



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

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RICK DEAN

DIRECTOR

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Agenda

Siskiyou County Planning Commission Regular Meeting

April 21, 2021 at 9:00 a.m.

Board of Supervisors Chambers, Siskiyou County Courthouse,
311 Fourth Street, Yreka, California

Note: This meeting is being agendized to allow Planning Commissioners, Staff, and the public to participate in the meeting via teleconference, pursuant to Governor's Executive Order N-29-20 dated March 17, 2020.

Members of the public may appear in person or listen to and participate in the meeting via teleconference. The teleconference information is as follows:

1-669-900-6833 – Zoom Meeting ID: 853 5636 4084 – Press *9 to raise your hand to speak

(For optimal audio quality, utilize the Zoom app on your smart device or computer)

Additionally, you may email public comment to planning@co.siskiyou.ca.us before 5:00 p.m. on the Tuesday before the Planning Commission meeting (the clerk does not have the ability to access email during the meeting). Public comment submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If you would like your public comment read during the public hearing, please indicate you wish it to be read. Reading of any emailed public comment is limited to three (3) minutes. Emails that are not indicated to be read aloud will, in any case, be provided to the Commissioners and become part of the record.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the Clerk of the Planning Commission 48 hours prior to the meeting at (530) 841-2100.

I. **Call to Order:** Siskiyou County Planning Commission Meeting

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes:** March 17, 2021
4. **Unscheduled Appearances:** Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

Agenda
Siskiyou County Planning Commission
April 21, 2021

5. **Conflict of Interest Declaration**
6. **Presentation of Documents:** All items presented to the Planning Commission during a public hearing become a permanent part of the record. Twelve copies of any information presented to the Commission should be given to the Clerk of the Commission for distribution to the Commissioners. In order to obtain an accurate record of the testimony, please address the Commission at the speaking table and clearly introduce yourself with your full name and address. **Your address will not be included in the minutes of the meeting.** A maximum of five minutes per speaker will be given so that all interested parties will have an opportunity to address the Commission.
7. **Public Hearing Protocol:** The public is encouraged to participate in the hearing process. The Chair of the Planning Commission will conduct the public hearing through the following actions:
 - A. The Chair introduces the agenda item.
 - B. The Staff Report is presented.
 - C. Submitted correspondence is acknowledged and made part of the public record.
 - D. Additional reports, arguments, or evidence will be submitted by other County departments or public agencies.
 - E. The Chair will ask if any of the Commissioners have questions of staff.
 - F. The Chair will open the public hearing.
 - G. Proponents are given an opportunity to present their arguments and evidence.
 - H. Opponents are given an opportunity to present their arguments and evidence.
 - I. Other public comments are given.
 - J. The project proponent is given an opportunity to present a rebuttal.
 - K. After all testimony has been given, the Chair will close the public hearing and the Commission will discuss the matter. During this discussion, Commission members may individually ask questions of the project proponent, opponent, or staff, at the convenience of the Commission.
 - L. The Chair will entertain a motion and a second.
 - M. The Commission will discuss the question.
 - N. The Commission will render its decision.
8. **Right of Appeal Statement:** Projects heard at this Planning Commission meeting may be subject to appeal within ten (10) calendar days of today's meeting (if the 10th day falls on a weekend, the appeal must be received the following business day). Please contact the County Clerk for information. Appeals must be submitted to the County Clerk's office together with the appeal fee of \$1,250. If you challenge the environmental review or the project proposal in court, you may be limited to raising only those issues

Agenda
Siskiyou County Planning Commission
April 21, 2021

raised at the public hearing or in written correspondence delivered to Siskiyou County Planning at, or prior to, the public hearing.

9. Changes to Agenda Items and Consideration of Agenda Items to be Continued.

II. New Business:

1. Holman Use Permit (UP-20-20) / Categorically Exempt

Proposed conditional use permit to convert an existing single-family dwelling, residential use, into a vacation rental. The project site is located at 233 Madison Drive in the community of Mount Shasta on APN: 037-170-230; Township 40N, Range 4W, Section 15 MDB&M; Latitude 41.315, Longitude -122.294.

Staff Recommendation:

Adopt Resolution PC-2021-009 thereby taking the following actions:

1. Approve the Use Permit request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, Existing Facilities.

(Discussion/Action Item)

- A. Staff Report**
- B. Public Hearing**
- C. Decision: Voice Vote**

2. Bullington Use Permit (UP-21-01) / Categorically Exempt

The project is a proposed conditional use permit to convert an existing single-family dwelling, residential use, into a short-term rental. The project site is located at 701 Hennessy Way in the unincorporated community of McCloud; APN 049-122-110; Township 39N, Range 3W, Section 1, MDB&M; Latitude 41.2591°, Longitude -122.1415°.

Staff Recommendation:

Adopt Resolution PC-2021-008 thereby taking the following actions:

1. Approve the Use Permit request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(2) and 15301, Class 1, Existing Facilities.

(Discussion/Action Item)

- A. Staff Report**
- B. Public Hearing**
- C. Decision: Voice Vote**

III. OLD BUSINESS:

**1. Berger Zone Change (Z-20-02) and Tentative Parcel Map (TPM-20-02) /
Categorically Exempt**

This project is a proposed minor zone change from Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40), to Non-Prime Agricultural (AG-2) in order to facilitate a proposed tentative parcel map to split the existing 39.4-acre parcel into two new parcels (22.4 and 17.0 acres). The project site is located at 26538 Old Edgewood-Weed Road, west of the City of Weed on APN:021-121-560; Township 41N, Range 5W, Section 4, MDB&M; Latitude 41.435°, Longitude -122.422°.

Staff Recommendation:

Adopt Resolution PC-2021-010 thereby taking the following actions:

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

(Discussion/Action Item)

- A. Staff Report**
- B. Public Hearing**
- C. Decision: Voice Vote**

2. Sirois Use Permit (UP-18-16) / Categorically Exempt

The project is a proposed conditional use permit to host annual music events on a parcel zoned Rural Residential Agricultural, 40-acre minimum parcel size (RRB40). The project site is located at 3832 Deer Mountain Road, approximately 20 miles northeast of the City of Weed, Siskiyou County, Calif., on APNs 019-500-271, 019-500-321, 019-500-491; Township 42N, Range 1W, Section 8, MDB&M (Latitude 41°30'20.59"N, Long 121°59'57.06"W).

Staff Recommendation:

Adopt Resolution PC-2021-011 thereby taking the following actions:

1. Approve the Use Permit request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), Section 15301, and Section 15303(d), 15303(e), and Section 15304(e).

(Discussion/Action Item)

- A. Staff Report**
- B. Public Hearing**
- C. Decision: Voice Vote**

Agenda
Siskiyou County Planning Commission
April 21, 2021

IV. Items for Discussion/Direction

V. Miscellaneous

1. **Future Meetings:** The next regular Planning Commission meeting is scheduled on Wednesday, May 19, 2021, at 9:00 a.m.
2. **Correspondence**
3. **Staff Comments**
4. **Commission Comments:** Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

VI. Adjournment