

Siskiyou County Planning Commission
Regular Meeting
October 15, 2025

The Siskiyou County Planning Commission meeting of October 15, 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 Charman Fowle

Absent: None

Also Present: Rick Dean, Director, Community Development Department; Hailey Lang, Deputy Director of Planning; Rachel Jereb, Senior Planner; James Phelps, Senior Planner; Bernadette Cizin, Associate Planner; William Carroll, Assistant County Counsel; Dianne Johnson and Katie Howell, Commission Clerks

Minutes: It was moved by Commissioner Melo, seconded by Commissioner Hart, to approve the September 17, 2025, Planning Commission Minutes as presented.

Voted upon and the Chair declared the motion carried by those Commissioners present, with one abstention by Commissioner Linder being absent at the previous meeting.

Unscheduled Appearances: None

Conflict of Interest Declaration: None

Presentation of Documents; Availability of Public Records; Public Hearing Protocol: The Chair directed those present to refer to the Agenda for these items.

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

Changes to the Agenda: None

New Business:

Agenda Item 1: Amen Tentative Parcel Map Time Extension Request (TPM-20-07-2M) / Categorically Exempt

The project is a proposed 18-month time extension to a tentative parcel map that was originally approved on April 20, 2022, and granted an 18-month time extension on March 20, 2025. The project site is located south of CA State Highway 3, west of the city of Montague on APNs 013- 400-250 and 013-040-060; Township 45N, Range 6W, Section 12 MDB&M; Latitude 41.720, Longitude -122.542.

Staff Report:

Associate Planner Bernadette Cizin presented the staff report. The applicant, Ivar Amen, requested a second 18-month time extension for the tentative parcel map originally approved on April 20, 2022,

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with a prior extension granted March 20, 2024. The new proposed expiration date is April 15, 2027. No public comments or agency correspondence were received. Staff determined the extension is not a project under CEQA Guidelines Section 15378 and is exempt pursuant to Section 15060(c)(3).

Agency Input: None

The Chair opened the Public Hearing.

Public Comments: None

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

Commission Questions/Discussion: None

Motion: It was moved by Commissioner Melo, seconded by Commissioner Lindler, to adopt Resolution PC 2025-018, determining the project exempt from CEQA and approving the extension to April 15, 2027.

Voted Motion carried unanimously by voice vote.

Agenda Item 2: Crum Tentative Parcel Map (TPM-25-05) / Categorically Exempt

The project site is located at 1509 Kidder Creek Road, Greenvew; APN: 024-230-290; Township 43N, Range 9W, Section 30, MDBM; 41.5504°, -122.9281°. The project is a proposed tentative parcel map to divide an existing 39.93-acre parcel into two parcels of 25.48 acres and 14.45 acres. Each of the two existing dwellings are proposed to be on a separate parcel. No new development is proposed as part of this project.

Staff Report:

Senior Planner Rachel Jereb presented the staff report on behalf of applicant Ted Crum. The proposal subdivides a 39.93-acre parcel at 1509 Kidder Creek Road into two parcels, each exceeding the 10-acre minimum. The project was found consistent with the General Plan, Subdivision Map Act, and Scott Valley Area Plan, and is exempt from CEQA under Sections 15061(b)(3) and 15301. No public comments were received by staff.

Agency Input: None

The Chair opened the Public Hearing.

Public Comments:

Mr. Ted Crumb of Ashland, Oregon, spoke on behalf of his mother, Freda Crumb of Greenvew, project owner. Mr. Crumb stated he and his mother were there on behalf of the project. He indicated they would like to split the project so that 25 acres would go to the main property where his mother currently resides, and the remaining 15 acres be split with the smaller home where his brother lives.

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He also stated no new buildings were proposed.

Seeing no further public comment, the Chair closed the Public Hearing.

Commission Questions/Discussion:

Due to mapping material not posted online, the Commission discussed Brown Act compliance and determined to proceed as the item was otherwise properly noticed.

Motion: Moved by Commissioner Veale, seconded by Commissioner Melo, to adopt Resolution PC 2025-016 conditionally approving the tentative parcel map and finding the project categorically exempt from CEQA.

