site. The nearest hydrant is at the southeast corner of the subject property. Additionally, as a condition of approval (Condition of Approval No. 5), the project and any future development must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning.

Map 12: Prime Agricultural Soils

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

Policy 36. – In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land or land clearly committed to urbanization, but not within a city or service district sphere of influence, the minimum parcel size shall be 10-20 acres, depending on distance from major agricultural areas.

The permitted density will not create erosion or sedimentation problems.

A minimum parcel size of 20 acres is required in areas that are adjacent to or in close proximity to major commercial agricultural operations.

The intent of this policy is to allow a higher density on land that is not capable of being productive for agriculture, and at the same time retaining a residential density in the major agricultural areas of the county that is compatible with agricultural interests.

The subject parcel is within land clearly committed to urbanization as evidenced by the California's Department of Conservation Division of Land Resource Protection's classification of the subject parcel as "Urban and Built-Up Land" on their 2018 survey. Additionally, the subject parcel is within the Grenada Sanitary District and the Grenada Fire Protection District's service area.

California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15061(b)(3), because there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, this zone change and tentative parcel map project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Pursuant to CEQA Guidelines, Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. Because Proposed Parcel 1 of the subject property is already developed, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER GRENADA PROPERTIES LLC (HAFTALI BURSTEIN) FILE # 038-410-121

LOCATION 424 HIGHWAY A-12 T 44N , R 6W , SEC. 22 PD# Z-2304
GRENADA, CA TPM-2303

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 completed a review of this proposed parcel split and zone change and has no objections at this time.

Parcel 1 incorporates the Grenada Gardens Assisted Living Facility and has water and sewer provided by the Grenada Sanitary District.

Parcel 2 has an approved onsite sewage disposal area and water will be provided by the Grenada Sanitary District.

Parcel 2 is developed with two wells (PN-2402)

REHS _____ DATE 3/28/24

ENVIRONMENTAL HEALTH ACTION

Application Accepted Application Rejected as Incomplete (see comments)

Approved Recommended for Denial
 Approved with conditions (see comments)

REHS  DATE 3/28/24

Date sent to Planning:

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

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



Date: 9/12/2023

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

Attention: Dianne Johnson

Subject: Zone Change & Parcel Map Z2304/TPM2303

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):

Cal fire has no requirements to the Zone change & Parcel Map and would only object to the adjustment if the new boundary line encroaches on previously permitted structures or roadways approved under the following requirements.

ROAD AND STREET NETWORKS

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

ROAD SIGNING

1274.01, 1274.02, 1274.03, 1274.04

FUEL MODIFICATION

1276.02, 1276.03

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

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

Date:9/12/2023
Page 2

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

DRIVEWAY DESIGN AND SURFACE REQUIREMENTS

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

ADDRESSES FOR BUILDING

1274.08, 1274.09, 1274.10

FUEL MODIFICATION AND STANDARDS

1276.01, 1276.02, 1276.03,

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

If you have any questions, please call Ernest Curran at (530) 842-3516.

Sincerely,
Katie McHenry
Forestry Technician-Prevention

For: Darryl Laws
Siskiyou Unit Chief

Attachment

Cc: file

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

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

As of April 1, 2023

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 State Minimum Fire Safe Regulations

Articles 1-5

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Article 1 Administration

§ 1270.00. Title

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

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

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

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

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

§ 1270.02. Purpose

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

§ 1270.03. Scope

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

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- (3) application for a use permit;
 - (4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.
- (d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

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

§ 1270.05. Local Regulations

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

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

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

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

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

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

§ 1270.07. Exceptions to Standards

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

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

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

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

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

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

§ 1270.08. Distance Measurements

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

Article 2 Ingress and Egress

§ 1273.00. Intent

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

§ 1273.01. Width.

