

**Siskiyou County Planning Commission**  
**Regular Meeting**  
**January 19, 2022**

The Siskiyou County Planning Commission meeting of January 19, 2022, was called to order by Chair Melo at 9:00 a.m. in the Board of Supervisors Chambers, 311 Fourth Street, Yreka, California.

**Present:** Commissioners Hart, Fowle, Veale and Melo

**Absent:** Commissioner Lindler

**Also Present:** Hailey Lang, Deputy Director of Planning; Rachel Jereb, Senior Planner; Bernadette Cizin, Assistant Planner; William Carroll, Deputy County Counsel; Janine Rowe, Clerk

**Election of Officers:**

**Chair:**

**Motion:** It was moved by Commissioner Fowle, seconded by Commissioner Veale, to elect Commissioner Lindler as the Chair for 2022.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present.

**Vice Chair:**

**Motion:** It was moved by Commissioner Melo, seconded by Commissioner Veale, to elect Commissioner Fowle as Vice Chair for 2022.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present.

**Minutes:** It was moved by Commissioner Veale, seconded by Commissioner Melo, to approve the Minutes from the November 17, 2021, Planning Commission meeting as presented.

**Voted** upon and the Vice Chair declared the motion carried unanimously by those Commissioners present.

Approval of the Minutes from the December 15, 2021, Planning Commission meeting was postponed due to lack of a quorum at today's meeting of Commissioners who were present at the December meeting.

**Unscheduled Appearances:** None

**Conflict of Interest Declaration:** None

**Presentation of Documents, Availability of Public Records, and Public Hearing**

**Protocol:** The Vice Chair asked those members of the public present in the meeting room as well as to those present via teleconference to review these items on the Agenda.

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**Rights of Appeal Statement:** The Vice Chair advised that projects heard at this Planning Commission meeting may be subject to appeal within ten calendar days of today's meeting (if the 10<sup>th</sup> day falls on a weekend, the appeal must be received the following business day). He directed interested individuals to contact the County Clerk's Office for information. He advised that if you challenge the environmental review or the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the Planning Department at, or prior to the public hearing. The Vice Chair apprised the Commissioners and audience that appeals must be submitted to the County Clerk's Office together with the appeal fee of \$1,250.

**Changes to the Agenda: None**

**Old Business: None**

**New Business:**

**Agenda Item 1: Purvis Zone Change (Z-21-07) and Use Permit (UP-22-01) / Categorically Exempt**

The project site is located on Mott Airport Road, between Mott Airport and Interstate 5 on APN 037-410-230; Township 40 North, Range 4 West, Section 35, MDB&M. The project is a proposed zone change of 2.1 acres from Rural Residential Agricultural (R-R) to Planned Development (P-D) and use permit in order to facilitate the use of the property for a contractor's yard.

**Categorically Exempt  
Zone Change  
Use Permit**

**Recommending Adoption  
Recommending Approval  
Conditionally Approved**

**Staff Report:**

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Jereb.

Ms. Jereb told the Commission the property is currently undeveloped with limited vegetation, and surrounding parcels are zoned Rural Residential, Neighborhood Commercial, and Light Industrial. The project was originally a zone change request to Light Industrial to allow for the use of a contractor's yard on the property, but because the property is within Zone B of the Airport Land Use Compatibility (ALUC) Plan, the project was modified to be a zone change to Planned Development since some uses that are allowed by right in the Light Industrial district are not allowed within Zone B. The development plan allows for light industrial and commercial uses that are in compliance with the ALUC Plan.

A use permit was added to the project since multiuse planned developments are required to obtain use permits for any and all uses. The conditional uses that were included in the plan were analyzed against the ALUC Plan's primary compatibility criteria matrix, the Noise Compatibility Criteria compatibility table, and the compatibility guidelines for specific land uses to make sure that all proposed uses were compatible with Zone B.

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Ms. Jereb said the project is consistent with the General Plan, and because there is no substantial evidence that the zone change and use permit for the contractor's yard may have a significant effect on the environment, Staff recommended that the project be found exempt per CEQA Section 15061(b)(3), the common-sense exemption, and 15303(c) for new construction or conversion of small structures. Comments were received from the Environmental Health Division, Cal Trans, Cal Fire and the County Director of Airports. No public comments were received.

Ms. Jereb recommended that the Commission conditionally approve the use permit and recommend that the Board of Supervisors determine the project categorically exempt and approve the zone change. Ms. Jereb said the project is required to have an avigation easement recorded and be reviewed by the Siskiyou County Airport Land Use Commission prior to review by the Board of Supervisors.

**Agency Input:** None

**Commission Questions:**

Commissioner Veale asked for clarification about bulk storage, and discussion was held that bulk storage refers to hazardous materials such as gas stations that store thousands of gallons of fuels.

