



Siskiyou County
Planning Commission Staff Report
April 20, 2022

Agenda Item Number 3
Yates Zone Change (Z-21-11)

Applicant: Michael Yates

Property Owners: Michael and Jennifer Yates
5139 Montague Grenada Road
Montague, CA 96064

Project Summary The applicant is requesting approval of the following:

- Zone Change from Town Center (C-C) to Light Industrial (M-M)

Location: The project site is located at 712 Fourth Street in Grenada on APN: 038-448-021; Township 44N, Range 6W, Section 22, MDBM.

General Plan: Erosion Hazard; Severe Septic Tank Limitations; Prime Agricultural Soils

Current Zoning: Town Center (C-C)

Proposed Zoning: Light Industrial (M-M)

Exhibits:

- A. Draft Resolution PC 2022-007
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Yates Zone Change (Z-21-11) by Adopting a Draft Ordinance Rezoning 1.16 Acres (APN 038-448-021) from C-C to M-M.
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
- B. Comments
- C. Site Plan
- D. M-M District - Uses Permitted

Background

Michael Yates applied for a zone change to Light Industrial (M-M) to facilitate the use of the project site for a mini-storage facility. The property is in the unincorporated community of Grenada and is currently developed with an approximately 7,700 square foot barn that was previously utilized as hay and grain storage. The site previously contained a manufactured home, installed in 1976, and yard maintenance business. The manufactured home has since been removed. The property is bordered by Siskiyou Boulevard to the west, Fourth Street to the north, and railroad tracks to the east.



Figure 1: Location Map

The already developed parcel is a legal parcel originally created by Grant Deed as recorded in the Siskiyou County Official Records on February 21, 1944, in Volume 158 at Page 445. It has not been subsequently modified.

The project site is level and vegetation is sparse with scattered weeds and a few locust or other similar type trees that are not proposed to be removed as part of this project. Soil consists of Dotta loam, 0 to 2 percent slopes. Surrounding properties are zoned with a wide variety of zoning districts including residential, commercial, and industrial, and are fully developed.



Figure 2: Zoning Map

Analysis

Zoning Consistency

The subject parcel is zoned Town Center (C-C). The applicant's proposed Zone Change would rezone the property to Light Industrial (M-M). The minimum parcel size of one acre for parcels in that district would be exceeded by the 1.16-acre parcel.

As shown in Figure 2, the project site is located adjacent to parcels zoned Town Center (C-C), Single-Family Residential (Res-1), Multiple-Family Residential (Res-4), Rural Residential Agricultural (R-R), Neighborhood Commercial (C-U), and Light Industrial (M-M). Subsequent to the Zone Change, the zoning of the project site would remain consistent with the zoning that already exists in the neighborhood.

Pursuant to Siskiyou County Code (SCC) Section 10-6.4601, the M-M zoning proposed for the subject parcel allows for mini-storage facilities. The Zone Change would result in a district for which the proposed use of the property for a mini-storage facility would be in compliance with County Code for the M-M district.

A full list of permitted and conditionally permitted uses in the M-M district is included as Exhibit D of this Staff Report.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Erosion Hazard, Severe Septic Tank Limitations, and Prime Agricultural Soils. Planning staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5 through 41.9, and 41.18 apply to the proposed project.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the subject site. Additionally, the use would be compatible with the surrounding land uses, would have adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report and are submitted for the commissioners' review, consideration, and approval.

Based on staff's analysis of the proposed use, staff believes that the necessary findings can be made for the approval of this application.

Environmental Review

The project site is planned to be developed with a mini-storage facility. The project site is currently zoned Town Center (C-C) and is proposed to be rezoned to Light Industrial (M-M). Uses allowed within the M-M district are detailed in Exhibit D.

Staff evaluated the project's potential for environmental impacts by reviewing the project relative to Appendix G of the CEQA Guidelines. Based on this review, it was determined that the rezone, as proposed, would not adversely impact the environment.

