

Siskiyou County Planning Commission
Regular Meeting
March 20, 2024

The Siskiyou County Planning Commission meeting of March 20, 2024, was called to order by Vice Chair Lindler at approximately 9:00 a.m. in the Board of Supervisors Chambers, 311 Fourth Street, 2nd Floor, Yreka, California.

Present: Commissioners Melo, Veale and Lindler

Absent: Commissioners Hart and Fowle

Also Present: Hailey Lang, Deputy Director of Planning; Rachel Jereb, Senior Planner; Bernadette Cizin, Associate Planner; Coleman Fitzgerald, Environmental Health Specialist; William Carroll, Assistant County Counsel

Minutes: There was no quorum to approve the February 21, 2024, Planning Commission meeting Minutes so it was continued to the April 17, 2024, meeting.

Unscheduled Appearances:

Mr. Kurt Reichel of Mount Shasta said he wanted to discuss his client who has been denied their ability to build their project. He said a long-time building inspector with the Building Division gave him a determination on how to attach the detached structure in order to bypass the height requirements of the parcel's zoning. Mr. Reichel said he was told by the Building Official that the determination from his staff is incorrect and the project would need to be modified.

After discussion, Mr. William Carroll told Mr. Reichel he would review his documents and communicate with him directly.

Conflict of Interest Declaration:

Vice Chair Lindler wanted to disclose that she knows the McMahons. She said her company—not her personally—applied for a grant for part of the city of Weed for remediation of properties damaged in the Mill fire, and the McMahons' property is part of that project.

Presentation of Documents, Availability of Public Records, and Public Hearing

Protocol: The Vice Chair reviewed the requirements for the Presentation of Documents and the Availability of Public Records, and informed those members of the public attending the meeting that the Public Hearing Protocol was on the Agenda.

Rights of Appeal Statement: The Vice Chair read the Right of Appeal Statement contained in the Agenda.

Changes to the Agenda: None

New Business:

Agenda Item 1: McMahon Zone Change (Z-23-05) and Boundary Line Adjustment (BLA-23-18 / Categorically Exempt

The project site is located on State Highway 97, north and east of the city of Weed, near the community of Carrick on APNs 020-120-060, 020-380-030 and 020-400-190; T42N, R5W, S25, 26 & 36, MDB&M, (Latitude 41.454°, Longitude 122.372°). The project is a proposed minor zone change of approximately 14 acres from Non-Prime Agricultural (AG-2) to Non-Prime Agricultural (AG-2-B-40) and 6 acres from Non-Prime Agricultural (AG-2-B-40) to Non-Prime Agricultural (AG-2), in order to facilitate a concurrent boundary line adjustment to transfer 8 acres between a 459-acre parcel and a 18-acre parcel. The rezone is necessary in order to effectuate the boundary line adjustment, which is proposed to consolidate all lands improved for the cattle ranch into a single 467-acre parcel.

**Categorically Exempt
Boundary Line Adjustment
Zone Change**

**Recommending Adoption
Conditionally Approved
Recommending Approval**

Staff Report:

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Cizin.

Ms. Cizin told the Commission the project proponents want to rezone approximately 14 acres from Non-Prime Agricultural to Non-Prime Agricultural with a 40-acre minimum, as well as 6 acres from Non-Prime Agricultural with a 40-acre minimum parcel size to Non-Prime Agricultural. The rezone is necessary to effectuate the proposed boundary line adjustment which is proposed to consolidate all lands improved for ag production into a single parcel. The resultant parcel is proposed to be reconfigured to consolidate all of the land improved and utilized for the agricultural uses on one large parcel. The resultant Goltz parcel is developed with residential uses.

Ms. Cizin said the project is consistent with the General Plan and zoning for the site. She said staff recommends that the project be found to be exempt from CEQA pursuant to Section 15301(b)(3), the comment sense exemption, and Section 15301, existing facilities, as the project includes an existing agricultural operation and existing single family dwellings on the site.

Ms. Cizin said Environmental Health and CAL FIRE commented on the project, and no public comments were received from the public.

Commission Questions: None

Public Comments:

Mr. Robert Martin of Montague, project surveyor, spoke in favor of the project. He said the project is a typical one where it's a long-standing ranching operation, and the project proponents want to consolidate all ranching operations on one parcel. He stated that this isn't a development project.

There being no further comments, the Vice Chair closed the Public Hearing

Commission Discussion: None

Agency Input: None

Motion: Following discussion, it was moved by Commissioner Melo, seconded by Commissioner Veale, to adopt Resolution PC-2024-006, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the McMahon Boundary Line Adjustment (BLA-23-18) and Recommend that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the McMahon Zone Change (Z-23-05) by Adopting a Draft Ordinance Rezoning 14 acres of APN: 020-400-190 from AG-2 to AG-2-B-40 and 6 acres of APN 020-380-030 from AG-2 to AG-2-B-40.

