



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
806 South Main Street · Yreka, California 96097
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[Community Development Department](#)

RICHARD J. DEAN
DIRECTOR

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Agenda

Siskiyou County Planning Commission Regular Meeting

June 15, 2022 at 9:00 a.m.

Board of Supervisors' Chambers, 311 Fourth Street, 2nd Floor, Yreka, California

This Public Hearing is being agendized to allow Planning staff and the public to participate in the meeting via teleconference. Members of the public may appear in person or remotely listen to and participate in the meeting via teleconference. Please note that you must **“raise your hand”** to provide public comment for your desired item. If you wish to listen or participate through teleconference, simply dial the call-in number below and enter the meeting ID#.

Call-in number: 1-669-900-6833 Press *9 to raise your hand
Zoom Meeting ID: 819-1299 4187 Press *6 to unmute

Access is also available through the Zoom app or online with this [link](#).

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:**
 - April 20, 2022
 - May 18, 2022

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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.
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. **Availability of Public Records:** All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at 806 South Main Street, Yreka, CA 96097, at the same time that the public records are distributed or made available to the members of the legislative body. All projects documents are on file at the Planning Division of the Siskiyou County Community Development Department, 806 South Main Street, Yreka, CA 96097, and available for public review.
8. **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.

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- L. After discussion, the Chair will ask for a motion and a second, and the Commission will render its decision.
9. **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 raised at the public hearing or in written correspondence delivered to Siskiyou County Planning at, or prior to, the public hearing.
10. **Changes to Agenda Items and Consideration of Agenda Items to be Continued:**
None

II. New Business

Agenda Item 1: Ledesma Use Permit (UP-22-03) / 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 is located at 1324 Alves Road, north of the city of Weed on APNs: 021-160-030, 021-170-390, 021-170-160; Township 41N, Range 5W, Section 11; Latitude 41.4075°, Longitude -122.3753°.

Planning Staff Recommendation:

Adopt Resolution PC 2022-012 taking the following actions:

1. Approve the Use Permit (UP-22-03) 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

Agenda Item 2: Avenue3 Funding LP Tentative Parcel Map (TPM-22-02) / Categorically Exempt

The project site is located south of Kidder Creek Road and east of Earl Smith Place, approximately 1-mile west of the unincorporated community of Greenview on APN: 024-230-370; Township 43 North, Range 9 West, Section 30, MDBM; Latitude 41.5452°, Longitude -122.9276°. The applicant is requesting Tentative Parcel Map approval to create four new 10.18-acre parcels with a 10.18-acre remainder parcel from an existing 50.9-acre parcel.

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Planning Staff Recommendation:

Adopt Resolution PC 2022-015 taking the following actions:

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3), 15301(c), and 15304 of the CEQA Guidelines; and
2. Approve the Vesting Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval.

(Discussion/Action Item)

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

IV. Old Business:

Timberhitch Quarry (SP-22-01) / Categorically Exempt

The project site is located within Butte Valley, a quarter mile east of State Highway 97, and one mile south of Little Shasta/Ball Mountain Road on APNs 011-250-170 and 011-280-290; Township 45N, Range 2W, Sections 11,12 and 14 MDB&M; Latitude 41.594°, Longitude - 122.407°.

The hearing is to determine if the mine operator of Timberhitch Mine is not financially capable to conduct reclamation of the surface mine site and take appropriate action to forfeit financial assurances for reclamation of the mine site.

Planning Staff Recommendation:

Adopt Resolution PC 2022-013 taking the following actions:

1. Find that the operator is financially incapable of completing reclamation in accordance with the approved reclamation plan;
2. Direct staff to notify the operator of the Timberhitch Mine within 10 days of the County's intent to take appropriate actions in accordance with SMARA Section 2773.1(b) to cause forfeiture of the operator's financial assurances for reclamation of the mine site; and
3. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15321.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Roll Call Vote

V. Items for Discussion/Direction

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VI. Miscellaneous:

- 1. Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, July 20, 2022, 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.

VII. Adjournment