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Because there is not substantial evidence, in light of the whole record before the County, that the proposed zone change may have a significant effect on the environment, staff is recommending that the Planning Commission and Board of Supervisors make the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the “common sense exemption” of CEQA Guidelines Section 15061(b)(3), which states that “CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to *Existing Facilities* (Section 15301) and the Class 3 exemption that is applicable to *New Construction or Conversion of Small Structures* (Section 15303(c)).

The Class 1 section consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. The existing barn has most recently been utilized for hay and grain storage. The applicant proposes to continue the use of the barn for storage. Additionally, the property is already developed with graveled areas for driving and parking that any needed maintenance or minor alteration would fall under this exemption.

The Class 3 section applies to projects which involve the construction of structures that have a floor area no greater than 2,500 square feet. As part of this project, the applicant is proposing to install a limited number of eight feet by forty feet (8'x40') storage units that are individually 320 square feet. The applicant is proposing to place five (5) of these units on the property as part of this project for a total of 1,600 square feet.

The proposed CEQA exemptions must be considered together with any comments received during the public review process. Further, the exemptions can only be approved if the finding is made, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities) which might reasonably result in the project having a significant effect on the environment.

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on April 6, 2022, and mailed to property owners within 300 feet of the applicant's property. No public comments have been received at the time this staff report was written.

Siskiyou County Environmental Health Division – February 1, 2022

Environmental Health has no objection to the project. Water is provided by the Grenada Sanitary District. A septic tank and leach line exist on this property that served the SFD that has been removed. At this time no improvements have been proposed which would require sewer.

Planning Response: No response necessary.

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Siskiyou County Public Works Department – February 17, 2022

Public Works commented on requirements for commercial driveway connections and setbacks.

Planning Response: Applicant was provided information regarding Public Work's commercial driveway requirements.

Siskiyou County Building Department – February 1, 2022

The Building Department reviewed the project and had no objections to the project. The Building Department provided conditions that need to be met related to the Building Code.

Planning Response: Planning has incorporated the conditions and are noted in Exhibit A1 Notations and Conditions of Approval.

Planning Staff Recommendations

- Adopt Resolution PC 2022-007 taking the following actions:
 - Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
 - 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.

Suggested Motion

I move that we adopt Resolution PC 2022-007, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Yates Zone Change (Z-21-11) by Adopting a Draft Ordinance Rezoning 1.16 Acres (APN 038-448-021) from C-C to M-M.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2022-007

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Yates Zone Change (Z-21-11) by Adopting a Draft Ordinance Rezoning 1.16 Acres (APN 038-448-021) from C-C to M-M.

Whereas, an application has been received from Michael Yates to rezone approximately 1.16 acres (APN 038-448-021) from Town Center District to Light Industrial District; and

Whereas, the project site is currently developed with an existing 7,700 square foot barn that has historically been used as storage; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on April 6, 2022; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, comments received on the project resulted in conditions of approval being recommended by staff; and

Whereas, the Planning Division presented its oral and written staff report on the Yates Zone Change (Z-21-11) at a regular meeting of the Planning Commission on April 20, 2022; and

Whereas, there is not substantial evidence, in light of the whole record before the County, that the proposed zone change would have a significant effect on the environment; and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) based on the “common sense” that CEQA only applies to projects with the potential to result in a significant impact on the environment in accordance with CEQA Guidelines Section 15061(b)(3); and

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant to *Existing Facilities* (Section 15301), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use; and

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant to *New Construction or Conversion of Small Structures* (Section 15303(c)), which consists of construction and location of limited numbers of new, small facilities or structures; and

Whereas, the Planning Division recommends approval of the Yates Zone Change (Z-21-11) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on April 20, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the Yates Zone Change (Z-21-11) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed Z-21-11 prior to reaching a decision; and

Now, Therefore, Be It Resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report; and

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the Yates Zone Change (Z-21-11):

1. Recommends that the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), Section 15301, and Section 15303(c); and
2. Recommends that the Board of Supervisors of Siskiyou County approve Zone Change (Z-21-11), subject to the conditions of approval contained in Attachment A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC-2022-007 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 20th day of April 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 20th day of April 2022

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2022-007
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber is to be commercially harvested as part of the zone change, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) shall be adhered to.
4. If any timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required.
5. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP is required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-Acre Conversion Exemption" under 14CCR 1104.
6. A building permit must be obtained prior to any future development or placement of structures on the property. This requirement includes, but is not limited to, any enlargement, alteration, replacement, repair, or improvement of any existing structures.

