



Siskiyou County
Planning Commission Staff Report
May 17, 2023

New Business Agenda Item No. 1
DeGray Tentative Parcel Map (TPM-22-05)

Applicant: Jacque DeGray, Trustee

Property Owner: Jacque Harold DeGray, Trustee
Jacque Harold DeGray Trust Dated March 3, 2016
1633 Davis Place Road
Mt. Shasta, CA 96067

Representative: Gregg Neitsch, PLS
North State Land Surveying
1511 Kylynn Ct.
Mt. Shasta, CA 96067

Project Summary The applicant is requesting approval of the following:

- Tentative parcel map to subdivide an existing 5.55-acre parcel into two parcels (2.83-acres and 2.72-acres).

Location: The project site is located at 1633 Davis Place Road, northwest of the city of Mt. Shasta on APN: 030-020-250; Township 40N, Range 5W, Section 12 MDBM; Latitude 41.3340°, Longitude -122.3677°.

General Plan: Erosion Hazard, Wildfire Hazard, Woodland Productivity

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

Exhibits:

- A. Draft Resolution PC 2022-031
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the DeGray Tentative Parcel Map (TPM-22-05) and Determining the Project Exempt from the California Environmental Quality Act.
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments
- C. Tentative Parcel Map

Background

The property owner, Jacque DeGray, has applied for a tentative parcel map to subdivide an existing 5.55-acre parcel into two parcels of 2.83 acres and 2.72 acres, each.

The project site is located at 1633 Davis Place Road, northwest of the city of Mt. Shasta. The property is bordered by Davis Place Road (County Road #2M001) to the north and a variable width unnamed road and utility easement to the east and south. Surrounding parcels are zoned and utilized for rural residential and non-prime agricultural uses and range in size from 0.8 to 10 acres in size.

The subject parcel is a legal parcel that was the subject of a Boundary Line Adjustment as recorded in the Siskiyou County Recorder's Office on December 7, 1979, in Volume 876 at Page 250.

The property is already developed with a dwelling, shop, and multiple outbuildings in addition to a paved and a gravel driveway, fencing, and other hardscape. A code enforcement complaint from 1994 indicates that the property was also historically used for agricultural purposes. Specifically, the complaint alleged that the property was utilized for boarding and maintaining horses. The complainant noted that 8-12 horses were kept on the property and that the "land was stripped bare to make horse corrals" and that multiple storage buildings, which are still on the project site, were constructed.

The project site is generally sloped northerly and easterly at 2% to 4%. Vegetation on the project site varies from the plants that are part of the residential landscape around the existing dwelling and along the street, to evergreen trees and brush as well as weeds and grasses. Wildlife in the area may include squirrels, deer, coyote, and birds. Soil consists of Deetz gravelly loamy sand, 0 to 5 percent slopes that is not prime farmland.



Figure 1: Project Location



Figure 2: Zoning Map

Analysis

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being with the mapped resource overlay area for Erosion Hazard, Wildfire, and Woodland Productivity. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.5 through 41.9, and 41.18 also 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 sections of Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval.

Subdivision and Zoning Consistency

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

The subject property is zoned Rural Residential Agricultural with a 2.5-acre minimum parcel size (R-R-B-2.5). The parcels exceed the minimum required 2.5-acre parcel size.

Access to the two newly created parcels is from Davis Place Road, a public road.

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

Environmental Review

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

The project site is currently developed with a single-family dwelling and multiple accessory structures (detached garage, sheds, wells, driveway, fencing, etc.) pertinent to the existing residential and previous agricultural use of the property. The proposed tentative parcel map would potentially result in the development of a new single-family dwelling and accessory structures.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed tentative parcel map may have a significant effect on the environment, staff recommends that the Planning Commission find the project exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Sections 15061(b)(3) and 15301. Section 15301 (Class 1) exempts existing facilities where there is negligible or no expansion of existing or former use. As there are existing facilities on both proposed parcels, and there is no development proposed as part of this project, Class 1 applies. CEQA Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that

**Planning Commission Staff Report
May 17, 2023**

there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on May 3, 2023, 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 – July 7, 2022

Environmental Health has no objections to this proposed parcel map. The parcel is developed with a septic system (PN-87-270) and ground water well that serve the existing single-family dwelling. Proposed Parcel B has been reviewed and approved for alternative engineered onsite sewage disposal. Both parcels meet sewage density standards.

Planning Response: No response necessary.

California Department of Fish and Wildlife – September 15, 2022

Fish and Wildlife commented regarding their responsibilities and recommended that a biological assessment of the property be conducted. They additionally commented that biological surveys for this project were conducted outside of the blooming period for special-status species identified as potentially occurring onsite. They made additional comments regarding construction, tree removal, lighting, and trenching.

