



# COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT  
Building ♦ Environmental Health ♦ Planning  
806 South Main Street · Yreka, California 96097  
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[Community Development Department](#)

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## Agenda

### Siskiyou County Planning Commission Regular Meeting

March 16, 2022  
9:00 a.m.

Board of Supervisors' Chambers, 311 Fourth Street, 2<sup>nd</sup> 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, which is strongly encouraged.

Call-in number: 1-669-900-6833; Zoom Meeting ID: 819 1299 4187 (Press \*9 to raise your hand)  
Or access [here](#)

(For optimal audio quality, utilize the Zoom app on your smart device or computer. During the meeting, click on the "Participants" icon at the bottom center of your computer or smart device, then click "Raise Hand" icon)

Additionally, you may email public comment 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 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: Meeting of January 19, 2022**
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

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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.**

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.

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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:**

**Mount Shasta Ski Park Zone Change (Z-21-10) and Use Permit (UP-21-30) / Subsequent Mitigated Negative Declaration**

The proposed project is a Zone Change to amend the existing Planned Development (PD). As part of this project, a Use Permit (UP) is required to allow for the construction of a new ski lift and three ski trails within the ski park property, in addition to other accessory uses. The project is located at APNs 028-010-010, APN 028-020-040 and 028-020-060, east of the City of Mount Shasta.

**II. Old Business: None**

**III. New Business**

**Agenda Item 1: New Look Realty Company Use Permit (UP-21-21) / Categorically Exempt**

The project is a proposed Conditional Use Permit to allow a short-term vacation rental use within an existing single-family dwelling. The project site is located at 201 South First Street, Dunsmuir, CA on APN 030-521-040; Township 39N, Range 4W, Section 36, M.D.M.; Latitude 41.201°, Longitude -122.273.

**Planning Staff Recommendation:**

Adopt Resolution PC 2022-002 thereby taking the following actions:

1. Approve the Use Permit (UP-21-21) request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, Existing Facilities.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

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**Agenda Item 2: Correa Use Permit (UP-21-26) / Categorically Exempt**

The project is a proposed Conditional Use Permit to allow a short-term vacation rental use within an existing single-family dwelling. The project site is located at 16204 Klamath View Drive, Montague, CA on APN 004-460-301; Township 48N, Range 4W, Section 36, M.D.M.; Latitude 41.4964°, Longitude -122.258.

**Planning Staff Recommendation:**

Adopt Resolution PC 2022-003 taking the following actions:

1. Approve the Use Permit (UP-21-26) request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, *Existing Facilities*.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

**Agenda Item 3: Robinson Use Permit (UP-21-22) / Categorically Exempt**

The project is a proposed Conditional Use Permit to allow a short-term vacation rental use within an existing single-family dwelling. The project site is located at 500 Tucci Avenue, McCloud, CA on APN 049-123-020; Township 39N, Range 3W, Section 1, M.D.M.; Latitude 41.259°, Longitude -122.141.

**Planning Staff Recommendation:**

Adopt Resolution PC 2022-004 taking the following actions:

1. Approve the Use Permit (UP-21-22) request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, *Existing Facilities*.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

**Agenda Item 4: Menne Zone Change (Z-22-02) and Boundary Line Adjustment (BLA-21-31) / Categorically Exempt**

The project site is located south of Scott River Road, north and west of the community of Fort Jones on APNs 014-130-490, 014-130-370, 014-130-390, 014-361-380, 014-361-420, 014-361-460 and 014-361-470: Township 44N, Range 7W, Section 30 MDB&M; Latitude 41.636°, Longitude -122.936°. The project is a proposed zone change of approximately 6 acres from Prime Agricultural (AG-1) to Rural Residential Agricultural (R-R-B-10), in order to facilitate a concurrent boundary line adjustment to distribute 288 acres from a 340-acre parcel to the 105-acre parcel.

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The rezone is necessary in order to effectuate the boundary line adjustment, which is proposed to consolidate all lands improved for hay production into a single 393-acre parcel.

**Planning Staff Recommendation:**

Adopt Resolution PC 2022-005 taking the following actions:

1. Conditionally approve the proposed Boundary Line Adjustment based on the recommended findings and subject to the recommended conditions of approval; and
2. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
3. 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 15305(a) of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Roll Call Vote

**IV. Items for Discussion/Direction**

**V. Miscellaneous**

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, April 20, 2022, at 9:00 a.m. The tentative agenda for the next meeting may or may not include the projects listed below and is not limited to this list of projects.
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.

**VI. Adjournment**