Conditions of Approval

1. The project shall substantially conform to the project description and zone change map reviewed by the Planning Commission on April 20, 2022, and subsequently approved by the Siskiyou County Board of Supervisors. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. Any future development or land uses shall comply with the M-M zoning district.
3. Development of the subject property shall comply with all adopted rules and regulations of the Siskiyou County Code and all other local and state regulatory agencies.
4. The project must adhere to all applicable requirements of the current California Building Code.
5. The project must be prepared by a California-licensed Architect or Engineer.
6. If the existing barn was built prior to requiring building permits in Siskiyou County, the change in occupancy would require that the building complies with the new occupancy.
7. Changing the U-Occupancy to S-1 to store vehicles will require the existing barn to meet Code Compliance standards.
8. The use of metal shipping containers as storage will need to be revised to assess if Code Compliance standards cannot be achieved.
9. The project will need to comply with all applicable Accessibility Code requirements.
10. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officer or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at

the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

Findings

Zoning Consistency Findings

1. The proposed Zone Change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed Zone Change application is consistent with Siskiyou County Code, Title 10, Chapter 6, Article 28.
3. The proposed Zone Change from Town Center (C-C) to Light Industrial (M-M) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Town Center (C-C), Single-Family Residential (Res-1), Multiple-Family Residential (Res-4), Rural Residential Agricultural (R-R), Neighborhood Commercial (C-U), and Light Industrial (M-M).
5. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(b) All light commercial, light industrial, multiple family residential, and commercial/recreational, public, and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

The project site has direct access to Siskiyou Boulevard and Fourth Street, both of which are public roads capable of accommodating the traffic that could be generated from the proposed use.

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The proposed mini-storage use of the existing parcel is clearly compatible with the surrounding area. The neighboring parcels are zoned and developed with a mix of residential, commercial, and industrial uses, which are consistent with the light industrial use planned for the project site.

Policy 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

The proposed mini-storage use will not be disruptive or destroy the intent of protecting each mapped resource, as described herein.

Policy 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

The subject property is an already developed site that has an existing onsite septic system and water connection to the Grenada Sanitary District. Any new development will have to meet State

and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

Policy 41.6 There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

The subject parcel is developed with an approved on-site septic system that will not contaminate ground water.

Policy 41.7 Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.

Water service to the parcel is provided by the Grenada Sanitary District.

Policy 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

The subject parcel has immediate access to Siskiyou Boulevard and Fourth Street, public roads that are adequate for the immediate and cumulative traffic impacts of the project.

Policy 41.18 Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that the project is consistent with the Siskiyou County General Plan as documented herein.

Map 2: Erosion Hazard

Policy 7 – Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project time (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

Any future development is required to meet Building Code requirements for erosion and runoff.

Map 4: Severe Septic Tank Limitations

Policy 9 – The minimum parcel size shall be one acre of 0-15% slope and 5 acres on 16-29% slope.

The permitted density will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Policy 10 – Single family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreation uses, commercial/recreation uses, and public or quasi-public uses only may be permitted

The permitted uses will not create erosion or sedimentation problems.

The proposed zone change to Light Industrial to facilitate a mini-storage facility is a permitted use per Policy 10 and will not create erosion or sedimentation problems.

Map 12: Prime Agricultural Soils

Policy 34. – All Class I, II and III soils, and the soils that become Class III under irrigation, with the exception of Class III soils determined to be non-irrigable, are defined as prime agricultural land.