Planning Response: Planning staff contacted Fish and Wildlife regarding their comments on biological surveys and special-status species. Fish and Wildlife notified staff that the comment regarding the timing of biological studies and special-status species was not intended for this project and was accidentally included in the comment letter. They verified that there are no known special-status species on the project site. As the project site has been extensively developed and utilized for residential and agricultural uses and no construction, tree removal, lighting, or trenching are proposed as part of this project, a biological survey was not recommended by staff.

California Historical Resources Information System (CHRIS) – October 6, 2022

CHRIS noted that the project area had been partially surveyed for cultural resources and there are no records of any cultural resources being located within or adjacent to the project site. They recommended, since it has been more than ten years since being surveyed, that a professional archaeologist be contacted prior to ground disturbance.

Planning Response: *The project site is extensively developed and disturbed and no ground disturbance is proposed as part of this project.*

**Planning Commission Staff Report
May 17, 2023**

Siskiyou County Public Works Department – May 3, 2023

Public Works commented regarding requirements for granting a right-of-way for the existing Davis Place Road.

Planning Response: Condition of Approval No. 7 has been added requiring the applicant to grant to the County of Siskiyou a 30' wide right of way for Davis Place Road.

Planning Staff Recommendations

- Adopt Resolution PC 2022-031 taking the following actions:
 - Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15301 of the CEQA Guidelines; and
 - Approve the Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval.

Suggested Motion

I move that we adopt Resolution PC 2022-031, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the DeGray Tentative Parcel Map (TPM-22-05).

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 2022-031

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the DeGray Tentative Parcel Map (TPM-22-05) and Determining the Project Exempt from the California Environmental Quality Act

Whereas, an application has been received from Jacque DeGray for a tentative parcel map to subdivide a 5.55-acre legal parcel (APN 030-020-250) into two new parcels of 2.83 2.72 acres; 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 developed with a single-family dwelling and accessory structures; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on May 3, 2023; and

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

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

Whereas, the Planning Division presented its oral and written staff report on the DeGray Tentative Parcel Map (TPM-22-05) at a regular meeting of the Planning Commission on May 17, 2023; 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 Section 15301; and

Whereas, the Planning Division recommends approval of the DeGray Tentative Parcel Map (TPM-22-05) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on May 17, 2023, the chair of the Planning Commission opened the duly noticed public hearing on the DeGray Tentative Parcel Map (TPM-22-05) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project; and

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

Whereas, on May 17, 2023, the Commission discussed TPM-22-05 prior to reaching its decision.

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

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the DeGray Tentative Parcel Map (TPM-22-05):

1. Approves Tentative Parcel Map (TPM-22-05), subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and
2. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301.

It is Hereby Certified that the foregoing Resolution PC 2022-031 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 May 2023 by the following voice vote:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 17th day of May 2023

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2022-031
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon determination of the categorical exemption(s), a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. Further, a Timber Harvest Plan (THP) and/or Timber Conversion Permit (TCP) may be required.
4. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP will be required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a “Less Than 3-acre Conversion Exemption” under 14 CCR 1104.
5. Section PRC 1104.2 (Exemption for Conversion of Non-TPZ Land for Subdivision Development) allows exemption from the TCP rules if timber operations are conducted as a means to convert Non-TPZ land, three acres or larger, to subdivision development. A Notice of Exemption from the Timber Conversion Permit for Subdivision form will be required. Please reference this section of code for the particulars of the exemption.

Conditions of Approval

1. The project shall substantially conform to the project description and tentative parcel map dated “5/2/2023” and reviewed by the Planning Commission on May 17, 2023. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.

2. A Taxes and Assessments Certificate shall be obtained from the County Assessor's Office, signed by the County Tax Collector, and submitted with the legal descriptions for recording.
3. The engineer or surveyor for the applicant shall submit two copies of the map to the Planning Division to the satisfaction of the Planning Director for review and processing along with the applicable review fees as required by the adopted fee schedule.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Public Works Department Environmental Health Division of the Siskiyou County Community Development Department and all other local and state regulatory agencies.
5. The 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)."
6. 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.
7. Prior to Parcel Map recording, the property owner shall grant to the County of Siskiyou, either in fee or easement, a 30' wide right of way for Davis Place Road, County Road No. 2M001."
8. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers, or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers, or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers, or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

Findings

Tentative Parcel Map / Subdivision Map Act

In accordance with Government Code 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 Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5) zoning district. Single-family dwelling units and accessory dwelling units are allowed within that district. Therefore, the proposed subdivision will potentially have a positive net effect on the local housing supply by potentially adding dwelling units. The property contains an existing groundwater well and the undeveloped parcel has been approved for alternative engineered on-site sewage disposal.

The city of Mt. Shasta Fire Department station is approximately 4.0 miles away, the Mt. Shasta Fire Protection District station is approximately 4.4 miles away, and the Department of Forestry and Fire Protection Siskiyou Unit station is approximately 9.1 miles away. Siskiyou County Sheriff has an office approximately 3.7 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 proposed subdivision is located on a slight slope, with Rainbow Ridge to the south and west. 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. There are no specific plans that are applicable to this project site.

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.