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

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

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

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

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

§ 1273.02. Road Surface

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

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

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

§ 1273.03. Grades

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

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

§ 1273.04. Radius

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

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

§ 1273.05. Turnarounds

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

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

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

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

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

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

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

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

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

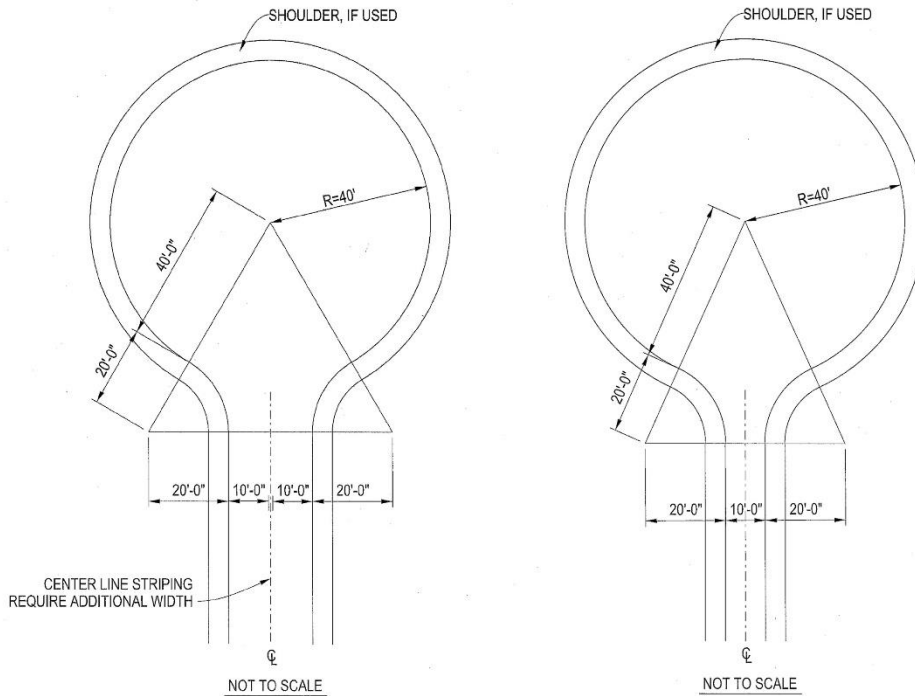


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

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

§ 1273.07. Road and Driveway Structures

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

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

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

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

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

§ 1273.08. Dead-end Roads

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

- parcels zoned for less than one acre - 800 feet
- parcels zoned for 1 acre to 4.99 acres - 1,320 feet
- parcels zoned for 5 acres to 19.99 acres - 2,640 feet
- parcels zoned for 20 acres or larger - 5,280 feet

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

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

§ 1273.09. Gate Entrances

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

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

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

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

Article 3 Signing and Building Numbering

§ 1274.00. Intent

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

§ 1274.01. Road Signs.

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

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

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

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

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

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

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

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

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

§ 1274.03. Addresses for Buildings.

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

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

(c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

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

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

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

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

(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.

(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

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

§ 1275.01. Application

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

§ 1275.02. Water Supply.

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.

(b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.

(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.

(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.

(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.

(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

(a) Each hydrant, fire valve, or access to water shall be identified as follows:

- (1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
- (2) if located along a road,

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

§ 1275.04. Signing of Water Sources.

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

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

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

§ 1276.01. Building and Parcel Siting and Setbacks

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

§ 1276.02. Ridgelines

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

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

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

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

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

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

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

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

§ 1276.03. Fuel Breaks

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

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

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

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

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

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

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

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

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

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

§ 1276.05 Disposal of Flammable Vegetation and Fuels

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

FOR INFORMATIONAL USE ONLY

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

From: [Iacona, Erika@Wildlife](mailto:Iacona,Erika@Wildlife)
To: [Dianne Johnson](mailto:Dianne.Johnson)
Cc: [Hawk, Debra@Wildlife](mailto:Hawk,Debra@Wildlife)
Subject: Early Consultation Comments for Zone Change 2304 & Parcel Map 2303
Date: Tuesday, September 19, 2023 11:31:51 AM
Attachments: [image001.png](#)

Dear Dianne Johnson,

The California Department of Fish and Wildlife (CDFW) has reviewed the consultation request for Grenada Properties, LLC Zone Change & Parcel Map (Z2304/TPM2303), a proposal to divide an existing 6.35-acre parcel into four new parcels of 1.29-acres, 2.38-acres, 1.48-acres, and 1.20-acres and to Zone Change (Z-23-04) from Town Center District (CC) to Light Industrial (M-M) of the 1.48 and 1.20 parcels (Project), at 424 County Highway A-12, Grenada in Siskiyou County. As a trustee for the State's fish and wildlife resources, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, CDFW administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code that conserve the State's fish and wildlife public trust resources.

CDFW has reviewed the early consultation request received by Siskiyou County. Since the Tentative Parcel Map application indicates "*No new development is proposed as part of this project.*", CDFW does not have comments at this time. Please note that Siskiyou County is biodiverse and home to many special status biological resources. Therefore, if the status of this Project changes, and land modification/construction is proposed, including grading and/or well installation, please re-consult with CDFW.

Please ensure all future consultation requests are sent to R1CEQARedding@wildlife.ca.gov.

Kind Regards,
Erika

--
Erika Iacona
Senior Environmental Scientist, Specialist
R1 Interior Habitat Conservation Planning
(530) 806-1389
601 Locust Street
Redding, CA 96001



Grenada Sanitary District

P.O. BOX 371

GRENADA, CA. 96038

GrenadaSanitaryDistrict@gmail.com

Telephone & Text: (530) 340-4659

Regarding zone change for Grenada parcel Z2304/TPM2303

As long time chairman of GSD I can see nothing glaring that would void this parcel into four new parcels. Yet should point out -growth concerns as we have our attention.

