



# COUNTY OF SISKIYOU

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## COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

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

HAILEY LANG

DIRECTOR

DONALD SOLUS, MD

PUBLIC HEALTH OFFICER

## Agenda

### Siskiyou County Planning Commission Regular Meeting

February 18, 2026 – 9:00 a.m.

Siskiyou County Meeting Chambers  
311 Fourth Street, 2<sup>nd</sup> 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](mailto: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 five (5) 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. **Election of Chair and Vice Chair for 2026**
4. **Approval of Minutes: January 21, 2026**
5. **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 (5) minutes.
6. **Conflict of Interest Declaration.**
7. **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 podium 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

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BUILDING

Glenn Shockency, Deputy Director

ENVIRONMENTAL HEALTH

Benjamin Hutter, Deputy Director

PLANNING

James V. Phelps, Deputy Director

(5) minutes per speaker will be given so that all interested parties will have an opportunity to address the Commission.

8. **Availability of Public Records:** All public records related to an open session item on this agenda that are not exempt from disclosure under the California Public Records Act and that are distributed to a majority of the Planning Commission will be available for public inspection, and project documents will be on file with the Planning Division and available for public review, at **806 South Main Street, Yreka, California 96097**.
9. **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.
10. **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.
11. **Changes to Agenda Items and Consideration of Agenda Items to be Continued.**

## II. New Business

### **Agenda Item 1: Shasta Cascades Zone Change (Z-24-04)**

The project is a proposed zone change affecting approximately 160 acres of forested land owned by Shasta Cascades Timberlands, LLC, from Non-Prime Agricultural District, 40-acre minimum (AG-2-B-40) to the Timberland Production Zone (TPZ). The project site is located off Schulmeyer Gulch Road, south of the city of Yreka, on APN 014-350-050; Township 44N, Range 7W, Section 28 M.D.M; Latitude 41.631°, Longitude -122.655°.

### **Planning Staff Recommendations:**

Adopt Resolution PC 2026-003 taking the following actions:

1. Recommend the Board of Supervisors determine the project to be statutorily exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15264 (Timberland Preserves); and
2. Recommend that the Board of Supervisors approve the Shasta Cascades Timberlands, LLC Zone Change (Z-24-04) 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. Roll Call Vote

**Agenda Item 2: Acer Klamath Forest Zone Change (Z-24-05)**

The project is a proposed zone change from Williamson Act Agricultural zoning (R-R-B-40) to Timberland Production Zone (TPZ) for approximately 640 acres (comprised of one parcel of approximately 600 acres and one parcel of approximately 40 acres) of forested land owned by Acer Klamath Forest, LLC. The project site is located off Mill Creek Road and Soap Creek Road, west of the city of Yreka, on APN's 014-181-160 and 014-181-370; Township 45N, Range 8W, Section 25, 35 M.D.M; Latitude 41.712°, Longitude -122.732°.

**Planning Staff Recommendations:**

Adopt Resolution PC 2026-001 taking the following actions:

1. Recommend the Board of Supervisors determine the project to be statutorily exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15264 (Timberland Preserves); and
2. Recommend that the Board of Supervisors approve the Acer Klamath Forest LLC Zone Change (Z-24-05) 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. Roll Call Vote

**Agenda Item 3: Acer Klamath Forest Zone Change (Z-24-06)**

The project is a proposed zone change affecting approximately 2,600 acres of forested land owned by Acer Klamath Forest LLC, from Agricultural zoning classifications (AG-1 and AG-2) to the Timberland Production Zone (TPZ). The project site is located off Shovel Circle and Rock Springs Road, north and west of the city of Montague, on APN's 004-170-130, 004-150-040, 004-150-100, 004-160-010, 004-160-020, 004-160-030, 004-160-040, 004-170-020 and 004-170-030; Township 46N, Range 6W, Section 14, 15, 16, 21, 22, 23, 26, 27 M.D.M; Latitude 41.823°, Longitude -122.292°.

**Planning Staff Recommendations:**

Adopt Resolution PC 2026-002 taking the following actions:

1. Recommend the Board of Supervisors determine the project to be statutorily exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15264 (Timberland Preserves); and
2. Recommend that the Board of Supervisors approve the Acer Klamath Forest LLC Zone Change (Z-24-06) 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. Roll Call Vote

**Agenda Item 4: Allen Baradar Zone Change (Z-26-01)**

The project consists of a proposed zone change affecting approximately 11.40 acres of undeveloped land from Rural Residential Agricultural District, 10-acre minimum (R-R-B-10) to the Highway Commercial District (C-H). The proposed zone change would allow for future commercial uses consistent with the Highway Commercial zoning designation, subject to separate discretionary and ministerial approvals at the time of any site-specific development. The project site is located at the intersection of Mott Road and Mott Airport Road, north of the City of Dunsmuir and south of the weigh station, adjacent to Interstate 5, adjacent to the Caltrans – Mt. Shasta Maintenance Station, and across from the Dunsmuir Municipal Mott Airport. Assessor's Parcel Number: 030-230-270. 41°15'24.4"N 122°16'19.1"W.

**Planning Staff Recommendations:**

Adopt Resolution PC 2026-004 taking the following actions:

1. Recommend that the Board of Supervisors determine the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and
2. Recommend that the Board of Supervisors approve the Zone Change (Z-26-01) 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. Roll Call Vote

### **III. Items for Discussion/Direction**

#### **1. Ongoing Staff Update regarding the General Plan Update**

This is an ongoing agenda item regarding the Siskiyou County 2050 General Plan Update. Staff will provide an update on the project schedule, key deliverables, and related matters, including the status of the Zoning Code update (Title 10 of the Siskiyou County Code).

### **IV. Miscellaneous:**

**1. Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, March 18, 2026, 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**