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

The project is designed within the density limits of the Rural Residential Agricultural, 2.5-acre minimum parcel size zoning district, which allows for new parcels with a minimum of 2.5 acres. The property slopes to the north and east at slopes of between 2-4%. It is not within a geologic landslide area and is not near an active fault. Soil consists of Deetz gravelly loamy sand, 0 to 5 percent slopes that is not prime farmland and is suitable for the proposed project. Furthermore, the subject parcel has been developed with a single-family dwelling and multiple accessory structures consistent with this project. Therefore, the site is physically suitable for the type of development.

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

The project is designed within the density limits of the Rural Residential Agricultural, 2.5-acre minimum parcel size zoning district, which allows for new parcels with a minimum of 2.5 acres. Furthermore, the subject parcel has already been developed with a single-family dwelling and multiple accessory structures. There are no existing physical conditions on the site that appear to prohibit the already entitled rural residential agricultural development. Therefore, the site is physically suitable for the 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 new parcels. No new development is proposed as part of this project. The site is already improved with a single-family dwelling and multiple accessory structures. Any future development of the property for already-entitled rural residential agricultural uses is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat due to the size, scale, and intensity of this project.

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 sewer, the access to the site is via a public road (Davis Place Road) 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.

Davis Place Road, a public road, is on the norther border of the project site. Condition of Approval No. 7 requires that the applicant grant to the County of Siskiyou a 30' right of way for this road. The design of the subdivision will not conflict with the required easement, and no improvements are proposed as part of this project.

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

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

The subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection in that access is sufficient for emergency wildland fire equipment and safe civilian evacuation and the project is within five miles of two different fire stations. Although no development is proposed as part of this project, future development will be required to meet standards related to driveway design and surface, addressing, and fuel modification.

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

Structural fire protection and suppression is available for this subject as the project site is less than five miles away from both the Mt. Shasta Fire Department station and the Mt. Shasta Fire Protection District station.

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

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

The proposed parcels are designed with parcel sizes of 2.83- and 2.72-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 proposed parcels are designed with lot side lines that are at approximate right angles to Davis Place Road.

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

No resultant parcels shall have double frontage.

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

The nearest tax lines are approximately 800 feet west and 1000 feet south of the project site. Therefore, the proposed parcels will not be divided by a taxing agency line.

Zoning Consistency Findings

1. The proposed vesting tentative parcel map, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan and County code, as documented herein.
2. The proposed resultant parcels are consistent with the Rural Residential Agricultural (R-R) zoning district.
3. 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(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The neighboring parcels are zoned for rural residential agricultural and non-prime agricultural uses and are partially developed. No change in use or new uses are proposed as part of this project. As such, this project is clearly compatible with the surrounding and planned uses of the area.

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 existing use of the land is not proposed to change as part of this project, and as such will clearly not be disruptive or destroy the intent of protecting each mapped resource.

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

No new development is proposed as part of this project, however the net creation of one additional parcel would allow the possibility of additional development. Proposed Parcel A is already developed with a single-family dwelling and multiple accessory structures, including a well and septic system. Proposed Parcel B is developed with multiple structures and has been approved for an alternative engineered on-site sewage system. Any future development is required to meet Building Code requirements for erosion and runoff. The project site has access from Davis Place Road, a public road that borders the project site to the north. All future development would be required to meet 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.

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 A is developed with a septic system. Proposed Parcel B has been approved for an alternative engineered septic system.

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

Proposed Parcel A is served by an existing well. Although no development is proposed as part of this project, should proposed Parcel B be developed in the future, it will be required to submit evidence of water quality and quantity acceptable to the Siskiyou County Environmental Health Division prior to development approval.

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 existing city or existing Community Services District with adequate capacity to accommodate the proposed development. In these cases, the minimum parcel sizes and uses of the land permitted for all development will be the maximum density and land uses permitted that will meet minimum water quality and quantity requirements, and the requirements of the county's flood plain management ordinance.

No new development is proposed as part of this project. In case future development is proposed, proposed Parcel B has been approved for an alternative engineered on-site sewage disposal system.

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 project site is bordered by David Place Road to the north. Both proposed parcels will have direct access to Davis Place Road, a public road capable of accommodating the immediate and cumulative traffic impacts of the proposed parcels. Any future development, including driveways, will be required to be built or upgraded to 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.

Upon compliance with Section 4290, the access will be adequate to accommodate 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).

No new development is proposed as part of this project. However, 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.

No development is proposed as part of this project. However, should future development be proposed, the proposed parcels have direct access to Davis Place Road, a public road that can accommodate safe ingress and egress. Additionally, the project site is within less than five miles of two fire stations. Wagon Creek, which has been identified as a water source for fire suppression, is less than one-half of a mile from the project site and the nearest fire hydrant on Pine Grove Drive approximately 1.4 miles to the east.

Map 11: Woodland Productivity

Policy 31 – The minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope.