I will note that We currently provide water and sewer services to the currently one parcel. Any improvements that will need those services on the New other three parcels will need their own sewer and water connections to our system. And cannot be just added from the current Senior center parcel. Each parcel will need its own connections.

Also, our current sewer system is maxed out and any adding of businesses that will need that service will have to be addressed before allowed. We are somewhat concerned, about the two restaurants that seem to be slowly happening within the senior center building and what this effect this may have on the sewer system.

The current Senior center building has its own sewer tank but we are taking the effluent from it. We can only hope that those tanks are pumped out from time to time.

I would like to point out that the owner or owners need to be aware that the sewer and water are limited in the town and that to start any business without being clear up front about those needs regarding sewer and water will need to be openly addressed.

There is a current water line that was installed for fire protection use only and can not be tapped into and used for other uses.

While we are currently working on getting a new sewer system. It is most likely 4-5 years out if it happens at all. But as we work on the planning we are hopeful to be able to provide more service to a growing community we call Grenada.

I see no issues with parcel changes as long as it is know by all that some water is possibly available, but sewer it not at this time.

Phil Peck -chairman GSD

Rachel Jereb

From: Phil Peck <grenadasanitarydistrict@gmail.com>
Sent: Wednesday, November 22, 2023 9:59 AM
To: Rachel Jereb
Subject: RE: Z2304_TPM2303 - Grenada Gardens Zone Change and Parcel Split

We can provided water only, as long as the owner pays for the connections from a main line to each new parcel. But we also would have to agreed to how much water that is. As a couple of toilets for a storage business versus a bottling water company are two different things.
phil

Sent from [Mail](#) for Windows

From: [Rachel Jereb](#)
Sent: Tuesday, November 21, 2023 1:03 PM
To: grenadasanitarydistrict@gmail.com
Cc: [Dan Wessell](#); [Rick Dean](#)
Subject: FW: Z2304_TPM2303 - Grenada Gardens Zone Change and Parcel Split

Hi Phil,

I sent the email below to you a couple weeks back and I am just checking in. Please let me know if the District will be able to serve the proposed parcels with water or not.

Rachel Jereb
Senior Planner, County of Siskiyou
806 S. Main Street
Yreka, CA 96097
530-842-8205

From: Rachel Jereb
Sent: Wednesday, November 8, 2023 5:17 PM
To: grenadasanitarydistrict@gmail.com
Subject: Z2304_TPM2303 - Grenada Gardens Zone Change and Parcel Split

Hi Phil,

I reviewed your comment letter for the proposed Grenada Gardens lot split. It sounds like the Sanitary District would be able to serve the proposed parcels with water but would not be able to serve the proposed parcel with sewer until the existing system is replaced. Please confirm if that is correct.

Thank you,

Rachel Jereb

Senior Planner, County of Siskiyou

806 S. Main Street
Yreka, CA 96097
530-842-8205



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Grenada Sanitary District

P.O. BOX 371

GRENADA, CA. 96038

GrenadaSanitaryDistrict@gmail.com

Telephone & Text: (530) 436-9924

Feb. 2, 2024

To: Mike Burstein and Dan Wessell

**Regarding zone changes with tentative parcel map APN 038-410-121
Having spoken to Mr. Burstein regarding his desire for zone changes into
four parcels 1-4 as shown on map. 1-2 as C-C and 3-4 as M-M**

**Please allow this letter to serve as a (Will Serve) approval for water
connections to the Grenada Sanitary District water system to be available
for each parcel at owner's expense. At this time #1,3&4 parcels will have to
provide their own sewer system.**

**Parcel #2 is currently connected to both our water and sewer, so no
changes are needed with this parcel.**

**Phil Peck -chairman
530 340 5721**



From: [Terry E. Smith](#)
To: [Dianne Johnson](#)
Cc: [Thomas Deany](#)
Subject: RE: Z2304_TPM2303_15_DayReview
Date: Friday, September 15, 2023 9:54:00 AM
Attachments: [ANNOTATED TPM 2303.pdf](#)

Dianne;

Attached is an annotated copy of the Tentative Map indicating our concerns. Siskiyou County owns forty (40) feet along the front of Grenada Gardens and thirty (30) feet along the rear (the map does not show the rear portion). A wall and miscellaneous improvements were constructed on County property without a permit. The owners have subsequently obtained an Encroachment Permit. The Permit did not address the trespass issue. Prior to approval of the Parcel Map, the trespass issue will need to be resolved satisfactorily to County Counsel.

