

Siskiyou County Planning Commission
Regular Meeting
July 20, 2022

The Siskiyou County Planning Commission meeting of July 20, 2022, was called to order by Chair Lindler at 9:00 a.m. in the Board of Supervisors Chambers, 311 Fourth Street, Yreka, California.

Present: Commissioners Melo, Fowle, Veale and Lindler

Absent: Commissioner Hart

Also Present: Rick Dean, Director, Community Development Department; Hailey Lang, Deputy Director of Planning; Bernadette Cizin, Assistant Planner; Shelley Gray, Assistant Planner; William Carroll, Deputy County Counsel; Janine Rowe, Clerk

Minutes:

June 15, 2022: It was moved by Commissioner Fowle, seconded by Commissioner Veale, to approve the Minutes from the June 15, 2022, 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: None

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

Protocol: The Chair asked those members of the public present in the meeting room as well as to those present via teleconference to review these items on the Agenda.

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). She directed interested individuals to contact the County Clerk's Office for information. She 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 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: Community Development Director Rick Dean said he would like to comment on the Kidder Creek Orchard Camp project under Miscellaneous Staff Comments.

Old Business: None

New Business:**Agenda Item 1: Scott Valley Fire Protection District Use Permit (UP-20-19) and Boundary Line Adjustment (BLA-20-19) / Categorically Exempt**

The project is located at the corner of the intersection of Maple Street and Main Street in the unincorporated community of Greenvew; APN: 024-510-220 and 024-510-140; Township 43N, Range 9W, Section 29; Latitude 41.5500°, Longitude -122.9069°. The project is a proposed conditional use permit to allow for the use of the property for fire protection purposes, including the storage of fire apparatus and equipment; and Boundary Line Adjustment approval to merge the two subject parcels.

**Categorically Exempt
Use Permit
Boundary Line Adjustment**

**Adopted
Approved
Approved**

Staff Report:

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

Ms. Lang told the Commission that the project is a proposed conditional use permit to allow for the use of the property for fire protection purposes, including the storage of fire apparatus and equipment, and approval of a boundary line adjustment to merge 3 existing parcels. The Greenvew Volunteer Fire Department was located on the property and was constructed in 1953, and the property was deeded to the Scott Valley Fire Protection District in 1988. In 2018, the Lindholms deeded 2 additional parcels which are located directly east of the station, and the applicant wants to merge the 3 parcels to continue the operation.

Agency Input: None

Commission Questions: None

The Chair opened the Public Hearing.

Public Input: None

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

Commission Discussion: None

Motion: Following discussion, it was moved by Commissioner Fowle, seconded by Commissioner Veale, to Adopt Resolution PC 2022-016, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Conditionally Approving the Scott Valley Fire Protection District Boundary Line Adjustment (BLA-20-19) and Use Permit (UP-20-19) and Determining the Project Exempt from the California Environmental Quality Act.

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

Agenda Item 2: Dobson Zone Change (Z-21-08) / Categorically Exempt

The project is a proposed zone change for approximately 690 acres from Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2-B-40) to Timber Production (TPZ) in order to align the zoning with the primary use of the land, forestry. The project site is located south and west of the community of Grenada, west of Cram Gulch Road; APNs 022-010-200 and 022-010-220; Township 43N, Range 7W, Sections 1 and 12 MDB&M.

**Categorically Exempt
Zone Change**

**Continued
Continued**

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 wants to do a zone change on property zoned Prime Agricultural (AG-1) and Non-Prime Agricultural (AG-2) with a 40-acre minimum parcel size to Timber Production (TPZ) in order to align the zoning with historic, current, and planned future use of the property for timber production. Ms. Cizin said the project is consistent with the General Plan and the zoning ordinance for the area. Pursuant to the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, because the property was not on List A or B, it must meet the minimum standards under List C with stocking levels equal to or greater than those required by PRC Section 4561. She said that a timber management plan and mapping were prepared by a Registered Professional Forester showing that the property meets those requirements.

Ms. Cizin said that Staff recommended finding the project statutorily exempt from CEQA pursuant to Section 15264, Timberland Preserves. No public comments were received. Siskiyou County Environmental Health Division, Cal Fire, Siskiyou County Public Works, and California Department of Fish and Wildlife commented that there were no objections to the project as proposed.

Ms. Cizin asked that Commission recommend that the Board of Supervisors approve the zone change.

Agency Input: None

Commission Questions: None

The Chair opened the Public Hearing.

Public Input: None

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

Commission Discussion:

Chair Lindler disagreed with the property being rated a Site III as defined in the ordinance, and a lengthy discussion was held. Ms. Cizin said she relied on the Forester who said it meets the standard. Chair Lindler said she didn't see any data indicating the Forester did a timber cruise to determine stocking. Chair Lindler also said she didn't see any information about the age and height to verify the Site class.

Deputy County Counsel William Carroll said he thought that was a reasonable interpretation that the average was not met.

Commissioner Fowle said he was familiar with the area in question. He said he was not opposed to the project but wanted to make sure the Commission was acting in accordance with the ordinance and what the criteria are.

With the Chair's permission, Robin Dobson, the project proponent, told the Commission that he talked to the Forester, and Mr. Dobson said the Forester's plan emphasized how much of the area was actually stocked. Mr. Dobson said he was confused because most areas don't meet Site Class III.

Chair Lindler said the Commission's role is to determine if the project was within the ordinance so clarification is needed on what it means that the average timber site must be at least Site III.

Commissioner Veale wanted to know what stocking meant, and Chair Lindler gave a detailed explanation. She said it's usually a measurement of the density of trees on a given acre. It can be tree count or density but the density varies based on the basal area and based on the number of larger trees to smaller trees.

Discussion was held regarding whether to continue the project to another Planning Commission meeting to give the applicant a chance to address the Commissioners' questions, or the Commission could not approve the Resolution so Planning Staff could pass the Commission's decision on to the Board of Supervisors.

Discussion was held about site classifications and that it would be helpful to have ages and heights.

The Chair invited Mr. Dobson to comment. Mr. Dobson said he thought the Forester needed to explain how he came up with his evaluation.

Commissioner Fowle said the 1976 ordinance was based on conditions that no longer exist so they don't mesh with what the Commission is being asked to approve at this time. He also asked County Counsel to provide potential findings that would allow the Commission to make an exception to the ordinance.

Motion: Following discussion, it was moved by Commissioner Fowle, seconded by Commissioner Melo, to continue the project to the September 21, 2022, Planning Commission meeting to allow time for County Counsel to prepare potential findings that would allow the Commission to make an exception to the ordinance, as well as allow the Commissioners to have an opportunity to talk to Dan Larivee, the Registered Professional Forester for the project

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

Items for Discussion/Direction:

Community Development Director Rick Dean told the Commission that the Kidder Creek Orchard Camp Zone Change (Z1401) and Use Permit (UP1115) project is on schedule to be heard at the August Planning Commission meeting, but it will not be held in the Board Chambers because a large turnout is expected. Another location for the meeting has yet to be determined.

Mr. Dean also told the Commission there will be a site visit to Kidder Creek Orchard Camp on July 27, 2022. Supervisors Haupt and Ogren and Commission Hart are going to attend, and Mr. Dean invited one more Planning Commissioner to attend.

Miscellaneous:

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, August 17, 2022, at 9:00 a.m.
2. **Correspondence:** None
3. **Staff Comments:** None
4. **Commission Comments:** None

Adjournment: The meeting was concluded at approximately 9:45 a.m.

Respectfully submitted,

Signature on File

Hailey Lang, Secretary

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