Policy 36. – In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land or land clearly committed to urbanization, but not within a city or service district sphere of influence, the minimum parcel size shall be 10-20 acres, depending on distance from major agricultural areas.

The permitted density will not create erosion or sedimentation problems.

A minimum parcel size of 20 acres is required in areas that are adjacent to or in close proximity to major commercial agricultural operations.

The intent of this policy is to allow a higher density on land that is not capable of being productive for agriculture, and at the same time retaining a residential density in the major agricultural areas of the county that is compatible with agricultural interests.

No new parcels are proposed to be created as part of this project. The subject parcel is an existing approximately 1.16-acre parcel that is within the unincorporated community of Grenada. It is within the service district boundary for the Grenada Sanitary District and the Grenada Fire Protection District.

Policy 38. – In commercial agricultural areas mapped as prime agricultural land but proven not to be prime agricultural land, single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses and public or quasi-public uses may be permitted.

The permitted density will not create erosion or sedimentation problems.

2018 mapping by the Division of Land Resource Protection of the California Department of Conservation as part of their Farmland Mapping and Monitoring Program places the subject parcel outside of Prime Farmland or Farmland of Local Importance. The subject parcel has instead been placed within an area, which includes the entire community of Grenada, designated as "Urban and Built-Up Land". The zone change to Light Industrial to facilitate a mini-storage facility is a permitted use per policy 38 and will not create erosion or sedimentation problems.

Policy 39. – Proof that mapped prime agricultural soils are in fact not prime can only be done by providing the following information:

- e. If an on-site field inspection by the Planning Department reveals that the land is not prime agricultural land, the data itemized in a, b, c and d above may not be required; i.e., obvious mapping errors.

Planning Department staff made an on-site field inspection on April 6, 2022, and determined that the land is not prime agricultural land.

California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15061(b)(3), because there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, this use permit project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Pursuant to CEQA Guidelines, Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. Because the barn has historically been utilized for storage and the applicant proposes to continue the use of the barn for storage under the Light Industrial zoning designation, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
3. Pursuant to CEQA Guidelines, Section 15303, Class 3 projects consist of construction and location of limited numbers of new, small facilities or structures. Because subsection (c) allows for the construction of structures not exceeding 2500 square feet, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303(c).
4. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
5. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW

OWNER YATES, MICHAEL

FILE # 038-448-021

LOCATION 712 FOURTH ST. GRENADA T 44N , R 6W , SEC. 22 PD# Z2111

REQUIREMENTS:

Sewage Disposal Test/Information:

- ☐ None Required : Connection to Approved Sewage System
☐ Engineered Percolation Tests –
Parcels # _____
☐ Wet Weather Testing
☐ Engineered Sewage Disposal System
☐ Other _____

Water Supply Tests/Information:

- ☐ None Required : Connection to Approved Water System
☐ Well Logs (Existing Wells) ☐ Well Logs for Adjoining Property
☐ Drilled Well – Parcels # _____ ☐ Spring Source-Verification
☐ Pump Test (Static Level) _____ Hours
☐ Bacteriological Analysis ☐ Chemical Analysis ☐ Physical Analysis
☐ Other _____

Project Information:

- ☐ Location Map ☐ Mark Project Area ☐ Contour Map
☐ Food Establishment Plans ☐ Swim Pool/Spa Plans
☐ Waste Information (Non-Sewage)
☐ Other _____

Comments/Conditions:

Environmental Health has no objections to this project.

Water is provided by the Grenada Sanitary District.

A septic Tank and leachline exists on this property and served the SFD that has been removed. At this time no
Improvements have been proposed which would require sewer.