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

From: Dianne Johnson <dmjohnson@co.siskiyou.ca.us>

Sent: Monday, September 11, 2023 12:41 PM

To: Terry E. Smith <tesmith@co.siskiyou.ca.us>; Jeremy Lipke <jlipke@co.siskiyou.ca.us>; R1CEQARedding@wildlife.ca.gov; Michael Kobseff <mkobseff@co.siskiyou.ca.us>; Boyd, Heather@CALFIRE <Heather.Boyl@fire.ca.gov>; McHenry, Katie <Katie.McHenry@fire.ca.gov>; Eric Olson <eolson@co.siskiyou.ca.us>; Craig Kay <ckay@co.siskiyou.ca.us>; Jeff Clausen <jclausen@co.siskiyou.ca.us>; Jennifer Taylor <jtaylor@co.siskiyou.ca.us>; Thomas Deany <tdeany@co.siskiyou.ca.us>

Subject: Z2304_TPM2303_15_DayReview

Good afternoon,

Attached is the 15 day review for application Z2304/TPM2303. Please note, all responses to the application must be received by September 25, 2023.

Thank you,

Dianne Johnson

Planning Permit Technician

Siskiyou County Community Development

806 S. Main Street, Yreka, CA 96097

530-841-2148

Article 43. Town Center District (C-C)

Sec. 10-6.4301. C-C District.

The regulations set forth in this article shall apply in the Town Center District. The C-C District is intended to promote and enhance the diversified uses compatible with and necessary for the maintenance and viability of town centers and rural communities. In combination with residential and public uses, such groupings of stores provide daily and weekly convenience shopping and service for the surrounding area. The C-C District also allows social and cultural uses to serve the County's subareas.

(§ I, Ord. 86-2, eff. February 27, 1986; Ord. No. 13-11, § III, 8-6-2013)

Sec. 10-6.4302. Uses permitted.

The following uses shall be permitted in the C-C District:

- (a) Retail stores, offices and personal service establishments within a building, including appliance stores, bakeries, banks, barbershops, beauty parlors, bookstores, department stores, drugstores, food shops, hardware stores, mortuaries, theaters, retail nurseries, professional offices, restaurants, and shoe stores;
- (b) Multiple-family dwellings and apartment houses;
- (c) Churches, libraries, parks, playgrounds, schools, and public buildings and uses;
- (d) Community centers, fraternal organizations, social halls, lodges, and clubs;
- (e) Car washes;
- (f) Launderettes and retail nurseries;
- (g) Accessory uses and buildings normally incidental to any of the permitted or conditionally permitted uses set forth in this article;
- (h) On- and off-sale liquor establishments; and
- (i) Health clubs.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § I, Ord. 94-07, eff. April 14, 1994, and § I, Ord. 97-13, eff. May 8, 1997)

(Ord. No. 13-11, § III, 8-6-2013)

Sec. 10-6.4303. Conditional uses permitted.

Subject to obtaining a use permit, the following uses shall be permitted in the C-C District:

- (a) Animal hospitals, automobile repair shops, drive-in establishments, creameries, automobile service stations, nonindustrial laundries and laundromats, cabinet shops, outdoor sales establishments, if fenced, and motels;

-
- (b) Convalescent and care facilities;
 - (c) Hotels;
 - (d) Adult entertainment;
 - (e) Truck and utility trailer rental, excluding industrial equipment;
 - (f) Publicly owned parking lots;
 - (g) Motor vehicle sales;
 - (h) Caretaker's residence;
 - (i) Group care facilities for more than six (6) individuals; and
 - (j) In addition to the uses listed above, those uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 93-10, eff. February 23, 1993, § I, Ord. 94-07, eff. April 14, 1994, and § I, Ord. 97-13, eff. May 8, 1997)

(Ord. No. 13-11, § III, 8-6-2013)

Article 46. Light Industrial District (M-M)

Sec. 10-6.4601. M-M District.

The regulations set forth in this article shall apply in the Light Industrial District. The M-M District is intended to establish areas where light manufacturing and the less abrasive industrial activities may take place, particularly where heavy industry may not be appropriate. To provide for maximum harmony within the community, M-M District uses shall be designed and constructed to occur within confined areas. The provisions of this article, in combination with standards and special provisions, are designed to accommodate circulation, fire safety, access, and other considerations relevant to the health, safety, and general welfare of the community.

(§ 1, Ord. 86-2, eff. February 27, 1986)

Sec. 10-6.4602. Uses permitted.

