

Siskiyou County Planning Commission
Regular Meeting
March 17, 2021

The Siskiyou County Planning Commission meeting was held on March 17, 2021. This meeting was conducted pursuant to California Governor Newsom's Executive Order No. N-29-20 dated March 17, 2020. The public was allowed to participate via teleconference only.

The Siskiyou County Planning Commission meeting was called to order by Chair Melo at 9:00 a.m.

Present: Commissioners Lindler, Fowle, Veale and Melo were present in the Board Chambers. Commissioner Hart appeared via teleconference

Absent: None

Also Present: Rick Dean, Community Development Director, Kirk Skierski, Deputy Director of Planning; Rachel Jereb, Senior Planner; Bernadette Cizin, Assistant Planner; Shelley Gray, Assistant Planner; William Carroll, Deputy County Counsel; Janine Rowe, Clerk

Minutes: It was moved by Commissioner Lindler, seconded by Commissioner Fowle, to approve the Minutes from the February 17, 2021, Planning Commission meeting as presented.

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

Unscheduled Appearances: None

Conflict of Interest Declaration: Commissioner Fowle did not believe it would be a conflict of interest but wanted it on the record that he has a business relationship with the Berryhills (Agenda Item 2--Berryhill Tentative Parcel Map (TPM2006)).

Presentation of Documents: None

Public Hearing Protocol: The Chair reviewed the protocol for conducting the Planning Commission meetings.

Rights of Appeal Statement: The Chair advised that projects heard at this Planning Commission meeting may be subject to appeal within ten calendar days of today's meeting (if the 10th day falls on a weekend, the appeal must be received the following business day). He directed interested individuals to contact the County Clerk's Office for information. He advised that 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 the Planning Department at, or prior to the public hearing. The Chair apprised the

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Commissioners and audience that appeals must be submitted to the County Clerk's Office together with the appeal fee of \$1,250.

Changes to the Agenda: None**Old Business: None****New Business:****Agenda Item 1: Presentation by Matt Parker, Natural Resources Policy Specialist for Siskiyou County**

Mr. Parker provided an overview of the Sustainable Groundwater Management Act (SGMA). SGMA is a law that was passed in 2015 requiring groundwater basins to create sustainability plans. The groundwater sustainability plans (GSP's) are due January 31, 2022. The Department of Water Resources (DWR) is the agency that oversees it, and the State Water Resources Control Board is the enforcement agency. The last advisory committee meeting is targeted to be held at the end of June 2021, and the recommendation received would be brought to the Board of Supervisors in about July. The final draft of the plan would be released for review and a public workshop would be held. November 2021 is targeted for the Board of Supervisors to officially approve the plan, which gives some flexibility in the process. Yearly reports are due April 1 of every year. DWR has two years to review the plan and render their final decision, and the County can immediately implement the plan as soon as it is tentatively approved by DWR. The County can review and update the plan every five years until 2042.

Agenda Item 2: Berryhill Tentative Parcel Map (TPM20-06) / Categorically Exempt

The applicant is requesting a Tentative Parcel Map to create four new 10.74-acre parcels with a 10.4338-acre remainder from an existing approximately 53.4-acre parcel. The project site is zoned Rural Residential Agricultural (R-R-B-5) and Non-Prime Agricultural (AG-2). The project site is located on Kidder Creek Road, west of the community of Greenview on APN 020-030-120; Township 43N, Range 9W, Section 30 MDBM; Latitude 41.548°, Longitude -122.938°.

**Categorically Exempt
Use Permit****Adopted
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 advised the Commission that the applicant is requesting approval of a vesting tentative parcel map to subdivide an existing a 53.39-acre parcel into four parcels and a remainder. The property is located on Kidder Creek Road approximately one mile west of the community of Greenview. The four new proposed 10.74-acre parcels are within the R-R-B-5 zoning district which allows a minimum parcel size of 5 acres. The proposed 10.43-acre remainder parcel is within the AG-2 zoning district which allows a minimum parcel size of 10 acres. The four new parcels would be accessed from an existing private road. Proposed Parcel

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number 1 and the remainder parcel would also have access to Kidder Creek Road. The vacant property is developed with a small manmade pond and a road. The project is consistent with the Subdivision Map Act, General Plan, Scott Valley Area Plan and zoning for its area. The project is proposed to be exempt from CEQA pursuant to Sections 15061(b)(3) and 15301(c) and 15304. No public comments were received for this project. Environmental Health, Cal Fire and the Treasurer-Tax Collector commented on this project regarding their requirements. Finally, the applicant team contacted Planning staff requesting to amend the project changing the proposed private road name from Berryhill Court to Earl Smith Place. Planning has no objections to the new proposed name. Staff recommended that the Commission determine the project categorically exempt and approve the vesting tentative parcel map with the road name revised to Earl Smith Place.

Agency Input: None

The Chair opened the Public Hearing.

Public Input: None

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

Questions / Discussion by Commission:

Discussion was held about whether or not the four 10.74-acre parcels could be split further. Because of the zoning (R-R-B-5), the minimum lot size for parcels is 5 acres, so those lots could be split once more. The remainder 10.43-acre parcel is zoned AG-2 so the minimum size for that zoning is 10 acres.

Further discussion was held that a road maintenance agreement was not required since the parcels are all under one ownership and that no fire hydrants are required because the parcels are within five miles of a fire station.

Motion: Following discussion, it was moved by Commissioner Fowle, seconded by Commissioner Veale, to Adopt Resolution PC-2021-007, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Berryhill Vesting Tentative Parcel Map (TPM-20-06) with the Amendment to the Road name Change to Earl Smith Place.

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

Items for Discussion/Direction: None**Miscellaneous:**

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, April 21, 2021.
2. **Correspondence:** None

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3. **Staff Comments:** Deputy County Counsel William Carroll provided the Commissioners with an update on the Board of Supervisors' vote on an emergency ordinance for a moratorium on vacation rentals. A 4/5 vote in favor of the moratorium was required, but the Board of Supervisors only voted 3/5 in favor so it did not pass.
4. **Commission Comments:** Commissioner Hart told the Commission and Staff that he was informed that the real estate community is fired up about the potential of there being a moratorium on vacation rentals due to a potential economic impact and decrease in property values.

Adjournment: The meeting was concluded at 9:48 a.m.

Respectfully submitted,

Signature on file

Kirk Skierski
Secretary

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