



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
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[Community Development Department](#)

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Agenda

Siskiyou County Planning Commission Regular Meeting

April 20, 2022 at 9:00 a.m.

Board of Supervisors' Chambers, 311 Fourth Street, 2nd Floor, Yreka, California

This Public Hearing is being agendized to allow Planning staff and the public to participate in the meeting via teleconference. Members of the public may appear in person or remotely listen to and participate in the meeting via teleconference, which is strongly encouraged.

Call-in number: 1-669-900-6833; Zoom Meeting ID: 819 1299 4187 (Press *9 to raise your hand)

Or access [here](#)

(For optimal audio quality, utilize the Zoom app on your smart device or computer. During the meeting, click on the "Participants" icon at the bottom center of your computer or smart device, then click "Raise Hand" icon)

Additionally, you may email public comment 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 comment submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If you would like your public comment read during the public hearing, please indicate you wish it to 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: Meetings of December 15, 2021, and March 16, 2022**
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.**

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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 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 projects 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

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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: None

II. Old Business: None

III. New Business

Agenda Item 1: Shastina West Subdivision Time Extension (TSM-10-01) / Categorically Exempt

The proposed project is a request for an 18-month time extension of the Shastina West Tentative Subdivision Map (TSM-10-01). The Shastina West Subdivision is a single family residential and agricultural development of 26 lots that was approved in 2011. This 18-month extension request is the second and final extension that is allowed pursuant to Siskiyou County Code Section 10-4.401.8.2. Should the Planning Commission deny the extension request, the expiration date will remain May 18, 2022. Should the Planning Commission approve the extension request, the expiration date will be extended to November 18, 2023. The project site is located south of Lake Shastina and north of Jackson Ranch Road on Dwinnell Way, approximately .25 miles north of the intersection of Dwinnell Way and Jackson Ranch Road; T42N, R5W, Section 10 and 11, MDB&M; APNs: 020-071-320, 330, 450, and 460.

Planning Staff Recommendation:

Adopt Resolution PC 2022-006 taking the following actions:

1. Approve the Shastina West Subdivision Time Extension project (TSM-10-01) and grant the second and final 18-month time extension for the Shastina West Subdivision); and
2. Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15162 and 15061(b)(3) of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

Agenda Item 2: Amen Tentative Parcel Map (TPM-20-07) / Categorically Exempt

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 28 MDB&M; Latitude 41.720 , Longitude -122.542.

Planning Staff Recommendation:

Adopt Resolution PC 2022-008 taking the following actions:

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301(c), 15303(a), 15303(e) and 15304 of the CEQA Guidelines; and
2. Approve the Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval.

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(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

Agenda Item 3: Yates Zone Change (Z-21-11) / Categorically Exempt

The project site is located at 712 Fourth Street in Grenada on APN: 038-448-021; Township 44N, Range 6W, Section 22, MDBM. The project is a proposed zone change of approximately 1.16 acres from Town Center (C-C) to Light Industrial (M-M) in order to facilitate the use of the property for a mini-storage facility.

Planning Staff Recommendation:

Adopt Resolution PC 2022-007 taking the following actions:

1. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
2. Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), Section 15301, and Section 15303(c) of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Roll Call Vote

Agenda Item 4: Mount Shasta Ski Park Zone Change (Z-21-10) and Use Permit (UP-21-30) / Subsequent Mitigated Negative Declaration (MND)

The proposed project is a Zone Change to amend the existing Planned Development (PD). As part of this project, a Use Permit (UP) is required to allow for the construction of a new ski lift within the ski park property, in addition to other accessory uses. The project site is located off Ski Park Highway, east of the city of Mount Shasta on APNs 028-010-010, 028-010-04, and 028-020-060; Township 40N, Range 3W, Section 3 MDBM; Latitude 41.342°, Longitude -122.183°.

Planning Staff Recommendation:

Adopt Resolution PC 2022-009 thereby taking the following actions:

1. Conditionally approve the proposed Use Permit based on the recommended findings and subject to the recommended conditions of approval;
2. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
3. Recommend the Board of Supervisors approve the Subsequent Mitigated Negative Declaration in accordance with Section 15074 of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Roll Call Vote

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IV. Items for Discussion/Direction:

1. Discussion, direction and possible action regarding the discontinuance, or not, of allowing remote attendance of Planning Commission meetings through “Zoom.”

V. Miscellaneous

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, May 18, 2022, 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.

VI. Adjournment