

Siskiyou County Planning Commission
Regular Meeting
April 16, 2025

The Siskiyou County Planning Commission meeting of April 16, 2025, was called to order by Chair Fowle at approximately 9:00 a.m. in the Siskiyou County Meeting Chambers, 311 Fourth Street, 2nd Floor, Yreka, California.

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

Absent:

Also Present: Rick Dean, Director, Community Development Department; Hailey Lang, Deputy Director of Planning; Rachel Jereb, Senior Planner; William Carroll, Assistant County Counsel; Janine Rowe, Commission Clerk

Minutes: It was moved by Commissioner Melo, seconded by Commissioner Veale, to approve the March 19, 2025, Planning Commission Minutes as presented.

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

Unscheduled Appearances: None

Conflict of Interest Declaration: None

Presentation of Documents; Availability of Public Records; Public Hearing Protocol: The Chair stated these items are contained in the Agenda.

Right of Appeal Statement: The Chair read the Right of Appeal Statement.

Changes to the Agenda: None

New Business:

Agenda Item 1: Indian Creek Subdivision Certificate of Correction (CC-25-01) / Categorically Exempt

The project is located along the entire length of Pine Place Road (approximately 1,176 feet) and a portion of Indian Creek Road (approximately 1,130 feet) in the Indian Creek Subdivision, north of the unincorporated community of Happy Camp; Township 17N, Range 7E, §22, HB&M; 41.8449° - 123.3853°. The applicant is requesting approval of a Certificate of Correction to remove the 25-foot building setback line shown on the recorded map for the Indian Creek Subdivision (Town Map Book 3 at pages 1 and 1A).

**Categorically Exempt
Certificate of Correction**

**Adopted
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 that the project proponents are seeking to remove the 25-foot building setback line from the recorded map of the Indian Creek subdivision, located about three miles north of Happy Camp. She said the setback was initially approved in 1955, but it was rendered unnecessary when a countywide building setback line was established shortly after.

Ms. Jereb said Siskiyou County code and the Subdivision Map Act allow such corrections if the Planning Commission determines there is no additional burden on property owners, no impact on rights or titles, and that it complies with government regulations.

Ms. Jereb said staff recommends that the project be exempt from CEQA under Section 15305, as it involves minor land-use alterations without changes to land use or density. She said the staff report was corrected to clarify that only Planning Commission approval is required and not Board of Supervisors approval. She said no comments have been received on the project, and staff supports approval of the Certificate of Correction.

Agency Input: None

Commission Questions: None

The Chair opened the Public Hearing.

Public Comments: None

There being no comments, the Chair closed the Public Hearing.

Commission Discussion:

Commissioner Veale asked if the current setback is 20 feet. Ms. Jereb responded that there have been two prior public hearings at the Planning Commission level regarding exception requests for the Pine Place Road setback. Initially, an exception was granted for the 50-foot setback, and in March, the 20-foot setback was reduced to 10 feet. She said both hearings were necessary because it was initially believed the Whites' proposed garage would only encroach on the 50-foot setback, but after a property survey, it was discovered that the garage would also encroach on the 20-foot setback which required a second hearing. Ms. Jereb said the process is now moving forward with a Certificate of Correction to remove the 25-foot setback entirely for the subdivision.

Ms. Jereb said if the Planning Commission approves this Certificate of Correction and the Board of Supervisors later approves the exception request, both of which are required, and once the applicant files the recorded document, the setback for Pine Place Road will officially be set at 10 feet from the front property line.

Discussion was held that the setbacks would apply for all lots in the subdivision, with the exception of two lots depicted on the map that are not part of the subdivision.

Chair Fowle asked whether the setback issue for Pine Place Road and Indian Creek Road would now be resolved, and Ms. Jereb responded that she could not think of any instance where it would come back to the Planning Commission.

Motion: Following discussion, it was moved by Commissioner Lindler, seconded by Commissioner Melo, to Adopt Resolution PC 2025-009, A Resolution of the Planning Commission of the County of

Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving Certificate of Correction CC-25-01 to the Indian Creek Subdivision (Town Map Book 3 at Pages 1 and 1A).