Policy 32 – Single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Policy 33 – All land uses and densities shall be designed so as not to destroy timber productivity on large parcels of high suitability woodland soils. (Class I and II.)

Two new parcels with slopes of between 2-4% are proposed as part of this project. Both parcels are greater than the required 1-acre minimum parcel size for that slope. The project site is zoned for rural residential agricultural uses and will not create erosion or sedimentation problems. No large parcels with high suitability woodland soils are part of this project as the entire project site is approximately 5.55 acres.

California Environmental Quality Act (CEQA) Findings

1. Because there is not substantial evidence, in light of the whole record before the County, that the vesting tentative parcel map would have a significant effect on the environment, Staff is recommending the “common sense exemption” be adopted in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing streets involving negligible or no expansion of use are categorically exempt from the provisions of CEQA. Because the project involves existing private roads, any repair of the road required to meet Cal Fire 4290 standards is exempt from CEQA.
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 DEGRAY, JACQUE

FILE # 030-020-250

LOCATION 1633 DAVIS ROAD, MT SHASTA T 40N , R 5W , SEC. 12 PD# TPM-2205

REQUIREMENTS:

Sewage Disposal Test/Information:

- None Required : Connection to Approved Sewage System
- Engineered Percolation Tests –
Parcels # _____
- Wet Weather Testing
- Engineered Sewage Disposal System
- Other _____

Water Supply Tests/Information:

- None Required : Connection to Approved Water System
- Well Logs (Existing Wells) Well Logs for Adjoining Property
- Drilled Well – Parcels # _____ Spring Source-Verification
- Pump Test (Static Level) _____ Hours
- Bacteriological Analysis Chemical Analysis Physical Analysis
- Other _____

Project Information:

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

Comments/Conditions:

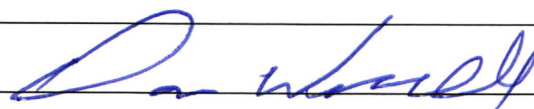
Environmental Health has no objections to this proposed T.P.M.

The original 5.4 acre parcel, (proposed parcel A), is developed with a single family dwelling, septic system (PN-87-270) and ground water well (no permit on file).

The 2.72 acre parcel, split off the original, (proposed parcel B) has been reviewed and approved for alternative engineered onsite sewage disposal.

Both parcels meet Environmental Health's sewage density standard.

REHS



DATE 7/7/22

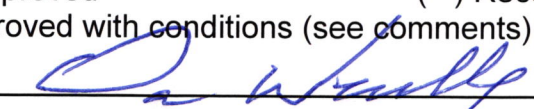
ENVIRONMENTAL HEALTH ACTION

Application Accepted Application Rejected as Incomplete (see comments)

Approved Recommended for Denial

Approved with conditions (see comments)

REHS



DATE 7/7/22

Date sent to Planning:

From: [Iacona, Erika@Wildlife](mailto:Iacona,Erika@Wildlife)
To: [Dianne Johnson](mailto:Dianne.Johnson)
Subject: Early Consultation Comments for Tentative Parcel Map (TPM-2205)
Date: Thursday, September 15, 2022 2:20:19 PM

Dear Diane Johnson,

The California Department of Fish and Wildlife (Department) has reviewed the consultation request for TPM-2205. As a trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and their habitat. As a responsible agency, the Department administers the California Endangered Species Act (CESA) and other provisions of the Fish and Game Code (FGC) that conserve the State's fish and wildlife public trust resources. The Department offers the following comments and recommendations on this Project in our role as a trustee and responsible agency pursuant to the California Environmental Quality Act (CEQA), California Public Resources Code section 21000 et seq. The following are informal comments intended to assist the Lead Agency in making informed decisions early in the Project development and review process.

Biological Surveys

The proposed Project will occur in habitat suitable for a variety of special-status wildlife species therefore, the Department recommends biological surveys occur prior to any new construction or site modification to avoid impacts to natural resources that may occur on the site. A basic biological assessment would include botanical, wildlife, and habitat surveys (conducted at the appropriate time of the year) to determine whether focused or protocol-level surveys are warranted. The Department recommends all plant and wildlife species identified in the California Natural Diversity Database (CNDDDB) and other biological resource databases (U.S. Fish and Wildlife Service, California Native Plant Society, or other pertinent references) be analyzed for the potential to occur within the Project area.

The CNDDDB is a positive sighting database. It does not predict where something may be found. The Department maps occurrences only where we have documentation that the species was found at the site. There are many areas of the state where no surveys have been conducted and therefore there is nothing on the map. That does not mean that there are no special status species present. The next step is to conduct surveys to document what is actually present today and submit the information on special status species to the Department and CNDDDB. All surveys should be conducted prior to approval of the Project and survey results shall be e-mailed to the Department at the R1CEQARedding@wildlife.ca.gov.

