



# COUNTY OF SISKIYOU

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Building ♦ Environmental Health ♦ Planning**  
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PUBLIC HEALTH OFFICER

## Agenda

### **Siskiyou County Planning Commission Regular Meeting** **March 20, 2024 – 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: 895 5919 4982

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: February 21, 2024, 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

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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 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.

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

**II. New Business**

**Agenda Item 1: McMahon Zone Change (Z-23-05) and Boundary Line Adjustment (BLA-23-18) / Categorically Exempt**

The project site is located on State Highway 97, north and east of the city of Weed, near the community of Carrick on APNs 020-120-060, 020-380-030 and 020-400-190; T42N, R5W, S25, 26 & 36, MDB&M, (Latitude 41.454°, Longitude 122.372°). The project is a proposed minor zone change of approximately 14 acres from Non-Prime Agricultural (AG-2) to Non-Prime Agricultural (AG-2-B-40) and 6 acres from Non-Prime Agricultural (AG-2-B-40) to Non-Prime Agricultural (AG-2), in order to facilitate a concurrent boundary line adjustment to transfer 8 acres between a 459-acre parcel and a 18-acre parcel. The rezone is necessary in order to effectuate the boundary line adjustment, which is proposed to consolidate all lands improved for the cattle ranch into a single 467-acre parcel.

**Planning Staff Recommendations:**

Adopt Resolution PC 2024-006 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;
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) and Section 15301 of the CEQA Guidelines.

(Discussion/Action Item)

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

**Agenda Item 2: Amen Tentative Parcel Map Time Extension (TPM-20-07-1M)**

The project site is located south of CA State Highway 3, west of the city of Montague on APNs 013-400-250 and 013-040-060; Township 45N, Range 6W, Section 12 MDB&M; Latitude 41.720, Longitude -122.542. The applicant is requesting approval of an 18-month time extension to the Amen Tentative Parcel Map Project (TPM-20-07) which was approved by the Planning Commission on April 20, 2022.

**Planning Staff Recommendations:**

Adopt Resolution PC 2024-007 taking the following actions:

1. Determine the time extension is not a project pursuant to California Environmental Quality Act (CEQA) as defined in Section 15378, and is therefore not subject to CEQA pursuant to Section 15060(c)(3) and
2. Approve the Amen Tentative Parcel Map (TPM-20-07-1M) Time Extension Request and establish a new expiration date of September 20, 2025.

(Discussion/Action Item)

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

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

**1. 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.

**V. Miscellaneous**

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

**VI. Adjournment**