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

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

Noes:

Absent:

Abstain:

Items for Discussion/Direction:

1. Ongoing Staff Update Regarding the General Plan Update

Ms. Lang told the Commission that the Board of Supervisors approved the Vision Statement and Guiding Principles at the April 15 meeting, with modifications made solely to the Vision Statement. The changes involved removing the term "visitors" from the statement, which initially read "To build a sustainable prosperous future for all, Siskiyou County strives to improve the lives of workers, visitors, and residents alike by focusing on the following priorities." She said the adjustment was made to emphasize locals and residents, with the assumption that visitors naturally benefit from these efforts. Ms. Lang said no changes were made to the Guiding Principles.

Additionally, Ms. Lang said the Board revised the following bullet points:

The phrase "new and emerging industries" was added to the bullet point that read "Diversify and expanding business opportunities..." The Board added a phrase stating that the county supports the preservation of property rights to the bullet point, "Emphasizing private property rights while encouraging..." Finally, the bullet point that read "Working with tribal partners to support sustainable forest management practices," was reworded to read, "Working and continued coordination and collaboration with tribal partners."

Ms. Lang said the update is now moving forward to the next steps and that the consultants are simultaneously working on the zoning code and the General Plan preparation, both of which will continue through the end of October. She said staff will be receiving a zoning code diagnostics report, which will likely outline existing issues in the code. Following that, Ms. Lang said there will be a kick-off meeting to determine the next course of action, including decisions on reformatting.

Discussion was held regarding whether or not discussion on the zoning code would be a public meeting or an internal meeting. Chair Fowle said he thought a public meeting would be a good idea because he knows there are many members of the public who have concerns with zoning and who could provide valuable input.

Commissioner Lindler asked whether changes to the zoning code would allow more by-right activities, and Ms. Lang said they would and that it is important to know what those changes are before the Environmental Impact Report process occurs.

Miscellaneous:

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, May 21, 2025, at 9:00 a.m. Chair Fowle said he might not be present for the May meeting. Commissioner Lindler said she would be out of town and would not be present for the May meeting.
2. **Correspondence / Staff Comments:** Ms. Lang told the Commission that the JH Ranch project was approved at the April 15 Board of Supervisors meeting. Before the Board meeting, she said staff received correspondence from Jesse McNames and Andy Brown regarding the condition of approval relating to development and implementation of a fuels reduction plan. Mr. Dean added that their original intention was to challenge Condition of Approval 18 and scale it back to just follow 4291 regulations without implementing the conditional management plan. He said Planning staff advised against this approach, as it would have delayed progress toward the second reading at the Board level. After consulting their chief of staff, JH Ranch representatives decided to retract their proposed plan and not present it to the Planning Commission. Mr. Dean said efforts are now focused on collaboration with Mr. McNames, JH Ranch staff, OES, Supervisor Haupt, and himself to develop a management plan.

Chair Fowle said he was contacted by Bob Johnson who raised a point about the process of applying conditions to projects brought before the Planning Commission. Typically, approval conditions are rooted in state laws, regulations, or county ordinances, such as those from state agencies like CDFW, CAL FIRE, etc., or local plans like the General Plan or Scott Valley Area Plan. Chair Fowle went on to say that in some cases, the Planning Commission has created conditions that lack clear guidance from existing laws or regulations, applying conditions based solely on ideas.

Discussion was held that when the Planning Commission imposes conditions on a project, such as a fuel loads reduction plan for JH Ranch, specifics and requirements need to be clearly outlined.

3. **Commission Comments:** Commissioner Veale asked if there are project applications in the pipeline or if it is currently a slow period. Mr. Dean said there seems to be a lull currently. Ms. Lang said Ms. Cizin is working on the Williamson Act surveys.

Adjournment: The meeting was concluded at approximately 9:32 a.m.

Respectfully submitted,

Signature on file

Hailey Lang, Secretary