REHS  DATE 2/1/22

ENVIRONMENTAL HEALTH ACTION

☒ Application Accepted ☐ Application Rejected as Incomplete (see comments)

☒ Approved ☐ Recommended for Denial
☐ Approved with conditions (see comments)

REHS  DATE 2/1/22

Date sent to Planning:

APPLICATION REVIEW

Please circulate to names shown below

Received: 2/3/22

Due: 2/17/22

- ☐ Tentative Parcel Map (4 or less parcels)
- ☐ Tentative Subdivision Map
- ☐ Use Permit
- ☒ Zone Change
- ☐ Certificate of Compliance
- ☐ Negative Declaration – Environmental Review
- ☐ Special Project

Applicant's Name: MICHAEL YATES

Planning Application Number: 22111

Public Works provides input for the following:

☐ Access ☐ Survey ☐ Flood ☐ Encroachments ☐ On & Off Site Improvements ☐ Right of Way

PLEASE INITIAL

Comments

Deany

NO Comment

Bynum

This will require a commercial driveway connection.
IT will also need to meet our set back requirements for the

Burton

Comments.

Lipke

No Comment

County
Surveyor
(vacant)

Please return to Phil when routing is completed

SISKIYOU COUNTY DEPARTMENT OF PUBLIC WORKS

COMMERCIAL DRIVEWAY PROVISIONS

1. Driveway width at property line will be **24-36' feet** wide.
2. Driveway will approach at **(90') degrees** to the roadway.
3. Driveway will be constructed with 6" Of crushed rock compacted to a firm stable base and surfaced with asphalt or concrete from the edge of traveled way on the county road to the **property line**, or **30'** feet from centerline of the traveled way, which ever is greater.
4. Finished driveway grade, at point of connection, shall not be higher than the existing shoulder grade of the county road.
5. Driveway grade shall slope away from county road at a **-2% grade** from edge of asphalt on the county road to a point 8-10' feet from edge of traveled way.
6. Roadway surface, shoulders, and gutters will be restored to the original condition.
7. Proper signing, warning devices and traffic control will be in place and maintained when working in and about the county roadway. Signing will be new or in good condition as per state of California Manual of Traffic Controls, 2014.
8. Cut banks, trees, brush, etc. will be removed to provide a minimum site distance of **150'** Feet.
9. Gate, if any will not swing onto county right of way.
10. Notify this department **24 hours** before beginning construction at location described on application.
11. The Permittee agrees, by acceptance of this permit, to immediately repair and make good any injury to any portion of the county road which occurs as a result of the encroachment in the county road right of way or as a result of driveway maintenance and/ or work done under this permit.
12. This permit shall be on the job site and accessible to the County Road Department personnel at all times during construction.
13. This permit, issued in accordance with article 1460 of the Streets and Highways Code, implies no warranty with regard to the ownership of the underlying fee title to real property involved. Obtain written permission from the owner to enter onto and occupy said real property.
14. This permit is subject to revocation should the Permittee or agents fail to meet the terms of this permit.
15. **Contractors** shall show proof of liability insurance in the amount of \$ 500,00.00. The comprehensive general liability insurance will include the County of Siskiyou as additional insured.

SISKIYOU COUNTY
DEPARTMENT OF PUBLIC WORKS
P O BOX 1127
YREKA, CALIFORNIA


Director of Public Works

**SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
LAND DEVELOPMENT REVIEW**

OWNER YATES, MICHAEL

FILE # 038-448-021

LOCATION 712 FOURTH ST. GRENADA **T** 44N , **R** 6W , **SEC. 22** **PD#** Z2111

REQUIREMENTS:

Comments/Conditions:

Building Department has no objections to this project.

1. Project must meet all applicable requirements of current California Building Codes.
2. Commercial projects are required, by Code, to be prepared by a California licensed Architect or Engineer.
3. If the barn was built prior to requiring permits in Siskiyou County the change in Occupancy would require that the building complies with the new occupancy.
4. Changing the U Occupancy to S-1 to store vehicles will impact the existing barn structure because improvements will need to be made for code compliance.
5. The use of metal shipping containers as storage will need to be reviewed to assess if Code compliance can be achieved.
6. Project will need to comply with all applicable Accessibility Code requirements (parking, toilets, etc.)

BD W.S.

DATE 2/1/22

BUILDING DEPARTMENT ACTION

(x) Application Accepted () Application Rejected as Incomplete (see comments)

() Approved

() Recommended for Denial

(x) Approved with conditions (see comments)

BD W.S.