The following uses shall be permitted in the M-M District:

- (a) Animal hospitals, pounds, and kennels;
- (b) Nurseries and greenhouses;
- (c) Saw shops provided all operations occur within the building;
- (d) Vehicle repair services, garages, and body shops provided all operations occur within a building;
- (e) Miscellaneous repair shops and related services provided all operations occur within a building;
- (f) Equipment rental and leasing provided all equipment shall be screened by a wall, fence, or landscaping screen not less than six (6') feet in height;
- (g) Off site construction, maintenance services, and contractors' yards, including building, electrical, plumbing, heating, roofing, painting, landscaping, excavation, and similar contractors, and janitorial, fumigating, septic tank pumping, and similar services;
- (h) Welding shops, machine shops, and sheet metal shops provided all operations occur within a building;
- (i) Non-retail laundries and dry cleaners;
- (j) Lumber yards and woodworking and cabinet shops;
- (k) Feed stores;
- (l) Assembly plants which are not objectionable, obnoxious, or offensive by reason of the emission of noise, smoke, dust, odors, fumes, or other materials or which do not involve the handling or storage of flammable explosives or dangerous materials;
- (m) Bulk storage of oil, gasoline, propane, and similar products;
- (n) Wholesale storage and distribution of foods and materials, including warehouses, moving services, delivery services, and similar uses. The storage of flammables, explosives, or materials which create dust, odors, or fumes shall be expressly prohibited in the M-M District;
- (o) Fruit and vegetable freezing, processing, and packaging operations, but not including canneries;

-
- (p) Sales in conjunction with permitted or conditionally permitted uses;
 - (q) Towing services, excluding disabled vehicle storage, junk yards, wrecking yards and auto dismantling;
 - (r) Large and mini-storage facilities;
 - (s) Bottling works and spring and mineral water bottling works at the source.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 93-11, eff. February 23, 1993, and § I, Ord. 94-07, eff. April 14, 1994)

Sec. 10-6.4603. Conditional uses permitted.

Subject to obtaining a use permit, the following uses shall be permitted in the M-M District:

- (a) Caretakers' residences provided the permitted use requires the continuous supervision of a caretaker, superintendent, or security person and the residence is to be occupied only by such person and his or her family;
- (b) Airstrips and heliports;
- (c) Truck terminals and truck storage;
- (d) Storage elevators;
- (e) Power generation plants, all energy sources, including biomass;
- (f) Wood planing mills;
- (g) Primary or secondary manufacture of pharmaceuticals;
- (h) Retail establishments of a nature designed principally to serve surrounding industrial uses, such as restaurants and gasoline/diesel fuel stations;
- (i) Temporary disabled vehicle storage, not to exceed sixty (60) days, excluding junk yards, wrecking yards and auto dismantling;
- (j) Micro-distilleries, wineries and breweries;
- (k) In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit.

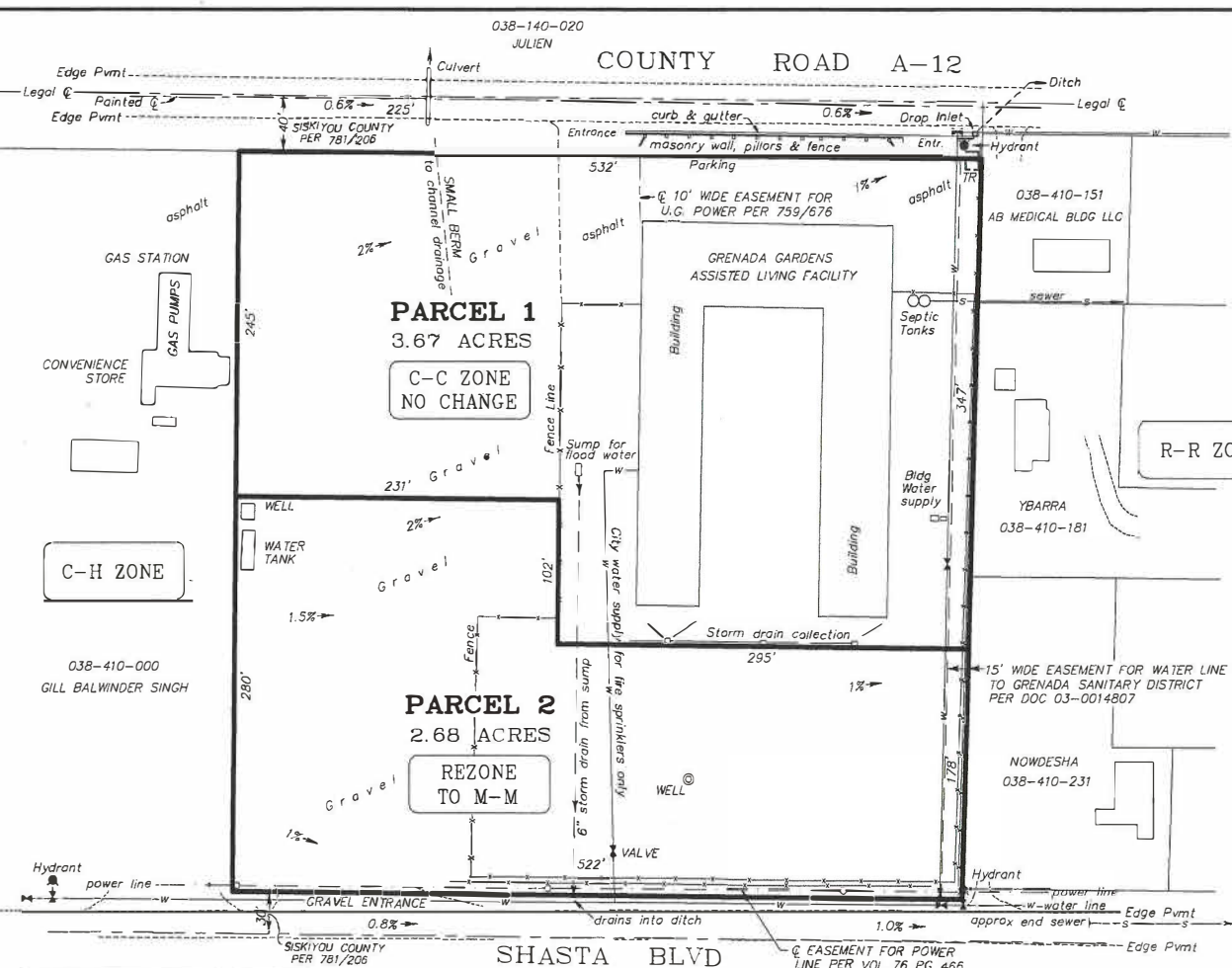
(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 93-11, eff. February 23, 1993, and § I, Ord. 94-07, eff. April 14, 1994)