The following should be included in the biological assessment:

1. Date/time/weather conditions during the survey(s).
2. A description of the natural environment.
3. A list of common and special status plant and wildlife species as well as habitats present onsite at the time of the survey(s).
4. Rare/local/unusual species and habitats present during the survey(s).
5. A thorough assessment of rare plants and sensitive natural communities should be conducted following the Department's March 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>).
6. If habitat is present for special status plants or wildlife, focused species-specific surveys should be conducted at the appropriate time of year and/or time of day when the species are active or otherwise identifiable. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

Links to some survey procedures are provided on the Department's website (<https://wildlife.ca.gov/Conservation>). All surveys should be conducted prior to approval of the Project and survey results provided in the subsequent environmental document.

7. If any special-status species are found during surveys, the Department requests that CNDDDB forms be filled out online and submitted. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.
8. Impacts to and maintenance of wildlife corridor/movement areas and other key seasonal use areas should be fully evaluated and provided.
9. A discussion of impacts associated with increased lighting, noise, human activity, impacts of free-roaming domestic animals including dogs and cats, changes in drainage patterns, changes in water volume, velocity, quantity, and quality, soil erosion, and/or sedimentation in streams and watercourses on or near the Project site.
10. As shown in the Project application, this Project is surrounded by a high fire severity zone. A discussion on fuels management, and how it would affect biological resources, should be discussed, and analyzed.
11. Mitigation measures for adverse Project-related impacts to sensitive plants, wildlife, and habitats should be developed and thoroughly discussed. Mitigation measures should first emphasize avoidance and reduction of Project impacts. For unavoidable impacts, the feasibility of on-site habitat restoration or enhancement should be discussed. If on-site mitigation is not feasible, off-site mitigation through habitat creation, enhancement, acquisition and preservation in perpetuity should be addressed.
12. As the Project site has the potential to support aquatic, riparian, or wetland habitat, a delineation of lakes, streams, and associated riparian habitats potentially affected by the Project should be provided for agency and public review. This report should include a preliminary jurisdictional delineation including wetlands identification pursuant to the U. S. Fish and Wildlife Service wetland definition as adopted by the Department. Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers. The jurisdictional delineation should also include mapping of ephemeral, intermittent, and perennial stream courses potentially impacted by the Project. In addition to "federally protected wetlands" (see CEQA Appendix G (IV)(c)), the Department considers impacts to any wetlands (as defined by the Department) as potentially significant.

Botanical Surveys

Botanical surveys should be conducted across the entire Project site during the appropriate blooming time prior to the approval of this Project. Botanical surveys should follow the Department's March 20, 2018, *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities*, available here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959>. Surveys for this Project were conducted in December and February, well outside the blooming period for the special-status species identified as potentially occurring onsite.

If no special status plant species are found during the botanical survey no other measures will be required. However, if drought conditions exist, additional pre-construction surveys for special status

plant species may be warranted. If special status plant species are found during the botanical surveys, the plants should be marked by a qualified biologist familiar with the species. If the area can be avoided, exclusionary fencing will be placed around the plants and no pedestrian or vehicular entry shall be allowed. Botanical survey results shall be emailed to the Department at R1CEQARedding@wildlife.ca.gov.

Nesting Birds

The project area is suitable for a variety of nesting birds and raptors. During construction, nesting migratory birds and raptors, if present, could be directly or indirectly impacted by construction and vegetation removal activities. Direct effects could include mortality resulting from construction equipment operating in an area containing an active nest with eggs or chicks. Indirect effects could include nest abandonment by adults in response to loud noise levels or human encroachment, or a reduction in the amount of food available to young birds due to changes in feeding behavior by adults. Implementation of nest season surveys discussed below would help to ensure that impacts to migratory birds and raptors are less than significant.

To avoid impacts to nesting birds and/or raptors protected under FGC sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following shall be implemented:

- a. Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31, when birds are not nesting; or
- b. If vegetation removal or ground disturbance activities occur during the nesting season, a pre-construction nesting bird survey shall be conducted by a qualified biologist to identify active nests in and adjacent to the Project area.

Surveys shall begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey shall consider acoustic impacts and line-of sight disturbances occurring as a result of the Project to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.).

If an active nest is located during the preconstruction surveys, a non-disturbance buffer shall be established around the nest by a qualified biologist in consultation with the Department and U.S. Fish and Wildlife Service to comply with FGC sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

The nesting bird survey report shall be submitted to the Department upon completion via email to R1CEQARedding@wildlife.ca.gov. The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction nesting bird survey, the site shall be resurveyed.

Bats

Trees that contain cavities, crevices and/or exfoliated bark have high potential to be used by various bat species. If the Project will impact trees with the above-referenced characteristics, a thorough survey of the large trees should be conducted by a qualified biologist or arborist familiar with these

features to determine if tree features and habitat elements are present. Trees with features potentially suitable for bat roosting should be clearly marked prior to removal.

