

Siskiyou County Planning Commission
Regular Meeting
April 15, 2026

The Siskiyou County Planning Commission meeting of April 15, 2026, was called to order by Chair Tony Melo at approximately 9:00 a.m. in the Siskiyou County Meeting Chambers, 311 Fourth Street, 2nd Floor, Yreka, California.

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

Absent: None

Also Present: Hailey Lang, Director, Community Development Department; James Phelps, Deputy Director of Planning; William Carroll, Assistant County Counsel; and Katie Howell, Commission Clerk

Approval of Minutes

It was moved by Commissioner Fowle and seconded by Commissioner Lindler to approve the March 18, 2026 Planning Commission Minutes as presented. The motion carried unanimously by voice vote.

Unscheduled Appearances: Chair read the Unscheduled Appearance section of the agenda. There were no unscheduled appearances.

Conflict of Interest Declaration: None

Presentation of Documents; Availability of Public Records; Public Hearing Protocol; Right of Appeal Statement: The Chair read these items as presented on the agenda.

Changes to the Agenda: None

New Business:

Agenda Item 1: Grenada Properties LLC Tentative Parcel Map (TPM-23-03-1M) Time Extension Request

The applicant is requesting approval of an 18-month time extension to the Grenada Properties LLC Tentative Parcel Map (TPM-23-03). The project site is located at 424 Highway A-12, in the unincorporated community of Grenada on APN: 038-410-121; Township 44N, Range 6W, Section 22, MDBM; Latitude 41.646°, Longitude -122.527°.

Staff Report:

Associate Planner Bernadette Cizin presented the request for an 18-month extension of the approved Grenada Properties LLC Tentative Parcel Map. Staff explained that the original approval had been granted in April 2024 and that conditions of approval had not yet been completed, preventing recordation of the final map. Staff noted that the applicant timely submitted the extension request and that State law automatically extended the map expiration while the request was under review. Staff further explained that no public comments had been received and that the request was not considered a project under CEQA. The new expiration date would be October 15, 2027 should the

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Commissioners approve the request.

Agency Input: None

Chair Melo opened the public hearing. No members of the public were present to provide testimony. The public hearing was closed.

Commission Questions/Discussion: None

Motion: It was moved by Commissioner Lindler, seconded by Commissioner Fowle, to adopt Resolution PC 2026-006, a Resolution of the Planning Commission of the County of Siskiyou, State of California, determining the project is not subject to the Environmental Quality Act and extend the Grenada Properties, LLC, Tentative Parcel Map, TPM-23-03 to October 15, 2027.

Voted Motion carried unanimously by Roll Call Vote as follows:

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

Noes:

Absent:

Abstain:

Old Business:

Agenda Item 1: General Plan – Land Use Element Review and Edits (GPA-26-02)

Continued review by the Planning Commission of the draft Land Use Element. This item is informational in nature. No formal action is required at this time. The review is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3), 15306, and 15378.

Chair Melo reopened the public hearing.

Deputy Director of Planning James Phelps advised the Commission that discussion would resume on page 28 of the working draft. Mr. Phelps explained that several policies previously recommended for deletion had been discussed at prior meetings and that the Commission should determine whether any language should be restored or revised. He advised Commissioners that the Land Use Element would serve as a policy document used to evaluate future projects and emphasized the importance of ensuring that policy language accurately reflected the Commission's intent.

Commissioner Lindler revisited language concerning alternative agricultural uses. She stated that her concern was not necessarily preserving specific wording but ensuring that agricultural operators retained flexibility as agricultural economics continue to evolve. Commissioner Lindler noted that many farms and ranches increasingly rely on supplemental revenue sources and questioned whether

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deleting certain policy language could unintentionally limit future opportunities.

Mr. Phelps responded that many of the uses discussed by the Commission were already addressed through zoning regulations and permitting processes. He explained that broader General Plan language could create unintended interpretations while the zoning code provides more appropriate mechanisms for evaluating specific proposals.

Discussion transitioned into agricultural diversification and animal husbandry. Commissioner Lindler stated that she traditionally associated animal husbandry with livestock production for food and fiber but questioned how horse-related uses fit within modern agricultural classifications. She referenced horse boarding facilities, equestrian tourism operations, ranch stays, and horse-related recreation as examples of emerging rural business models becoming more common throughout Siskiyou County.

