



# COUNTY OF SISKIYOU

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Building ♦ Environmental Health ♦ Planning**  
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[Community Development Department](#)

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DIRECTOR

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PUBLIC HEALTH OFFICER

## Agenda

### Siskiyou County Planning Commission Regular Meeting

**December 20, 2023 – 9:00 a.m.**

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

If a member of the public wishes to speak on an item on the agenda they must appear in person, complete a Speaker's Card, and return it to a staff member. Additionally, public comments may be emailed 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 comments submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If the public comment is to be read during the public hearing, please indicate that it should 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.

Siskiyou County offers the option to listen to the meeting via Zoom as a courtesy to the public. If you wish to listen through teleconference, simply dial the call-in number below and enter the meeting ID#. If a technical error, outage, or disruption occurs, the Planning Commission reserves the right to discontinue Zoom access and to continue conducting business.

#### **Remote Listening ONLY via Teleconference**

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

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 18, 2023 meeting and November 15, 2023 meeting
- 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 project 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:**

**Weed Berean Church Use Permit Modification (UP-11-02-2M)**

The project is a proposed modification of an existing conditional land use permit. The existing permit allows for the place of worship to be a maximum of 15,625 square feet. This project proposes an addition to the existing building that would bring the total square footage to 19,949 square feet. The addition would include a worship room, three offices, a foyer, and mechanical and storage space. Additional parking spaces are also proposed that would bring the total number of permitted parking spaces from 120 (5 accessible) to 150 (8 accessible). The current permitted occupancy is 334 persons and is not proposed to change as part of this project. The project site is located at the existing Weed Berean Church, 2515 Highway 97, north of the city of Weed; APN: 020-400-200; T42N, R5W, S36; 41.4460°N, -122.3702°W.

There is an adopted Mitigated Negative Declaration (MND) (SCH No. 2008082014) for the previously approved project, which remains relevant in considering the environmental impacts of the proposed project changes as the project site's current environmental setting is similar to what is described in the adopted MND, and the currently proposed project consists only of minor changes or additions. Staff has prepared an Addendum to the MND pursuant to CEQA Guidelines Section 15164 because the proposed project changes only include minor technical changes. The Planning Commission will consider the proposed project and the proposed Addendum at the public hearing. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Planning Commission may require and/or approve an alternative environmental determination pursuant to the requirements of the California Environmental Quality Act.

**Golden Eagle Charter School / Use Permit (UP-23-08)**

The proposed project will rescind the existing use permit (UP-96-03) and create a new use permit (UP-23-08). The existing use permit includes allowance of an existing school in conjunction with existing church facilities. The current permitted occupancy is 60 students and staff. The new use permit (UP-23-08) will forgo church operations but will increase the permitted occupancy to 225 students and 35 staff. The existing school is approximately 8,150 square feet and the existing modular classroom is approximately 1,920 square feet. An additional modular classroom is proposed as part of this proposal, totaling 960 square feet, and an additional school building is proposed as part of this proposal, totaling 23,000 square feet. The project site is located at 1030 W A Barr Road in Mount Shasta (APN: 036-230-361).

There is an adopted Mitigated Negative Declaration (MND) (State Clearinghouse No. 1996052035 and State Clearinghouse No. 1996104248) for the previously approved project, which remains relevant in considering the environmental impacts of the proposed project changes as the project site's current environmental setting is similar to what is described in the adopted MND, and the currently proposed project consists only of minor changes or additions. Staff has prepared an Addendum to the MND pursuant to CEQA Guidelines Section 15164 because the proposed project changes only include minor technical changes. The Planning Commission will consider the proposed project and the proposed Addendum at the public hearing. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Planning Commission may require and/or approve an alternative environmental determination pursuant to the requirements of the California Environmental Quality Act.

**II. New Business**

**Agenda Item 1: McCloud Partners, LLC / Zone Change (Z-23-02) and Tentative Parcel Map (TPM-23-02) / Categorically Exempt**

The project site is located southeast of the community of McCloud, off Mill Road on APN 028-530-070; Township 39N, Range 2W, Section 1 & 6, M.D.M; Latitude 41.257°, Longitude -122.133°. The project

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proposes a rezone of approximately 23.8 acres from Heavy Industrial District (M-H) to Rural Residential Agricultural, 2.5-acre minimum parcel size (R-R-B-2.5), and a Tentative Parcel Map application proposing the creation of four new parcels including the following parcel sizes: 6.79 acres, 6.57 acres, 3.95 acres, 3.75 acres and a remainder parcel of 2.72 acres.

**Planning Staff Recommendations:**

Adopt Resolution PC 2023-024 taking the following actions:

1. Conditionally approve Tentative Parcel Map (TPM-23-02) based on the recommended findings and subject to the recommended conditions of approval contained in the Attachment A-1 to this resolution;
2. Recommend that the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines; and
3. Recommend that the Board of Supervisors of Siskiyou County approve Zone Change (Z-23-02), subject to the conditions of approval contained in Attachment A-1 to this resolution.

(Discussion/Action Item)

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

**III. Items for Discussion/Direction:**

**Ongoing Staff Update Regarding the General Plan Update**

This is an ongoing agenda item pertaining to the Siskiyou County 2050 General Plan Update. Staff will be providing an update on the project schedule, deliverables, and any other updates relating to this project.

**IV. Miscellaneous**

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, January 17, 2024, 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.

**V. Adjournment**