



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

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<https://www.co.siskiyou.ca.us/community-development>

RICHARD J. DEAN

DIRECTOR

DONALD E. SOLUS, MD

PUBLIC HEALTH OFFICER

Agenda

Siskiyou County Planning Commission Regular Meeting

November 19, 2025 – 9:00 a.m.

Siskiyou County Meeting Chambers, 311 Fourth Street, 2nd Floor, Yreka, California

If a member of the public wishes to speak on an item on the agenda they must appear in person, complete a Speaker's Card, and return it to a staff member. Additionally, public comments may be emailed 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 comments submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If the public comment is to be read during the public hearing, please indicate that it should 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: October 15, 2025

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

BUILDING

Glenn Shockency, Deputy Director

ENVIRONMENTAL HEALTH

Vacant, Deputy Director

PLANNING

Hailey Lang, Deputy Director

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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 project 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, 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.

II. Old Business

Agenda Item 1: 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.

Planning Staff Recommendations:

Adopt Resolution PC 2025-019 taking the following actions:

1. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15303 and Section 15304 of the CEQA Guidelines; and
2. Approve the Use Permit (UP-25-01) request based on the recommended findings and subject to the recommended conditions of approval.

(Discussion/Action Item)

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

III. New Business

Agenda Item 1: Williams Pit Reclamation Plan and Use Permit Amendment (RP-00-04-1M / UP-00-11-1M)

The project site is located in an unincorporated part of Siskiyou County approximately 1.75 miles north and east of the city of Montague, off of Wilder Lane. The APN associated with this project is 013-360-020. The project is proposing to amend the existing Use Permit and Reclamation Plan to expand the quarry excavation area and allow continued mining activities at the site for an additional 20 years. The proposed project would allow for the continued removal, crushing and stockpiling of aggregate onsite. The amendment is necessary as a previous operator did not mine according to the approved reclamation plan, making the approved final slopes unachievable.

Planning Staff Recommendations:

Adopt Resolution PC 2025-020 taking the following actions:

1. Approve the proposed Use Permit and Reclamation Plan amendment request based

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on the recommended findings and subject to the recommended conditions of approval; and

2. Approve CEQA Mitigated Negative Declaration (MND) SCH Number 2025080226 for the Williams Pit.

(Discussion/Action Item)

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

Agenda Item 2: Galland Tentative Parcel Map (TPM-25-02) / Categorically Exempt

The project site is located at 2405 N. Old Stage Road, Mount Shasta, CA 96067; APN 036-060-060; Township 40 North, Range 4 West, Section 6, MDB&M; coordinates 41°20'05.5"N 122°21'03.9"W. The subdivider is requesting approval of a Tentative Parcel Map to divide an existing 6.36-acre rural-residential parcel into two parcels of 3.41 acres and 2.95 acres. The existing single-family residence, well, septic system, and accessory outbuildings will remain on proposed Parcel A (3.41 acres). Proposed Parcel B (2.95 acres) would be available for future single-family residential use consistent with R-R-B-2.5 zoning. No new development, grading, or tree removal is proposed as part of this subdivision.

Planning Staff Recommendations:

Adopt Resolution PC 2025-022 taking the following actions:

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15301 of the CEQA Guidelines; and
2. Approve the Galland Tentative Parcel Map (TPM-25-02) based on the recommended findings and subject to the recommended conditions of approval.

(Discussion/Action Item)

- F. Staff Report
- G. Commission Questions
- H. Public Hearing
- I. Commission Discussion
- J. Voice Vote

Agenda Item 3: McCloud Partners Tentative Parcel Map (TPM-25-04) / Common Sense Exemption

The project site is located at 909 Mill Road, McCloud, CA 96057; on APNs 028-240-320, 028-440-430, 028-440-550, 028-530-010; Township 40N, Range 2W, Section 31, MDBM; 41°15'54.8"N 122°07'21.5"W. The subdivider is requesting approval of a Tentative Parcel Map to subdivide an existing 60.23-acre industrial site in the Community of McCloud into three parcels plus a remainder as follows: Parcel 1 – 7.44 acres; Parcel 2 – 8.10 acres; Parcel 3 – 13.41 acres;

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Remainder – 31.28 acres. Total project area: 60.23 acres. No new development, grading, or tree removal is proposed as part of this subdivision.

Planning Staff Recommendations:

Adopt Resolution PC 2025-021 taking the following actions:

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
2. Approve the McCloud Partners Tentative Parcel Map (TPM-25-04) based on the recommended findings and subject to the recommended conditions of approval.

(Discussion/Action Item)

- K. Staff Report
- L. Commission Questions
- M. Public Hearing
- N. Commission Discussion
- O. Voice Vote

Agenda Item 4: General Plan – Noise Element (GPA-25-03)

Planning Commission review of the Draft Noise Element of the Siskiyou County General Plan. The Noise Element identifies major noise sources, establishes standards to protect public health and welfare, and promotes land use compatibility through noise mitigation policies. The primary source of noise in Siskiyou County is traffic related.

Planning Staff Recommendations:

No formal action is recommended. This item is presented for informational and discussion purposes only and is not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5) (administrative activity – not a project).

(Discussion/Action Item)

- A. Draft Noise Element of the General Plan
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion

Agenda Item 5: General Plan – Circulation Element (GPA-25-04)

Planning Commission review of the Draft Circulation Element of the Siskiyou County General Plan. The Circulation Element describes the County's transportation framework, detailing how people and goods move throughout the County. It identifies existing transportation infrastructure, outlines system needs and deficiencies, and establishes goals and policies to support safe and efficient mobility for all modes of travel.

Planning Staff Recommendations:

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No formal action is recommended. This item is presented for informational and discussion purposes only and is not subject to CEQA pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5) (administrative activity – not a project).

(Discussion/Action Item)

- E. Draft Circulation Element of the General Plan
- F. Commission Questions
- G. Public Hearing
- H. Commission Discussion

III. Items for Discussion/Direction

1. Ongoing Staff Update Regarding the General Plan Update

This is an ongoing agenda item pertaining to the Siskiyou County 2050 General Plan Update. Staff will be providing an update on the project schedule, deliverables, and any other updates relating to this project.

IV. Miscellaneous:

- 1. Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, December 17, 2025, 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.

V. Adjournment