DATE 4/12/22

Date sent to Planning:

Michael Yates

5139 Montague Grenada Rd

Montague, CA 96064

APN# 038-448-021

Existing zone- Commercial

Proposed zone- Light industrial

Address 712 Fourth St

Grenada, CA 96038

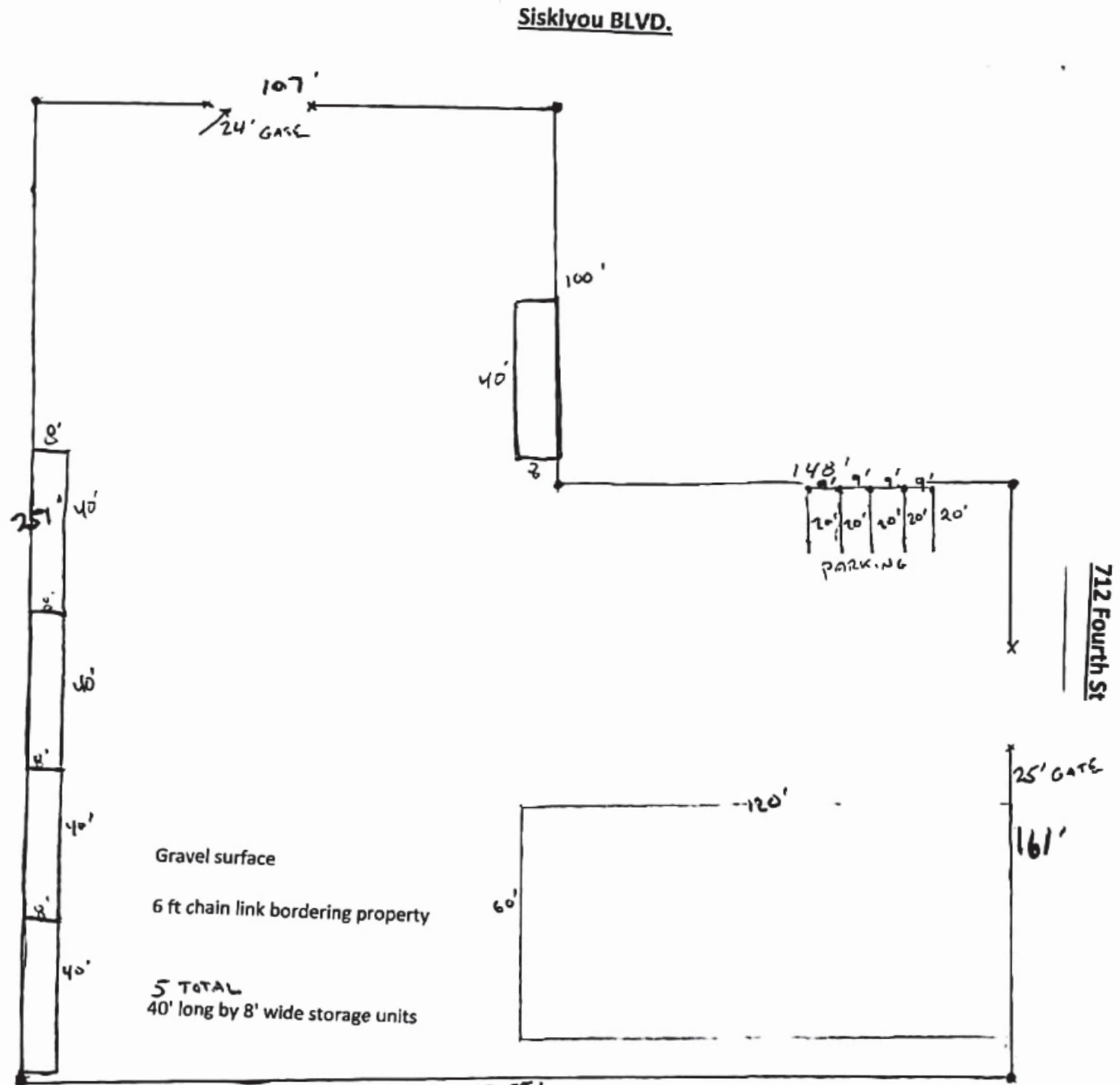


EXHIBIT C - Site Map

Article 46. Light Industrial District (M-M)

Sec. 10-6.4601. M-M District.