If removal or disturbance of trees identified to have roost structure will occur during the bat maternity season, when young are non-volant (March 1 – Aug 31), or during the bat hibernacula (November 1 – March 1), when bats have limited ability to safely relocate roosts, it could cause a significant impact to bats through direct mortality during the roost removal. Impacts to roosts are usually accompanied by high mortality of bats, which is a significant impact because a single colony could consist of the entire local population of a species. The availability of suitable roosting habitat is considered a limiting factor in almost all bat species. Roost site suitability is often based on a narrow range of suitable temperatures, relative humidity, physical dimensions, etc., and many species exhibit high roost site fidelity. Depending on the impact, if any, to the roosting habitat, additional mitigation may be necessary and could include providing replacement or alternate roost habitat. If necessary, humane evictions should be conducted during seasonal periods of bat activity, which may vary by year, location, or species and must be conducted by or under the supervision of a biologist with specific experience conducting exclusions. Humane exclusions could consist of a two-day tree removal process whereby the non-habitat trees and brush are removed along with certain tree limbs on the first day and the remainder of the tree on the second day. This two-step process changes the microhabitat of the area causing the bats to vacate the area under their own volition, therefore minimizing mortality and other impacts to bat species.

Survey Results

If any special status species are found during surveys, the Department requests that CNDDDB forms be filled out and sent to Sacramento and a copy of the form be sent to the Regional office at the above address. Instructions for providing data to the CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>.

Lighting

The Department recognizes the adverse effects that artificial lighting has on birds and other nocturnal species. The effects are numerous and include impacts to singing and foraging behavior, reproductive behavior, navigation, and altered migration patterns. To minimize adverse effects of artificial light on wildlife, the Department recommends that lighting fixtures associated with the Project be downward facing, fully shielded, and designed and installed to minimize photo-pollution and spillover of light onto adjacent wildlife habitat.

Trenching

If trenching will occur as a result of Project activities, it should be covered securely prior to stopping work each day, or a ramp should be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they should be inspected for animals prior to burying, capping, moving, or filling. The Department recommends a mitigation measure be developed and included in the final environmental document or project approval.

California Endangered Species Act

Please be advised that a CESA permit must be obtained if the project has the potential to result in “take” of plants or animals listed under CESA, either during construction or over the life of the project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will result in the take of a CESA-listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA Permit. Information on how to attain a CESA permit is available here:

<https://wildlife.ca.gov/Conservation/CESA/Permitting>.

Please e-mail with any questions. I am also available via Microsoft Teams.

Kind Regards,

Erika

--

Erika Iacona
Environmental Scientist
Interior Habitat Conservation Planning
California Department of Fish and Wildlife
601 Locust Street
Redding, CA 96001

California Historical Resources Information System

BUTTE
GLENN
LASSEN
MODOC
PLUMAS
SHASTA

SIERRA
SISKIYOU
SUTTER
TEHAMA
TRINITY

Northeast Information Center
1074 East Avenue, Suite F
Chico, California 95926
Phone (530) 898-6256
neinfocntr@csuchico.edu

October 6, 2022

Siskiyou County Planning Division
806 South Main Street
Yreka, CA 96097
Attn: Rachel Jereb

I.C. File # C22-6 Project Review

RE: TPM-2205
T40N, R5W, Section 12 MDBM
USGS City of Mount Shasta (1986) 7.5' & Weed (1958) 15' quadrangle maps
5.44 acres (Siskiyou County)

Dear Ms. Jereb,

In response to your request, a records search for the project cited above was conducted by examining the official maps and records for cultural resources and surveys in Siskiyou County. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures.

Results:

Archaeological Resources:

Resources within or adjacent to the project area:	No resources were located in the project area.
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In addition, eleven resources have been recorded within the 1-mile vicinity. Unrecorded prehistoric and/or historic archaeological resources may be located within the project area.

Historic Properties: According to our records, no resources of this type have been recorded within or adjacent to the project boundaries. The Built Environment Resources Directory (BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no properties within or adjacent to the project area. The BERD is available online at: https://ohp.parks.ca.gov/?page_id=30338

The USGS City of Mount Shasta (1986) 7.5' & Weed (1958) 15' quadrangle maps indicate archaeological sensitive regions within the project area such as structures, foundations, and roads. Additional structures, foundations, and roads; as well as trails, Shasta National Forest, Wagon Creek, Abrams Lake, Rainbow Ridge, and Kaiser Meadow are located in the general project vicinity.

Previous Investigations: According to our records, the project area has been partially surveyed for cultural resources. The report is located below.

Elliott, Dan and H.F. Bowman (Consulting Forester)

1992 *Archaeological and Historical Resources Survey and Impact Assessment for the Wherrit NTMP, Siskiyou County, California.*

NEIC-002231

Elliot, Daniel R. and H.F. Bowman (California Department of Forestry)

1992 *Archaeological Survey for the Wherrit Timber Harvest Plan, Siskiyou County, California, Addendum No. 1.*

NEIC-002231A

Literature Search: The official records and maps for archaeological sites and surveys in Siskiyou County were reviewed. Also reviewed: **National Register of Historic Places - Listed properties and Determined Eligible Properties** (2012); **California Inventory of Historic Resources** (1976); **California Historical Landmarks** (2012); **Built Environment Resource Directory** (2021).