TENTATIVE PARCEL MAP AND REZONE

A PORTION OF THE N.E. 1/4 OF THE S.W. 1/4
OF SECTION 22, T 44 N, R 6 W,

COUNTY OF SISKIYOU STATE OF CALIFORNIA
FEBRUARY, 2024 SCALE : 1" = 60'

APN 038-410-121
APPLICANT: NAFTALI BURSTEIN



APPLICANT/OWNER

GRENADA PROPERTIES LLC
424 HIGHWAY A-12
GRENADA, CA 96038
(323) 822-6600

TOTAL ACREAGE

6.35 ACRES

ZONING

PARCELS 1 TO REMAIN C-C ZONING
PARCEL 2 TO REZONE TO M-M

WATER SUPPLY

GRENADA SANITARY DISTRICT

SEWER

PARCEL 1- GRENADA SANITARY DISTRICT (EXISTING)
PARCEL 2 - ON-SITE SEPTIC DISPOSAL

ROAD IMPROVEMENTS

TO BE DETERMINED



PREPARED BY:
DANIEL WALLACE, PLS 6874
11239 BALL MTN. ROAD
MONTAGUE, CA 96064
(530) 340-0077



REVISION DATE: 02/12/2024

Resolution PC 2024-008

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Grenada Properties Tentative Parcel Map (TPM-23-03) and recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Grenada Properties Zone Change (Z-23-04) by Adopting a Draft Ordinance Rezoning 2.68 acres of APN 038-410-121 from C-C to M-M

Whereas, an application has been received from Naftali “Mike” Burstein of Grenada Properties, LLC for a zone change and tentative parcel map to subdivide a 6.35-acre legal parcel into two parcels of 3.67- and 2.68-acres and change the zoning district from Town Center Commercial (C-C) to Light Industrial (M-M); and

Whereas, the current zoning district is Town Center Commercial (C-C) and, in order to facilitate the potential development of a portion of the property with a mini-storage facility, a zone change of a portion of the property to Light Industrial (M-M) is necessary; and

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

Whereas, the project site is currently partially developed with Grenada Gardens Senior Living facility; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 3, 2024; and

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

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

Whereas, the Planning Division presented its oral and written staff report on Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03) at a regular meeting of the Planning Commission on April 17, 2024; and

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

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant *Existing Facilities* (Section 15301), as the property is already partially developed; and

Whereas, the Planning Division recommended approval of both Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on April 17, 2024, the Chair of the Planning Commission opened the duly noticed public hearing on Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

Whereas, there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and tentative parcel map would have a significant effect on the environment; and

Whereas, on April 17, 2024, the Commission discussed Z-23-04 and TPM-23-03 prior to reaching its decision.

