



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
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[Community Development Department](#)

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DIRECTOR

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Agenda

Siskiyou County Planning Commission Regular Meeting

November 16, 2022

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
Zoom Meeting ID: 819-1299 4187

Press *9 to raise your hand
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:** The Minutes from the October 19, 2022, Minutes will be presented at the December Planning Commission meeting.
- 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.

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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.
 - 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,

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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:**

Cortopassi Use Permit (UP-22-06) / 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 600 Spring Creek Road, approximately one mile northwest of the City of Mt. Shasta on APN 036-190-280 Township 40N, Range 4W, Section 17, MDB&M; Latitude 41.317°, Longitude -122.330°.

II. New Business

Agenda Item 1: Shasta Creek LLC Use Permit (UP-22-09) / 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 1200 W A Barr Road, southwest of the city of Mt. Shasta; APN: 036-500-041; Township 40N, Range 4W, Section 21; Latitude 41.2953°, Longitude -122.3222°.

Planning Staff Recommendation:

Adopt Resolution PC2022-026 taking the following actions:

1. Approve the Use Permit (UP-22-09) 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, *Existing Facilities*.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Voice Vote

Agenda Item 2: Timberhitch Mine (SP-22-01) and Use Permit (UP-79-31) / 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°.

This public hearing is intended to carry out the requirements identified in Article 14. - Expiration, Revocation, and Appeals of Permits and Variances within the Siskiyou County Municipal Code, in order to revoke the Use Permit (UP-79-31) associated with the Timberhitch Pit Surface Mine (CA Mine ID No. 91-47-0055). The activity allowed under UP-79-31 includes the operation of three gravel excavation sites.

Planning Staff Recommendation:

Adopt Resolution PC2022-028 taking the following actions:

1. Recommend that the Board of Supervisors find that continuance of the mining use under UP-79-31 would be:

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- a. detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such use; and,
 - b. injurious or detrimental to the general welfare of the County.
2. Recommend that the Board of Supervisors find the condition to the granting of UP-79-31 related to the Reclamation Plan has been violated;
3. Recommend that the Board of Supervisors revoke Use Permit (UP-79-31);
4. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

Agenda Item 3: Hickey Zone Change (Z-22-04) / Categorically Exempt

The project is a proposed zone change of approximately 9.95 acres from Non-Prime Agricultural (AG-2) to Highway Commercial (C-H). The zone change is proposed to match the zoning to the historical use of the property, which contains Deer Mountain Lodge. The project is located at 17604 State Highway 97, approximately 13 miles northeast of the city of Weed; APNs: 019-080-080, 019-080-090, 019-080-060; Township 43N, Range 3W, Section 9; Latitude 41.5859°, Longitude -122.1938°.

Planning Staff Recommendation:

Adopt Resolution PC2022-029 taking the following actions:

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

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

IV. Old Business:

Agenda Item 1: Kidder Creek Orchard Camp Zone Change (Z-14-01) and Use Permit (UP-11-15) / Environmental Impact Report

The Project site is located on 580-acres at the west end of South Kidder Creek Road, approximately 2 miles west of State Hwy 3, south of the community of Greenview in the Scott Valley, Assessor Parcel Numbers (APNs) 025-370-040 and 380; 024-440-140, 150, 310, 320 and 330; 024-450-390, 400 and 590). The Proposed Project includes a request to expand the use of the site and requires a new use permit (UP-11-15). The Project also includes a request for a zone change (Z-14- 01) to rezone

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approximately 170 acres from Timberland Production District (TPZ) to Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40). The expanded use permit would allow an increase of allowable occupancy at the camp from 310 to a total occupancy of 844 (guests, staff, and volunteers), an increase the physical size of the camp from 333 acres to 580 acres, and the addition of a number of structures and recreation features, including a second pond and ancillary facilities. The project would be developed over a 20-year period

An Environmental Impact Report (EIR) has been prepared for this project. (see Public Resources Code § 21061 defining “Environmental Impact Report”).

Planning Staff Recommendation:

Adopt Resolution PC2022-018 taking the following actions:

1. Conditionally approve the proposed Use Permit 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 approve the Environmental Impact Report (EIR) in accordance with Sections 15091 and 15092 of the CEQA Guidelines.
4. Recommend the Board of Supervisors accept and approve the Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

IV. Items for Discussion/Direction

V. Miscellaneous

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, December 21, 2022, at 9:00 a.m.
2. **Correspondence**
Transcript of oral comments Murry Taylor presented to the Planning Commission at the September 21, 2022 meeting
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