



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

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RICHARD J. DEAN
DIRECTOR

AARON STUTZ, MD
PUBLIC HEALTH OFFICER

Agenda

Siskiyou County Planning Commission Regular Meeting

September 20, 2023 – 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. If you wish to listen or participate through teleconference, simply dial the call-in number below and enter the meeting ID#. Please note that you must **“raise your hand”** to provide public comment for your desired item. Raise your hand by dialing *9 (star-nine). Speakers will be called on by the last four digits of their phone number. To unmute yourself when identified to speak, dial *6 (star-six).

Call-in number: 1-669-900-6833
Zoom Meeting ID: 825 4685 0494

Press *9 to raise your hand
Press *6 to unmute

Additionally, you may email public comments 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: August 16, 2023
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 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.**

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II. New Business

Agenda Item 1: Henery Tentative Parcel Map (TPM-23-01) / Categorically Exempt

The applicant requests approval of a Tentative Parcel Map to subdivide an existing 15.03-acre parcel into two parcels of 3.50 and 11.53 acres. The project site is located off Grateful Way, east of Mount Shasta City, on APN: 037-180-150; Township 40N, Range 4W, Section 14, MDBM; Latitude 41.315°, Longitude -122.272°.

Planning Staff Recommendations:

Adopt Resolution PC 2023-012 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 Henery Tentative Parcel Map (TPM-23-01) 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. Decision: Voice Vote

Agenda Item 2: Ward Zone Change (Z-22-03) / Categorically Exempt

The project is a proposed zone amendment for two parcels and a portion of a third parcel from Neighborhood Commercial (C-U) and Rural Residential Agricultural (R-R-B-1) to Heavy Industrial (M-H). The project is located at 3116 State Highway 97, approximately 1 mile northeast of the city of Weed; APN: a portion of 202-470-036, 020-470-400 and 020-470-420; Township 42N, Range 4W, Section 31; Latitude 41.5859°, Longitude -122.1938°.

Planning Staff Recommendation:

Adopt Resolution PC 2023-013 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) and Section 15301 of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

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Agenda Item 3: Presentation of Permit-Ready Plans

The County of Siskiyou received funding through the Regional Early Action Planning (REAP) Grant to help facilitate local housing production. A portion of the awarded funds was utilized for the preparation of pre-approved building plans that can be used for development in Siskiyou County and the incorporated cities within Siskiyou County. The plans are being presented to help bring awareness to the community of their availability.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Commission Discussion

Agenda Item 4: Public Participation by Zoom

1. Discussion of the use of the internet, including “Zoom”, only for the purpose of broadcasting Planning Commission proceedings and not to receive spoken public comment; and
2. Adopt Resolution PC 2023-015 establishing a policy regarding remote public attendance.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Commission Discussion
- D. Decision: Roll Call Vote

III. Items for Discussion/Direction:

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, October 18, 2023, 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