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

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on Zone Change (Z-23-04) and Tentative Parcel Map (TPM-23-03):

1. Conditionally approves Tentative Parcel Map (TPM-23-03), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and
2. Recommends the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301; and
3. Recommends the Board of Supervisors of Siskiyou County approve Zone Change (Z-23-04), subject to the conditions of approval contained in Attachment A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC 2024-008 was duly adopted on a motion by Commissioner Melo and seconded by Commissioner Veale at a regular meeting of the Siskiyou County Planning Commission held on the 17th day of April 2024 by the following voice vote:

Siskiyou County Planning Commission



Jeff Fowle, Chair

Witness, my hand and seal this 17th day of April 2024



Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2024-008
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber is to be commercially harvested as part of the zone change, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) shall be adhered to.
4. If any timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required.
5. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP is required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-Acre Conversion Exemption" under 14CCR 1104.
6. A building permit must be obtained prior to any future development or placement of structures on the property. This requirement includes, but is not limited to, any enlargement, alteration, replacement, repair, or improvement of any existing structures.

Conditions of Approval

1. The project shall substantially conform to the project description and exhibit map reviewed and conditionally approved by the Planning Commission on April 17, 2024. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed by the County Tax Collector, and submitted with the legal descriptions for recording.
3. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Planning Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department, Environmental Health Division of the Siskiyou County Community Development Department, and all other local and state regulatory agencies.
5. The applicant shall comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning Division.
6. The trespass upon County property (County Road 6K04) with a wall and other miscellaneous improvements shall be resolved to the satisfaction of the County prior to recordation of the Final Map.
7. The following notation shall be shown on an additional Notation and Disclosure Map for the Parcel Map: "Pursuant to Siskiyou County Ordinance (No. 90-28), this land division is subject to an Agricultural Operations Notice Policy (Right to Farm Ordinance)."
8. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map:

If any potential prehistoric, ethnographic, and/or historic cultural resource(s) or material(s) be discovered on or below the surface during any phase of future development, all work shall stop, archaeological consultation shall be sought immediately, and the Siskiyou County Planning Division shall be notified. If the findings are deemed significant by the Siskiyou County Planning Division, appropriate mitigation measures

shall be required prior to any resumption of work in the affected area of the project.

9. The following notation shall be placed on the face of the additional Notation and Disclosure Exhibit Map for the Parcel Map:

Encroachment Permits are required for any work or encroachment within the County Road right-of-way. Work may include, but is not limited to: driveways, mailboxes, underground utilities, culverts, maintenance of existing improvements, and removal of vegetation adjacent to driveways.

10. Areas approved for on-site sewage disposal systems shall be shown on the face of an additional Notation and Disclosure Exhibit Map for the Parcel Map, to the satisfaction of the Siskiyou County Environmental Health Department.
11. All Conditions of Approval must be completed and the Final Map shall be recorded within 24 months of the date of approval unless a request for a time extension is made prior to the expiration date pursuant to Section 10-4.401.8.2 of the Siskiyou County Code.
12. 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.

Findings

Tentative Parcel Map / Subdivision Map Act

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

1. The subdivision is consistent with the General Plan

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

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

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

The project site is located in the Town Center District and proposes to rezone Proposed Parcel 2 to the Light Industrial District. Multiple-family dwellings and apartment houses are allowed within the Town Center District, but not within the Light Industrial District. Therefore, the proposed subdivision will potentially have a negative net effect on the local housing supply. Proposed Parcel 1 has existing sewer and water connections to the Grenada Sanitary District. Proposed Parcel 2 has an approved on-site septic disposal area and a will-serve letter for connection to the Grenada Sanitary District for water. Fire service by the Grenada Fire Protection District is approximately 250 feet away and police service is provided by the Siskiyou County Sheriff's Department, approximately 10 miles from the project site. The project will not detrimentally impact available public service fiscal resources.

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

The subdivision is located on level ground and therefore design options exist that would feasibly allow the use of future solar passive heating and cooling.

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

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

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

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

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

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

The project is designed within the density limits of the existing Town Center (C-C) and proposed Light Industrial (M-M) zoning district, which allows for parcels with a minimum of 2.5 acres. The property generally level, is not within a geologic landslide area, and is not near an active fault. Soils consist of Dotta loam, 0 to 2 percent slopes, which is not prime farmland and which would not prohibit development. Furthermore, Proposed Parcel 1 has already been developed with an assisted living facility and accessory structures. Therefore, the site is physically suitable for development.

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

The subject parcel is already developed with an assisted living facility. Proposed Parcel 2 is being rezoned in order to facilitate the potential use of the property of a mini-storage facility. There are no existing physical conditions on the site that appear to prohibit this type of development.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision proposes to create two parcels. The site is already improved with an assisted living facility and accessory structures and multiple public roads for ingress and egress. The majority of the undeveloped portion of the site has been covered with road base and is utilized by customers of the adjacent fuel station as a driveway and turn-around. Any development of the subject parcel is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as there is no suitable habitat or waterways existing on the subject parcel.

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

The subdivision will not cause serious public health problems in that any future development will be served by private water and septic, the access to the site meets the requirements of the Department of Forestry and Fire Protection (CAL FIRE), and any future development will be required to comply with the California Building Code.

