



# COUNTY OF SISKIYOU

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Building ♦ Environmental Health ♦ Planning**  
806 South Main Street · Yreka, California 96097  
Phone: (530) 841-2100 · Fax: (530) 841-4076  
[Community Development Department](#)

**RICHARD J. DEAN**  
DIRECTOR

**AARON STUTZ, MD**  
PUBLIC HEALTH OFFICER

## Agenda

### Siskiyou County Planning Commission Regular Meeting

**December 21, 2022**

**9:00 a.m.**

**Board of Supervisors Chambers, 311 Fourth Street, 2<sup>nd</sup> Floor, Yreka, California**

This Public Hearing is being agendaized 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. Please note that you must **“raise your hand”** to provide public comment for your desired item. If you wish to listen or participate through teleconference, simply dial the call-in number below and enter the meeting ID#.

Call-in number: 1-669-900-6833  
Zoom Meeting ID: 819-1299 4187

Press \*9 to raise your hand  
Press \*6 to unmute

Access is also available through the Zoom app or online with this [link](#).

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:** October 19, 2022, Minutes; November 16, 2022, Minutes
- 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 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.**

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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.
  - 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.

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10. **Changes to Agenda Items and Consideration of Agenda Items to be Continued:**

**DeGray Tentative Parcel Map (TPM-22-05) / Categorically Exempt**

The project site is located at 1633 Davis Place Road, northwest of the city of Mt. Shasta on APN: 030-020-250; Township 40N, Range 5W, Section 12 MDBM; Latitude 41.3340°, Longitude -122.3677°. The applicant is requesting Tentative Parcel Map approval to subdivide an existing 5.44-acre parcel into two parcels (2.72 acres, each).

**II. New Business**

**Agenda Item 1: Wengen Group Use Permit (UP-22-11) / 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 is located at 1424 Eddy Drive, approximately one mile southeast of the City of Mt. Shasta on APN 037-370-140 Township 40N, Range 4W, Section 22, MDB&M; Latitude 41.303°, Longitude -122.296°.

**Planning Staff Recommendation:**

Adopt Resolution PC2022-030 taking the following actions:

1. Approve the Use Permit (UP-22-11) 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) pursuant to Section 15301, Class 1, *Existing Facilities*.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Voice Vote

**Agenda Item 2: Norgan Tentative Parcel Map (TPM-22-01) / Categorically Exempt**

The project is located at 14343 Bradley Henley Road, approximately 1.2 miles southwest of the community of Hornbrook on APN 040-300-030, Township 47N, Range 6W, Section 29, MDB&M; Latitude 41.897°, Longitude -122.570°. The applicant is requesting a Tentative Parcel Map approval to create three new parcels consisting of a 40.10 +/- acre parcel, a 40.02 +/- acre parcel, and a 50.31 +/- acre parcel.

**Planning Staff Recommendation:**

Adopt Resolution PC2022-022 taking the following actions:

1. Approve the Tentative Parcel Map (TPM-22-01) based on the recommended findings and subject to the recommended notations and conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3), and Section 15301(c).

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion

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E. Decision: Voice Vote

**Agenda Item 3: Coy Tentative Parcel Map (TPM-22-03) / Categorically Exempt**

The project site is located at 2705 Riverview Drive, northeast of the city of Yreka on APN: 013-260-790; Township 45N, Range 6W, Section 7, MDBM; Latitude 41.7587°, Longitude -122.5883°. The applicant is requesting Tentative Parcel Map approval to subdivide an existing 69.83-acre parcel into three parcels (42.8 acres, 16.1 acres, and 10.9 acres).

**Planning Staff Recommendation:**

Adopt Resolution PC2022-032 taking the following actions:

1. Determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15301 of the CEQA Guidelines; and
2. Approve the Tentative Parcel Map based on the recommended findings and subject to the recommended conditions of approval.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

### III. Old Business

**Agenda Item 1: Short-Term Vacation Rental Policy Recommendations / Categorically Exempt**

The Vacation Rental Analysis report: 1) Analyzes the current Vacation Rental market in relation to the overall long-term rental market in Unincorporated Siskiyou County; 2) Reviews Siskiyou County's current Vacation Rental ordinance; 3) Reviews best practices for the regulation of Vacation Rentals; and 4) Recommend revisions to Siskiyou County's current Vacation Rental ordinance.

The Vacation Rental Analysis is exempt from the California Environmental Quality Act (CEQA), under Section 15061 (b)(b). Section 15061 (b)(3) consists of activities covered by the "common sense exemption" that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Vacation Rental Analysis would not result in any direct or indirect physical changes to the environment. The Vacation Rental Analysis is strictly a policy document and does not provide entitlements to any specific land use projects.

**Planning Staff Recommendation:**

Adopt Resolution PC2022-025 taking the following actions:

1. Implement a licensing and monitoring program, funded by an annual fee of around \$500 to renew a Vacation Rental license. The monitoring program would include an annual inspection of the property by County staff.
2. Freeze the issuing of new Vacation Rental permits if the number of current Vacation Rental permits is more than two times the estimated number of rental vacancies in Unincorporated Siskiyou County at the end of the previous calendar year.

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3. Implement a \$20 per night flat fee Lodger's Tax that would be paid by Vacation Rental guests to the Vacation Rental owner. This generated revenue would fund the development of affordable rental housing in the Unincorporated County.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. 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, January 18, 2023, at 9:00 a.m.
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**