



# COUNTY OF SISKIYOU

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Building ♦ Environmental Health ♦ Planning**  
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## Agenda (corrected)

### Siskiyou County Planning Commission Regular Meeting

January 17, 2024 – 9:00 a.m.

Board of Supervisors 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 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.

Siskiyou County offers the option to listen to the meeting via Zoom as a courtesy to the public. If you wish to listen through teleconference, simply dial the call-in number below and enter the meeting ID#. If a technical error, outage, or disruption occurs, the Planning Commission reserves the right to discontinue Zoom access and to continue conducting business.

#### Remote Listening ONLY via Teleconference

Call-in number: 1-669-900-6833

Zoom Meeting ID: 895 5919 4982

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 2024
4. Approval of Minutes: December 20, 2023, meeting
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 minutes.
6. **Conflict of Interest Declaration.**

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- 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 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.
- 8. 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.
- 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.**

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**II. New Business**

**Agenda Item 1: Thamer Tentative Parcel Map Time Extension Request (TPM-21-01-1M)**

The project site is located north of the community of Callahan on Highway 3 on APNs: 031-020-360, 031-020-420, 031-220-370, 031-220-490, 031-220-510, and 031-220-520; Township 40N, Range 8W, Section 7 and Township 40N, Range 9W, Section 12; MDB&M; Latitude 41.332°, Longitude -122.820°. The applicant is requesting approval of a 12-month time extension to the Thamer Tentative Parcel Map Project (TPM-21-01) which was approved by the Planning Commission on December 15, 2021.

**Planning Staff Recommendations:**

Adopt Resolution PC 2024-001 taking the following actions:

1. Determine the time extension is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) as it is not a project as defined in Section 15301(c); and
2. Approve the Thamer Tentative Parcel Map (TPM-21-01-1M) Time Extension Request and establish a new expiration date of January 17, 2025.

(Discussion/Action Item)

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

**Agenda Item 2: Cales Boundary Line Adjustment (BLA-23-16) / Categorically Exempt**

The project site is located at 5330 Browndeer Road in the community of Lake Shastina on APNs: 106-430-390 and 106-430-310; Township 42N, Range 5W, Section 1, MDB&M; Latitude 41.514°, Longitude -122.378°. The applicant is requesting Boundary Line Adjustment approval to merge two existing parcels in to one 0.95-acre parcel with frontage to Browndeer Road, Fawnskin Place and Lake Shore Drive.

**Planning Staff Recommendations:**

Adopt Resolution PC 2024-002 taking the following actions:

1. Approve the Cales Boundary Line Adjustment (BLA-23-16) request based on the recommended findings; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations.

(Discussion/Action Item)

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

**Agenda Item 3: Brown's Quarry Reclamation Plan Amendment (RP-03-03-1M) and Use Permit Amendment (UP-03-03-1M) / Utilizing Existing CEQA Document**

The proposed project is requesting a Conditional Use Permit Amendment to amend Use Permit UP-03-12 and Reclamation Plan RP-03-03 to reconfigure the mine site to address disturbance that is not within the

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approved reclamation plan boundary, thus increasing the site from 14.5 acres to 26.65 acres. It also proposes to increase the maximum depth of excavation, extend the operations to 2028 and update monitoring and reclamation standards in order to reclaim the mine site. The project is located at 1722 Ball Mountain Little Shasta Road, approximately 1.56 miles east of the city of Montague on APN's 013-370-730 and 013-380-390. Township 45N, Range 6W, Section 25,34, MDB&M; Latitude 41.727°, Longitude - 122.495°.

The project has an adopted Mitigated Negative Declaration from 2004 (SCH # 2004052064). The proposed project changes would not result in any of the conditions described in Section 15162 of CEQA Guidelines calling for a Subsequent Mitigated Negative Declaration and would not result in any new significant environmental effects not previously analyzed in the 2004 Mitigated Negative Declaration, therefore no additional documentation is necessary under CEQA Guidelines Section 15162(b).

**Planning Staff Recommendations:**

Adopt Resolution PC 2024-003 taking the following actions:

1. Approve the Use Permit and Reclamation Plan amendment request based on the recommended findings and subject to the recommended conditions of approval; and
2. Pursuant to CEQA Guidelines Section 15162, determine that approval of the above action would not result in any new or substantially more significant impacts than those examined in the IS/MND and no further environmental documentation is necessary.

(Discussion/Action Item)

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

**Agenda Item 4: Golden Eagle Charter School Use Permit (UP-23-08) / Addendum to Certified Mitigated Negative Declaration**

The proposed project will rescind the existing use permit (UP-96-03) and create a new use permit (UP-23-08). The existing use permit includes allowance of an existing school in conjunction with existing church facilities. The current permitted occupancy is 60 students and staff. The new use permit (UP-23-08) will forgo church operations but will increase the permitted occupancy to 225 students and 35 staff. The existing school is approximately 8,150 square feet and the existing modular classroom is approximately 1,920 square feet. An additional modular classroom is proposed as part of this proposal, totaling 960 square feet, and an additional school building is proposed as part of this proposal, totaling 23,000 square feet. The project site is located at 1030 W A Barr Road in Mount Shasta (APN: 036-230-361).

There is an adopted Mitigated Negative Declaration (MND) (State Clearinghouse No. 1996052035 and State Clearinghouse No. 1996104248) for the previously approved project, And staff has prepared an Addendum to the MND pursuant to CEQA Guidelines Section 15164 because the proposed project changes only include minor technical changes. The Planning Commission will consider the proposed project and the proposed Addendum at the public hearing. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Planning Commission may require and/or approve an alternative environmental determination pursuant to the requirements of the California Environmental Quality Act.

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**Planning Staff Recommendations:**

Adopt Resolution PC 2023-019 taking the following actions:

1. Approve the Use Permit (UP-23-08) request based on the recommended findings and subject to the recommended conditions of approval; and
2. Approve CEQA Addendum #1 to the Mitigated Negative Declaration (MND) for the Evangelical Free Church of Mount Shasta (State Clearinghouse No. 1996052035 and State Clearinghouse No. 1996104248)

(Discussion/Action Item)

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

**Agenda Item 5: Draft Vacation Rental Zoning Code Ordinance / Categorically Exempt**

Siskiyou County Community Development Department has drafted a zoning code ordinance to update the County's vacation rental regulation process. The updated zoning code ordinance is reflected in Article 61, Vacation Rental Regulations and will repeal Section 10-6.1502(h) of Article 15.-General Provisions, Conditions, and Exceptions of the Siskiyou County Municipal Code. A major update to the vacation rental regulation process includes the removal of the requirement to obtain a Conditional Use Permit (CUP) and the implementation of a tiered ministerial process to operate a vacation rental. Additional updates include the removal of the 2.5-acre minimum for north Siskiyou County (including the communities of Grenada, Yreka, Happy Camp, Seiad Valley, Klamath River, Scott Valley, Butte Valley, and Montague) and the implementation of a 5% cap on permits based on vacancy rate in south Siskiyou County (including the communities of Dunsmuir, Mount Shasta, Weed, and Lake Shastina). The McCloud region will retain the 2.5-acre minimum requirement.

**Planning Staff Recommendations:**

Recommendations to the Board of Supervisors:

1. Repeal Section 10-6.1502(h) of Article 15.-General Provisions, Conditions, and Exceptions of the Siskiyou County Municipal Code.
2. Add Article 61, Vacation Rental Regulations, which will provide requirements and processes to operate a legal vacation rental.

(Discussion/Action Item)

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

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**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, February 21, 2024, 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**