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

There are no existing easements acquired by the public at large for access through or use of the subject parcel.

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

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

As a condition of approval (Conditional of Approval No. 5), the applicant is required to "comply with, and provide verification of compliance, with all applicable statutory requirements of the fire safe standards enacted pursuant to Public Resources Code 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Planning Division."

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

The project site approximately 250 feet away from the Grenada Fire Protection District, which provides structural fire protection within the district. Additionally, the nearest hydrant is at the southeast corner of the subject parcel.

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

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

The proposed parcels are designed with acreages between 2.68 acres and 3.67 acres. All proposed parcels exceed the 2.5-acre minimum parcel size.

2. That the depth of any lot shall not exceed three (3) times the width on lots of 300 feet or less in width nor exceed four (4) times the width on lots exceeding 300 feet in width.
All proposed parcel sizes are within the required depth to width ratio.
3. That the lot side lines shall be at approximately right angles or radial to street or road lines.
The project site is bordered or bisected by multiple roads. All proposed lot side lines are at approximately right angles or radial to street or road lines.
4. That no lot shall have double frontage unless otherwise approved by the Planning Commission.
Currently, the existing parcel has double frontage on 99-97 Cutoff to the north and Shasta Boulevard to the south. Upon recordation of the Final Map, neither of the proposed parcels will have double frontage.
5. That no lot shall be divided by city, County, school district, or other taxing agency lines.
The nearest tax line is east of the subject parcel and not within the project boundaries. Therefore, the proposed parcels will not be divided by a taxing agency line.

Zoning Consistency Findings

1. The proposed Zone Change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed Zone Change application is consistent with Siskiyou County Code, Title 10, Chapter 6, Article 28.
3. The proposed Zone Change from Town Center (C-C) to Light Industrial (M-M) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Town Center (C-C), Highway Commercial (C-H), Rural Residential Agricultural (R-R), Neighborhood Commercial (C-U), and Light Industrial (M-M).
5. 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) 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.

The project site has direct access to 99-97 Cutoff and Shasta Boulevard, both of which are public roads capable of accommodating the traffic that could be generated from the proposed use.

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

The proposed mini-storage use of the existing parcel is clearly compatible with the surrounding area. The neighboring parcels are zoned and developed with a mix of residential, commercial, and industrial uses, which are consistent with the light industrial use planned for the project site.

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

The proposed mini-storage use will not be disruptive or destroy the intent of protecting each mapped resource, as described herein.

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

Proposed Parcel 1 is an already developed site that has an existing sewer and water connection to the Grenada Sanitary District. Proposed Parcel 2 has an approved septic location and a will-serve letter for connection to the Grenada Sanitary District for water. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

Proposed Parcel 1 is an already developed site that has an existing sewer connection to the Grenada Sanitary District. Proposed Parcel 2 has an approved septic location. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

Water service to proposed Parcel 1 is provided by the Grenada Sanitary District. Grenada Sanitary District has submitted a "Will Serve" letter stating that connection to the Grenada Sanitary District is available for proposed Parcel 2.

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

Proposed Parcel 1 is an already developed site that has an existing sewer connection to the Grenada Sanitary District. Proposed Parcel 2 has an approved septic location. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

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

The subject parcel has immediate access to 99-97 Cutoff and Shasta Boulevard, public roads that are adequate for the immediate and cumulative traffic impacts of the project.

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

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

Map 2: Erosion Hazard

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

Any future development is required to meet Building Code requirements for erosion and runoff.

Map 10: Wildfire Hazard

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

The Grenada Fire Protection District fire station is approximately 250 feet east of the project site. The nearest hydrant is at the southeast corner of the subject property. Additionally, as a condition of approval (Condition of Approval No. 5), the project and any future development must comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE and Siskiyou County Planning.

Map 12: Prime Agricultural Soils

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

Policy 36. – In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land or land clearly committed to urbanization, but not within a city or service district sphere of influence, the minimum parcel size shall be 10-20 acres, depending on distance from major agricultural areas.

The permitted density will not create erosion or sedimentation problems.

A minimum parcel size of 20 acres is required in areas that are adjacent to or in close proximity to major commercial agricultural operations.

The intent of this policy is to allow a higher density on land that is not capable of being productive for agriculture, and at the same time retaining a residential density in the major agricultural areas of the county that is compatible with agricultural interests.

The subject parcel is within land clearly committed to urbanization as evidenced by the California's Department of Conservation Division of Land Resource Protection's classification of the subject parcel as "Urban and Built-Up Land" on their 2018 survey. Additionally, the subject parcel is within the Grenada Sanitary District and the Grenada Fire Protection District's service area.

California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15061(b)(3), because there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, this zone change and tentative parcel map project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Pursuant to CEQA Guidelines, Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. Because Proposed Parcel 1 of the subject property is already developed, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.