Commissioner Fowle responded that horses are generally considered livestock under federal law, although state regulations may treat them differently in certain contexts. He described examples of working horse operations associated with cattle ranching and agricultural production and stated that some equestrian uses clearly maintain agricultural connections. Commissioner Lindler observed that not all horse facilities operate in the same manner and questioned whether retirement facilities, rescue operations, recreational boarding facilities, and working ranch operations should be treated identically for land use purposes.

Commissioner Hart asked how such operations are currently regulated and whether future policy language would provide sufficient direction. The commissioners discussed practical distinctions between working agricultural enterprises and facilities that primarily serve recreational or residential purposes.

Director Hailey Lang advised that the General Plan should remain broad enough to accommodate changing conditions while the zoning code update would provide an opportunity to establish more precise definitions. Director Lang emphasized that detailed definitions can be revised more easily through zoning code amendments than through future General Plan amendments. Mr. Phelps agreed and noted that future zoning code language could clearly identify agricultural uses, subordinate uses, and permitting requirements without limiting future flexibility.

Chair Melo called for a break at approximately 10:05 a.m.

Chair Melo called the meeting back to order at approximately 10:15 a.m.

Following a brief recess, the Commission resumed review with policies addressing timber production. Commissioner Lindler recommended replacing terminology, emphasizing preservation with language focused on management and production. She explained that Timber Production Zones were originally established to encourage sustained timber production and that the word “preservation” may imply objectives inconsistent with the intent of TPZ zoning. Commissioner Lindler stated that property

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owners receiving TPZ benefits are expected to maintain timber production and that policy language should accurately reflect that purpose.

Commissioner Veale asked how current market conditions affect landowners' ability to meet timber production objectives. Commissioner Lindler provided extensive discussion regarding management plans, harvest timing, market conditions, and the practical realities facing modern forestry operations. She explained that flexibility is often necessary because market conditions fluctuate significantly over time. She further noted that many assumptions underlying TPZ programs were developed when regional timber markets were substantially stronger than they are today.

The Commission engaged in an extended discussion regarding carbon sequestration programs and carbon credit projects. Commissioner Hart expressed concern regarding large entities acquiring significant timber holdings while focusing primarily on carbon credit revenue rather than active timber management. Commissioner Veale questioned how such projects interact with the traditional intent of TPZ zoning and whether long-term harvest obligations remain relevant when timber production declines.

Commissioner Lindler explained that many carbon projects still require management plans and do not necessarily prohibit future harvesting. However, she acknowledged that implementation continues to evolve and that questions remain regarding the relationship between carbon credit programs and sustained timber production. She discussed timber taxation history, yield tax concepts, and the reasons TPZ programs were originally established. Commissioner Lindler noted that forestry economics have changed substantially and described challenges associated with declining timber markets, limited milling capacity, and reduced value for certain species.

Commissioner Fowle questioned whether policy language should continue referencing "commercial timber production." He observed that many small forest landowners engage in responsible timber management without operating large commercial enterprises. Commissioner Lindler agreed and stated that removing the word "commercial" would allow greater flexibility while continuing to encourage productive forest management. The Commission generally supported modifications emphasizing timber production rather than preservation.

Review continued with public participation and community engagement policies. Commissioner Lindler questioned whether language requiring multiple engagement methods could create future obligations for online participation platforms and technology investments. Mr. Phelps explained that revisions were intentionally drafted to preserve flexibility while still allowing multiple forms of public participation. He noted that written correspondence and in person attendance already provide multiple avenues for public involvement. Commissioner Lindler expressed support for maintaining flexibility and avoiding unfunded mandates that may not reflect community demand.

Commissioner Fowle focused on policies addressing coordination with state and federal agencies. He stated that Siskiyou County periodically relies upon such policies when requesting consultation regarding projects affecting local interests and expressed concern that removal of specific references could weaken the County's position. Mr. Phelps explained that staff's revisions were intended to

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consolidate policies rather than eliminate coordination requirements. County Counsel Bill Carroll provided legal perspective regarding consultation and coordination authority. Following discussion, commissioners generally supported retaining language that clearly preserves the County's ability to coordinate with state and federal agencies when appropriate.