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:

Agenda Item 3: Whiteland/Walker Timberland Zone Change (Z-25-01) / Categorically Exempt

The project is a proposed zone change for approximately 318.73 acres from Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40) and Rural Residential Agricultural, 5-acre minimum parcel size (R-R-B-5) to Timber Production (TPZ) in order to better align with the current use of the property as forest management for growing and harvesting timber. The project site is located on North State Highway 3, north the city of Etna on APNs 023-060-640 and 023-060-650 (portion); Township 42 North, Range 9 West, Sections 17 & 20, MDB&M

Staff Report:

Associate Planner Bernadette Cizin presented the proposal to rezone 318.73 acres of a 398.73-acre parcel along Highway 3 from Rural Residential Agricultural (RRB-40 and RRB-5) to Timber Production (TPZ) to align zoning with current timber use. The project meets Timberland standards under PRC §4561(a) and is statutorily exempt from CEQA pursuant to Section 15264. Correction noted: the draft resolution title was revised to replace 'Bennett' with 'Whiteland/Walker.'

Agency Input: None

The Chair opened the Public Hearing.

Public Comments: None

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

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Commission Questions/Discussion: None

Motion: Moved by Commissioner Lindler, seconded by Commissioner Hart, to adopt Resolution PC 2025-017 recommending that the Board of Supervisors determine the project exempt and approve the zone change.

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:

Agenda Item 4: Yreka Union Telecommunication Use Permit (UP-25-01) / Categorically Exempt

The project site is located at 943 Highway 263, Yreka; APN: 013-530-290; Township 45N, Range 7W, Section 15, MDBM; Latitude 41.7480°, Longitude -122.6362°. The applicant is requesting use permit approval to develop the project site with the installation of a new, unmanned telecommunications facility within a fenced 50-foot by 50-foot lease area. The telecommunication facility would primarily include a 100-foot-tall faux windmill lattice tower with twelve antennas, 12 remote radio units, one microwave dish, and accessory equipment. At the base of the tower, equipment cabinets and a generator are proposed. Space on the tower and on the ground is intended for co-location by other telecommunication providers in the future.

Staff Report:

Senior Planner Rachel Jereb presented the proposal for a 100-foot-tall faux-windmill lattice wireless communications tower at 943 Highway 263. The project was deemed consistent with zoning and CEQA-exempt under Sections 15303 and 15304.

Agency Input: None

The Chair determined that critical project materials (i.e. site plan, design, distances, etc.) were not accessible to the public or all commissioners, potentially violating the Brown Act requirements.

Public Comments: None

Commission Questions/Discussion: None

Motion: A motion was made by Commissioner Melo and seconded by Commissioner Hart, to continue the item to the November 2025 meeting.

Voted Chair declared the motion carried unanimously.

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Items for Discussion/Direction:

1. Ongoing Staff Update Regarding the General Plan Update

Planning Director Hailey Lang reported that the Noise and Circulation Elements will be ready for review and public hearing at the November meeting. Staff and consultants are finalizing the zoning code table of contents. No additional staff comments were provided.

2. Discussion Regarding Williamson Act Contracts

Discussion led by Chair Fowle and staff regarding Board of Supervisors' review of Williamson Act policies. Topics included eligibility criteria, soil requirements, and impacts on agricultural parcels. Commissioners discussed the need for flexibility to preserve working agricultural lands while maintaining compliance with state law.

Miscellaneous:

1. Future Meetings: The next regular meeting of the Planning Commission is scheduled for Wednesday, November 19, 2025, at 9:00 a.m.

2. Correspondence: None

3. Staff Comments: None

4. Commission Comments:

Commissioners discussed potential agricultural and land use impacts arising from state water regulations and loss of irrigated acreage. Chair Fowle noted that restrictions under the TMDL implementation plan could reduce agricultural viability and increase workload for Planning and Assessor staff. Discussion included potential property valuation effects, rezoning implications, and comparisons to forestry 'takings' issues.

Adjournment: The meeting was concluded at approximately 9:39 a.m.

Respectfully submitted,

Signature on file

Hailey Lang, Secretary

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