County Counsel William Carroll added that there is a use by right in the Light Industrial zone to store propane and gasoline and that use by right will not exist in the master plan. Had it been in the proposed industrial zone, it would have been a use by right to store propane, gas, etc., but that would have conflicted with the ALUC Plan.

Commissioner Veale said it didn't seem that changing zoning reduces the risk, and Ms. Jereb said that contractors' yards are not prohibited in Zone B which requires that you change the zoning to Planned Development if you have Zone B property.

Discussion turned to Zone B around the Scott Valley Airport and Commissioner Fowle thought it was interesting that there are several thousand gallons of gas and diesel tanks within 20 feet of the fence of the Scott Valley Airport.

The Vice Chair opened the Public Hearing.

**Public Input:**

Anne Marsh of Etna said she was concerned because the use permit will run with the land and the next contractor's yard might be an eyesore and make a lot of noise. She also wanted to know if tar would be stored at the contractor's yard.

Mr. Jonathan Purvis, the project proponent, spoke in support of the project. He said they store asphalt Class-A fire rated shingles. He doesn't store a lot of material because it goes right out to the job site. He said the tar that Ms. Marsh referred to, also known as hot mop, is not common practice anymore. The only fuel storage would be if he had a monitor heater in the shop.

Mrs. Marianne Purvis, the project proponent, spoke in support of the project. She said their liability carrier does not allow the hot mop application.

There being no further comment, the Vice Chair closed the Public Hearing.

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**Commission Questions / Discussion:**

Discussion was held regarding the possibility that another type of contracting business might go in that might not be compatible with the location in proximity to the airport. Ms. Jereb pointed out that Condition of Approval number 1 ensures that any future proposed uses must conform to the project description and that there is a review process in Section 6 of the Development Plan by which the Planning Director decides if a proposed new use complies with the existing use permit or if a new use permit would be required.

**Motion:** Following discussion, it was moved by Commissioner Melo, seconded by Commissioner Veale, to Adopt Resolution PC 2021-032, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Purvis Use Permit (UP-22-01) and Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Purvis Zone Change (Z-21-07) by Adopting a Draft Ordinance Rezoning 2.1 Acres (APN 037-410-230) from R-R to P-D.

**Voted** upon and the Vice Chair declared the motion carried unanimously by those Commissioners present on the following roll call vote:

**Ayes:** Commissioners Hart, Melo, Veale and Fowle

**Noes:**

**Absent:** Commissioner Lindler

**Abstain:**

**Agenda Item 2: Meyer Use Permit (UP-21-28) / Categorically Exempt**

The project is a proposed Conditional Use Permit to allow a short-term vacation rental use within an existing single-family dwelling. The project site is located at 19125 2nd Street, Weed, CA on APN 020-470-330; Township 42N, Range 4W, Section 31, M.D.M.; Latitude 41.449°, Longitude -122.360.

**Categorically Exempt  
Use Permit**

**Adopted  
Approved**

**Staff Report:**

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Cizin.

Ms. Cizin told the Commission that the .95-acre parcel is developed with a primary and a secondary dwelling. The primary dwelling is the proposed vacation rental which is approximately 1,220 square feet with two bedrooms. The project is consistent with the General Plan and the Rural Residential Agricultural zoning district which allows short-term vacation rentals with a use permit. Two bedrooms and a living room are proposed as sleeping quarters, and based on the capacity of the existing septic system, a maximum of four guests could be accommodated. The three required parking spaces are located on the west side of the residence.

The dwelling was inspected by the Building Division and Environmental Health. The project is proposed to be exempt from CEQA per Section 15301, existing facility, and there are no unusual

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circumstances or future activities which might reasonably result in the project having a significant effect on the environment.

Comments were received from Environmental Health, the Building Division and Cal Fire regarding their requirements.

**Agency Input: None**

**Commission Questions: None**

The Vice Chair opened the Public Hearing.

**Public Input: None**

There being no comment, the Vice Chair closed the Public Hearing.

**Commission Discussion: None**

**Motion:** Following discussion, it was moved by Commissioner Veale, seconded by Commissioner Melo, to Adopt Resolution PC 2022-001, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Meyer Use Permit (UP-21-28) and Determining the Project Exempt from CEQA.

**Voted** upon and the Vice Chair declared the motion carried unanimously by those Commissioners present.

**Items for Discussion/Direction: None**

**Miscellaneous:**

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, February 16, 2022, at 9:00 a.m.
2. **Correspondence: None**
3. **Staff Comments: None**
4. **Commission Comments:** Brief discussions were held about vacation rentals and conflicts with homeowners associations and their CC&Rs, and water being pumped from a parcel and not transporting it off that parcel.

**Adjournment:** The meeting was concluded at approximately 9:41 a.m.

Respectfully submitted,

*Signature on file*

Hailey Lang, Secretary