Voted upon and the Vice Chair declared the motion carried unanimously by those Commissioners present on the following roll call vote:

Ayes: Commissioners Melo, Veale and Lindler

Noes:

Absent: Commissioners Hart and Fowle

Abstain:

Agenda Item 2: Amen Tentative Parcel Map Time Extension Request (TPM-20-07-1M)

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 12 MDB&M; Latitude 41.720, Longitude -122.542. The applicant is requesting approval of an 18-month time extension to the Amen Tentative Parcel Map project (TPM-20-09), which was approved at the Planning Commission on April 20, 2022.

Tentative Parcel Map Time Extension

Approved

Staff Report:

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Cizin.

Ms. Cizin told the Commission that the applicant is requesting an 18-month time extension to complete the tentative parcel map that was approved by Planning Commission on April 20, 2022. The Conditions of Approval have not yet been met which has delayed the filing of the final map. She said County code allows that a subdivider may request an extension of the approved map by written application. Upon the submittal of the application, the code automatically extended the expiration date by 60 days. She said Mr. Amen submitted his application prior to the April 20, 2024, expiration date so it was automatically extended to June 19, 2024. Ms. Cizin said if the Planning Commission approves the extension request, the new expiration date would be September 20, 2025.

Ms. Cizin said one public comment was received regarding the project description in the public hearing notice. The commenter suggested that the hearing should be re-noticed because she thought the description could be confusing to the public. Ms. Cizin said staff feels that the hearing notice was adequate, and that no neighboring property owners that received the hearing notices responded with concern or confusion.

Ms. Cizin said it is staff's opinion that the time extension is not a project as defined in CEQA Guidelines Section 15378 and is not subject to CEQA pursuant to CEQA Section 15060(c)(3).

Agency Input: None

Commission Questions: None

The Vice Chair opened the Public Hearing.

Public Comments: None

There being no comments, the Vice Chair closed the Public Hearing.

Commission Discussion: None

Motion: Following discussion, it was moved by Commissioner Veale, seconded by Commissioner Melo, to adopt Resolution PC 2024-007, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project is Not Subject to the California Environmental Quality Act and Extend the Amen Tentative Parcel Map (TPM-20-07) to September 20, 2025.

Voted upon and the Vice Chair declared the motion carried unanimously by those Commissioners present.

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.

Staff Report:

Ms. Lang told the Commission that an internal TAC meeting will be held next week with the department heads to vet and review the administrative background report. After that, it will be publicly available, and she will be working with the consultant team on potential dates to bring it to the Planning Commission, which will likely be sometime this summer. She said she will review the six-month schedule with the consultants as well as finalize some dates regarding public outreach which will occur throughout the county in the latter portion of this year.

Commission Questions/Discussion:

Commissioner Veale wanted to know if there would be any major changes to the General Plan when it is presented to the Planning Commission. Ms. Lang said the format will be completely different based on the new requirements, government codes, etc., that have to be statutorily discussed. She said the main difference would be with land use and that the policies will be more relevant.

Commissioner Melo wanted to know how long the new General Plan would be good for. Ms. Lang said the General Plan is a long-range planning document which is typically good for 15 to 25 years.

Commissioner Veale asked when the General Plan was last updated, and Ms. Lang said a comprehensive update has never been done. The land use element was created and adopted in 1980. The housing element has been updated because it's statutorily required to be updated every eight years. The noise element hasn't been updated since the mid to late 1970s.

Miscellaneous:

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, April 17, 2024, at 9:00 a.m.
2. **Correspondence: None**
3. **Staff Comments:** Ms. Lang stated that an appeal has been filed regarding the Golden Eagle Charter School Use Permit Project. The hearing for the appeal has been set to the May 7, 2024, Board of Supervisors meeting. The Commission asked who filed the appeal, and Ms. Lang asked Assistant County Counsel, Bill Carroll, if that information is public information. He stated that it is public information. Ms. Lang informed the Commission that a Mr. Chris Marrone filed the appeal.
4. **Commission Comments:** Vice Chair Lindler asked about the date change for the June Planning Commission meeting from June 19 to June 26, 2024. Discussion was held that the date was tentatively changed to June 26 because of a conflict with the Board of Supervisors having a personnel hearing on June 19, and Commissioners Hart, Veale, Melo, and Chair Fowle had said they would be available on June 26. Vice Chair Lindler said she would be absent for the June 26 meeting.

Adjournment: The meeting was concluded at approximately 9:29 a.m.

Respectfully submitted,

Hailey Lang, Secretary

vjr