The Commission reviewed the Environmental Justice section of the draft Land Use Element. Director Lang explained the purpose of the required section and discussed its relationship to infrastructure planning and public services. Commissioners reviewed the language and provided comments regarding clarity and implementation. Discussion remained relatively brief compared to other portions of the meeting.

Items for Discussion/Direction

1. Ongoing Staff Updates regarding the General Plan Update

Deputy Director James Phelps provided an update regarding the ongoing Siskiyou County 2050 General Plan Update and associated revisions to Title 10 of the Siskiyou County Code. Mr. Phelps informed the Commission that planning staff and the General Plan consultants continued working through revisions to the draft General Plan and zoning code based on comments and direction previously provided by the Commission. He explained that consultant review and refinement of zoning code language remained ongoing and that the consultant team desired additional interaction with commissioners before preparing subsequent drafts.

Mr. Phelps stated that the consultants believed a dedicated discussion focused on zoning code revisions would provide valuable insight regarding commissioner concerns, priorities, and implementation issues. He noted that many of the policy discussions occurring during the Land Use Element review would ultimately need to be translated into specific zoning code standards and definitions. Commissioners discussed the relationship between the General Plan update and the zoning code update and generally agreed that direct interaction with consultants would be beneficial.

Miscellaneous:

1. Future Meetings: The next regular meeting of the Planning Commission is scheduled for Wednesday, May 20, 2026, at 9:00 a.m.

2. Correspondence: None

3. Staff Comments:

Deputy Director James Phelps presented a request from General Plan consultants Mintier-Harnish that the Planning Commission schedule a special meeting on June 3, 2026, to conduct a study session regarding the draft zoning code update. Mr. Phelps explained that the consultants wished to meet directly with commissioners to discuss draft zoning code language, hear commissioner concerns, and obtain guidance regarding policy implementation and code structure before additional revisions were completed.

Commissioner Fowle asked whether the proposed meeting would be considered a workshop or a

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study session. Mr. Phelps responded that the consultants had specifically requested that the meeting be described as a study session. Commissioner Fowle indicated that the distinction was important because members of the public may interpret workshops and study sessions differently and stated that it was important to ensure the public understood the purpose of the meeting and the opportunities available for participation.

County Counsel Bill Carroll advised that, regardless of terminology, the meeting would remain subject to Brown Act requirements. Mr. Carroll explained that public comment opportunities would still be available and that members of the public would have an opportunity to address the Commission during the meeting. Commissioner Fowle emphasized the importance of clearly communicating meeting procedures in advance so that members of the public would understand the process that would be followed.

Commissioner Veale indicated that the proposed date appeared workable from his perspective. Commissioner Fowle noted that June 3 was one of the few available dates on his calendar and expressed support for moving forward with the meeting.

Motion: Commissioner Fowle moved that the Planning Commission schedule a special study session for June 3, 2026, beginning at 9:00 a.m., for the purpose of reviewing and discussing the draft zoning code update with the General Plan consultants and planning staff. The motion received a second.

Vote: After additional discussion and clarification from County Counsel Carroll and Deputy Director Phelps, the motion was approved by unanimous voice vote.

4. Commission Comments: None

During Commission Comments, commissioners discussed proposed State Water Resources Control Board actions concerning minimum in-stream flow requirements. Commissioner Fowle expressed concern regarding potential impacts to agriculture, private property rights, water users, and ongoing planning efforts within Siskiyou County. Commissioner Lindler discussed potential implications for landowners and resource management activities and expressed concern regarding the broader effects that state water policy decisions could have on rural communities and working landscapes.

Discussion followed regarding whether concerns should be communicated to the Board of Supervisors and whether the County should provide comments to the State Water Resources Control Board. County Counsel Bill Carroll discussed procedural considerations regarding formal Commission action and correspondence. Rather than pursuing formal action, Commissioner Fowle requested that Director Hailey Lang communicate the Commission's concerns to the Board of Supervisors. Director Lang indicated that she would communicate the Commission's concerns through appropriate channels.

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Adjournment: The meeting was concluded at approximately 12:04 p.m.

Respectfully submitted,

Signature on file

James Phelps, Secretary
Deputy Director of Planning
Community Development Department
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