Sensitivity Assessment and Recommendations:

Based upon the above information, the project area is archaeologically sensitive and has the potential for discovery of additional archaeological resources. Based upon the above information, the project has a sensitivity for the possible discovery of archaeological resources. Areas of sensitivity include flats near rivers, creeks, streams, springs, and steeps.

Therefore, because the project area has not been surveyed for historical resources within ten years, we recommend that a professional archaeologist be contacted prior to ground disturbance. The project consultant can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at www.chrisinfo.org.

During any phase of parcel development, if any potential prehistoric, protohistoric, and/or historic historical resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential historical resource find is intended for accidental discoveries made during construction activities and is not intended as a substitute for the recommended historical resources survey.

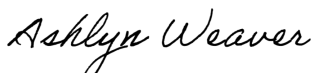
If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, historical resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Finally, Native American tribes have historical resource information not in the CHRIS Inventory, and the NAHC should be contacted at (916) 373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received on 9/28/2022 (Check #1366). Thank you for your dedication preserving Siskiyou County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance.

Sincerely,



Ashlyn Weaver, M.A.
Assistant Coordinator & GIS Specialist
Northeast Information Center
(530) 898-6256

Rachel Jereb

From: Jeremy Lipke
Sent: Wednesday, May 3, 2023 1:50 PM
To: Rachel Jereb; Terry E. Smith
Subject: RE: TPM2205 - Public Works Comment

That would be correct. Thank you.

Jeremy

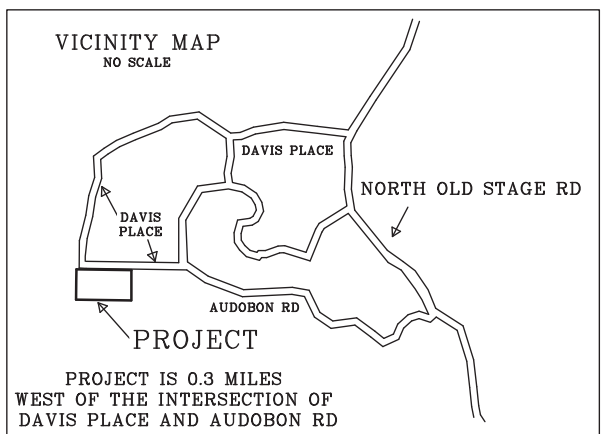
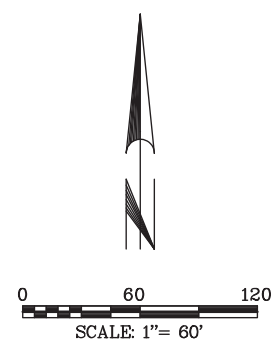
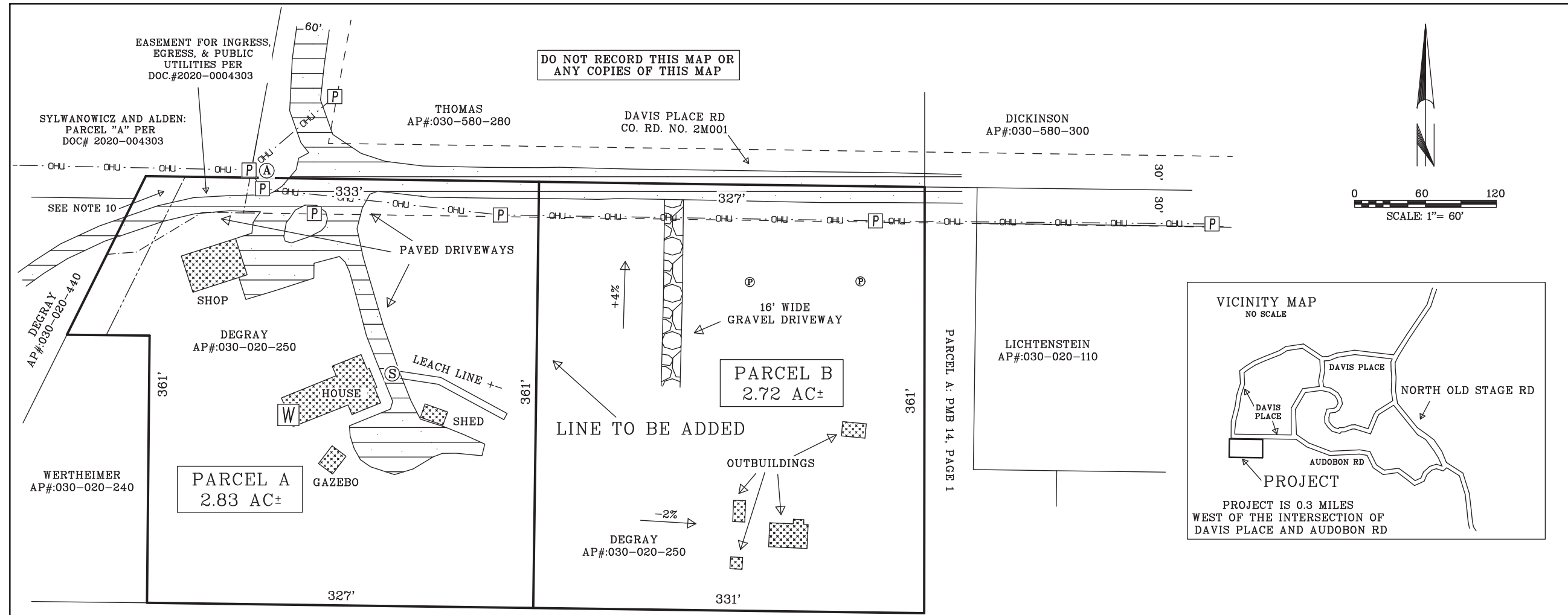
From: Rachel Jereb <rjereb@co.siskiyou.ca.us>
Sent: Wednesday, May 3, 2023 11:30 AM
To: Terry E. Smith <tesmith@co.siskiyou.ca.us>
Cc: Jeremy Lipke <jlipke@co.siskiyou.ca.us>
Subject: TPM2205 - Public Works Comment

