



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

January 18, 2023

9:00 a.m.

Board of Supervisors Chambers, 311 Fourth Street, 2nd 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. If you wish to listen or participate through teleconference, simply dial the call-in number below and enter the meeting ID#. Please note that you must **“raise your hand”** to provide public comment for your desired item. Raise your hand by dialing *9 (star-nine). Speakers will be called on by the last four digits of their phone number. To unmute yourself when identified to speak, dial *6 (star-six).

Call-in number: 1-669-900-6833
Zoom Meeting ID: 825 4685 0494

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

Access is also available through the Zoom app or online with this [link](#). To raise your hand online, please click on “😊 Reactions” at the bottom of the screen and then “🙋 Raise Hand”. Participants using the Zoom app may click on “⋯ More” at the bottom of the app, and then “🙋 Raise Hand”. Please note that updates to Zoom may alter the exact method of raising your hand.

Additionally, you may email public comments to 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. Election of Chair and Vice Chair for 2023**
- 4. Approval of Minutes: December 21, 2022, Minutes**

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5. **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.
6. **Conflict of Interest Declaration.**
7. **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.
8. **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.
9. **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.
10. **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

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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.

11. Changes to Agenda Items and Consideration of Agenda Items to be Continued.

II. New Business

Agenda Item 1: Mathany Use Permit (UP-21-24) / 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 1101 Shasta Alpine Drive, north of the city of Mt. Shasta; APN: 037-320-040; Township 40N, Range 4W, Section 9; Latitude 41.3261°, Longitude - 122.3107°.

Planning Staff Recommendations:

Adopt Resolution PC2022-003 taking the following actions:

1. Deny the Use Permit (UP-21-24) request based on the recommended findings; and
2. Determine the project statutorily exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15270(a), Projects Which Are Disapproved.

(Discussion/Action Item)

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

Agenda Item 2: HMR Scenic Properties, LLC Use Permit (UP-22-02) / 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 321 Scenic Estates Trail in Mount Shasta, CA on APN 037-270-260; Township 40N, Range 4W, Section 27, M.D.M.; Latitude 41.282°, Longitude - 122.292°.

Planning Staff Recommendations:

Adopt Resolution PC2022-002 taking the following actions:

1. Approve the Use Permit (UP-22-02) 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. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Voice Vote

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Agenda Item 3: Farris Use Permit (UP-22-13) / 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 615 Big Canyon Drive in Mount Shasta, CA on APN 037-270-140; Township 40N, Range 4W, Section 27, M.D.M.; Latitude 41.282°, Longitude - 122.294°.

Planning Staff Recommendations:

Adopt Resolution PC2022-001 taking the following actions:

1. Approve the Use Permit (UP-22-13) 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. 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.

Planning Staff Recommendations:

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. 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; and
3. Set a cap at 10% of vacation rental listings to total units for all regions. The regions are categorized by the following: Dorris/Tulelake, Scott Valley, Yreka, Lake Shastina, Dunsmuir/Mt. Shasta, McCloud, and Happy Camp/Seiad Valley/Klamath River/Hornbrook.
4. Find the project exempt from the California Environmental Quality Act pursuant to 14 CCR § 15061(b)(3) and 14 CCR § 15308.

(Discussion/Action Item)

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

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Agenda Item 2: Kidder Creek Orchard Camp Zone Change (Z-14-01) and Use Permit (UP-11-15) / MMRP / Mitigation Measures

The Project site is located on 580-acres at the west end of South Kidder Creek Road, approximately 2 miles west of State Hwy 3, south of the community of Greenview in the Scott Valley, Assessor Parcel Numbers (APNs) 025-370-040 and 380; 024-440-140, 150, 310, 320 and 330; 024-450-390, 400 and 590). The Proposed Project includes a request to expand the use of the site and requires a new use permit (UP-11-15). The Project also includes a request for a zone change (Z-14- 01) to rezone approximately 170 acres from Timberland Production District (TPZ) to Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40). The expanded use permit would allow an increase of allowable occupancy at the camp from 310 to a total occupancy of 844 (guests, staff, and volunteers), an increase the physical size of the camp from 333 acres to 580 acres, and the addition of a number of structures and recreation features, including a second pond and ancillary facilities. The project would be developed over a 20-year period.

An Environmental Impact Report (EIR) has been prepared for this project.

Planning Staff Recommendations:

Adopt Resolution PC2023-004 taking the following actions:

1. Recommend that the Board of Supervisors approve the Mitigation Monitoring and Reporting Program (MMRP).

(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, February 15, 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