The regulations set forth in this article shall apply in the Light Industrial District. The M-M District is intended to establish areas where light manufacturing and the less abrasive industrial activities may take place, particularly where heavy industry may not be appropriate. To provide for maximum harmony within the community, M-M District uses shall be designed and constructed to occur within confined areas. The provisions of this article, in combination with standards and special provisions, are designed to accommodate circulation, fire safety, access, and other considerations relevant to the health, safety, and general welfare of the community.

(§ 1, Ord. 86-2, eff. February 27, 1986)

Sec. 10-6.4602. Uses permitted.

The following uses shall be permitted in the M-M District:

- (a) Animal hospitals, pounds, and kennels;
- (b) Nurseries and greenhouses;
- (c) Saw shops provided all operations occur within the building;
- (d) Vehicle repair services, garages, and body shops provided all operations occur within a building;
- (e) Miscellaneous repair shops and related services provided all operations occur within a building;
- (f) Equipment rental and leasing provided all equipment shall be screened by a wall, fence, or landscaping screen not less than six (6') feet in height;
- (g) Off site construction, maintenance services, and contractors' yards, including building, electrical, plumbing, heating, roofing, painting, landscaping, excavation, and similar contractors, and janitorial, fumigating, septic tank pumping, and similar services;
- (h) Welding shops, machine shops, and sheet metal shops provided all operations occur within a building;
- (i) Non-retail laundries and dry cleaners;
- (j) Lumber yards and woodworking and cabinet shops;
- (k) Feed stores;
- (l) Assembly plants which are not objectionable, obnoxious, or offensive by reason of the emission of noise, smoke, dust, odors, fumes, or other materials or which do not involve the handling or storage of flammable explosives or dangerous materials;
- (m) Bulk storage of oil, gasoline, propane, and similar products;
- (n) Wholesale storage and distribution of foods and materials, including warehouses, moving services, delivery services, and similar uses. The storage of flammables, explosives, or materials which create dust, odors, or fumes shall be expressly prohibited in the M-M District;
- (o) Fruit and vegetable freezing, processing, and packaging operations, but not including canneries;

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- (p) Sales in conjunction with permitted or conditionally permitted uses;
 - (q) Towing services, excluding disabled vehicle storage, junk yards, wrecking yards and auto dismantling;
 - (r) Large and mini-storage facilities;
 - (s) Bottling works and spring and mineral water bottling works at the source.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 93-11, eff. February 23, 1993, and § I, Ord. 94-07, eff. April 14, 1994)

Sec. 10-6.4603. Conditional uses permitted.

Subject to obtaining a use permit, the following uses shall be permitted in the M-M District:

- (a) Caretakers' residences provided the permitted use requires the continuous supervision of a caretaker, superintendent, or security person and the residence is to be occupied only by such person and his or her family;
- (b) Airstrips and heliports;
- (c) Truck terminals and truck storage;
- (d) Storage elevators;
- (e) Power generation plants, all energy sources, including biomass;
- (f) Wood planing mills;
- (g) Primary or secondary manufacture of pharmaceuticals;
- (h) Retail establishments of a nature designed principally to serve surrounding industrial uses, such as restaurants and gasoline/diesel fuel stations;
- (i) Temporary disabled vehicle storage, not to exceed sixty (60) days, excluding junk yards, wrecking yards and auto dismantling;
- (j) Micro-distilleries, wineries and breweries;
- (k) In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit.

(§ I, Ord. 86-2, eff. February 27, 1986, as amended by § 1, Ord. 93-11, eff. February 23, 1993, and § I, Ord. 94-07, eff. April 14, 1994)