Hi Terry,

I wanted to clarify that Public Works is commenting that, “Prior to Parcel Map recording, the property owner shall grant to the County of Siskiyou, either in fee or easement, a 30’ wide right of way for Davis Place Road, County Road No. 2M001.”

Please let me know if this is correct or if there are edits that need to be made.

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



GENERAL NOTES:

1. APN. 030-020-250.
2. CURRENT ZONING: R-R-B-2.5.
3. DEED REFERENCE: 2016-0002103.
4. WATER & SEWAGE:
PARCEL A: EXISTING PRIVATE WELL & SEPTIC SYSTEM AS SHOWN HEREON. SEPTIC SYSTEM ON PARCEL A IS AS SHOWN BY LANDOWNER AND IS APPROXIMATE; IT HAS NOT BEEN LOCATED.
PARCEL B: PROPOSED PRIVATE WELL & SEPTIC.
5. ACCESS: DAVIS PLACE ROAD (CO. RD. #2M001) FOR BOTH PARCEL A AND B.
6. THIS TENTATIVE MAP SUPERSEDES THE VESTING TENTATIVE PARCEL MAP DATED 4/30/22; THE BLA FOR WHICH THE 4/30/22 MAP WAS VESTED IN IS NOT AN OPTION AT THIS TIME AND NO APPLICATION HAS BEEN SUBMITTED.
7. IT IS NOT THE PURPOSE OF THIS MAP TO SHOW ANY OTHER FEATURES, EASEMENTS, LINES OR IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON.
8. SHOWN PARCEL BOUNDARIES HAVE BEEN GENERATED FROM A COMBINATION OF FIELD SURVEY AND RECORD MAP COMPILATION; ACTUAL ACREAGES MAY CHANGE SLIGHTLY AFTER A COMPLETE BOUNDARY SURVEY.
9. 30' WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UNDERGROUND UTILITIES PER DOC#92002024.

LEGEND

- [W] WELL
- [S] SEPTIC TANK ±
- [P] TEST PITS
- [A] ANCHOR POLE
- [P] OVERHEAD UTILITY POLE
- - OHU - - OVERHEAD UTILITY LINE
- [Gravel Pattern] GRAVEL
- [Asphalt Pattern] ASPHALT
- [Building Pattern] BUILDING

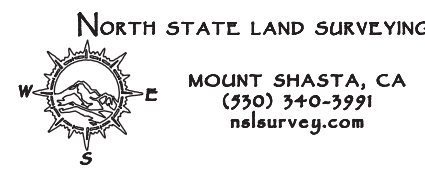
EASEMENT NOTES AND EXCEPTIONS ARE LISTED IN FIRST AMERICAN TITLE INSURANCE CO. CONDITION OF TITLE GUARANTEE #5026900-6821989-PARCEL MAP, BY MT. SHASTA TITLE AND ESCROW COMPANY, DATED APR 11, 2022. SAID REPORT IS MADE PART OF THIS TENTATIVE PARCEL MAP AND APPLICATION. SEE REFERENCED REPORT FOR DETAILS.

OWNER:
JACQUE DEGRAY, TRUSTEE
1633 DAVIS PLACE ROAD
MOUNT SHASTA, CA 96067
DATE: 5/2/2023



TENTATIVE PARCEL MAP

FOR
JACQUE DEGRAY, TRUSTEE
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12 T.40N. R.5W. M.D.M & M. UNINCORPORATED AREA OF SISKIYOU COUNTY, CALIFORNIA



MAY 2023 SCALE: 1"=60' SHEET 1 OF 1 REVISION 3 GRAYMAP.ASC GRAYPARCEL.GXD JOB NO. 744 DB:DN