

Siskiyou County Planning Commission
Regular Meeting
June 26, 2024

The Siskiyou County Planning Commission meeting of June 26, 2024, was called to order by Chair Fowle at approximately 9:00 a.m. in the Board of Supervisors Chambers, 311 Fourth Street, 2nd Floor, Yreka, California.

Present: Commissioners Hart, Melo, Veale, and Fowle

Absent: Commissioner Lindler

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

Minutes:

May 15, 2024: It was moved by Commissioner Veale, seconded by Commissioner Melo, to approve the Minutes from the May 15, 2024, Planning Commission meeting.

Voted upon and the Chair declared the motion carried unanimously by those Commissioners present, with Commissioner Hart abstaining because he was absent from that meeting.

Unscheduled Appearances: None

Conflict of Interest Declaration: Commissioner Hart declared a conflict of interest with the Use Permit Revocation project (SP-24-02).

Presentation of Documents and Availability of Public Records: The Chair noted that these items are detailed on the Agenda.

Public Hearing Protocol: The Chair summarized the Public Hearing Protocol.

Right of Appeal Statement: The Chair read the Right of Appeal Statement.

Changes to the Agenda:

A. Use Permit Revocation (SP-24-02)

After discussion, it was moved by Commissioner Melo, seconded by Commissioner Veale, to continue the project to the August 21, 2024, Planning Commission meeting.

Voted upon and the Chair declared the motion carried unanimously by those Commissioners present, with the exception of Commissioner Hart who declared a conflict of interest and recused himself from the project.

B. Towers LLC Use Permit (UP-24-07)

It was moved by Commissioner Veale, seconded by Commissioner Melo, to continue the project to the July 17, 2024, Planning Commission meeting.

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

New Business:**Agenda Item 1: Mathis Use Permit (UP-24-04) / Categorically Exempt**

The project site is located at 400 Main Street, McCloud, CA 96057; APN: 049-181-150; Township 39N, Range 3W, Section 1, M.D.M.; Latitude 41.255°, Longitude -122.140°. The applicant is requesting approval of a use permit to utilize a relocated house as a caretaker's residence and offices for future development of the property.

**Categorically Exempt
Use Permit****Adopted
Approved****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 purpose of the project is to utilize an existing single family dwelling as a caretaker's residence and caretaker's office. The existing two story house is located on three acres that is zoned for Town Center uses. Ms. Cizin said that although that district allows offices by right, caretakers' residences require the issuance of a conditional land use permit. Previously located on the site were the McCloud River Railroad Depot that was destroyed by fire in 1991 and the base of operations for the Shasta Sunset Dinner Train which ceased operations in 2010.

Ms. Cizin told the Commission that the property is currently developed with an asphalt parking lot, a bus shelter, and a single family dwelling that is proposed for the caretaker's residence and office use. The single family dwelling was previously utilized by St. Joseph's Catholic Church as their rectory building until it was relocated in 2020 to its current location. The caretaker would be responsible for security and maintenance of the existing property and the anticipated future mixed use development of the site.

Ms. Cizin said the project is consistent with the General Plan and zoning for its area, and it is proposed to be exempt from CEQA per Section 15301 as it is an existing facility and there are no unusual circumstances or future activities which might reasonably result in this project having significant affect on the environment.

Ms. Cizin told the Commission that no public comments were received at the time the staff report was written and that staff recommends adopting the categorical exemption and approving the use permit for this project.

Agency Input: None**Commission Questions: None**

The Chair opened the Public Hearing.

Public Comments:

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

Commission Discussion: None

Motion: Following discussion, it was moved by Commissioner Melo, seconded by Commissioner Veale, to adopt Resolution PC 2024-011, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from CEQA and Approving the Mathis Use Permit (UP-24-04).

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

Items for Discussion/Direction: None

Miscellaneous:

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, July 17, 2024, at 9:00 a.m.
2. **Correspondence:** Prior to the meeting, the Commission was provided with Resolution No. 8 of the Governing Board of the Klamath River Union Elementary School District.
3. **Staff Comments:** Ms. Lang provided the Commission with an update on the General Plan. She said the first set of workshops were held in Dunsmuir, McCloud, Dorris, Fort Jones, Happy Camp, and Gazelle. She said some were well attended and others were not. The intent of the workshops was to kickstart the visioning process, asking folks what they did and did not want to see in their communities, etc. She said the consultants would add the exercises from the workshop on the website so the public can participate digitally if they wish to do so.

Ms. Lang said additional workshops may be held later in the summer depending on schedules, and staff is working with the consultant team on the logistics. Before the next joint Planning Commission/Board of Supervisors meeting is held, staff wants to gain more feedback from the public regarding visioning, policies, goals, etc. Ms. Lang said she believed the joint meeting will more likely be in early fall. She said the consultant team is finishing up all the edits from the existing conditions background report, and the deadline for public review edits is June 30, 2024, for folks still wanting to provide comment.

Mr. Dean told the Commission he attended the workshops in Scott Valley, Dorris and Happy Camp. He said the workshop in Scott Valley was very poorly attended. He said folks in Dorris are focused on agriculture, they don't want to have any wildlife corridors established, and water is a big issue. The residents of Happy Camp indicated they would like to keep their airport.

Chair Fowle told staff that there is a lack of communication with residents in Scott Valley because of the lack of a bona fide newspaper for the county and a lot of people are leaving social media. He added that the Scott Valley workshop was likely poorly attended because it's right in the middle of cutting hay. He told staff to let the consultants know not to hold the fall Dorris workshop during the Tulelake Fair. He suggested that the Dorris and Scott Valley meetings be scheduled in late September/early October.

Mr. Dean told the Commission that he attended the Water Board meeting regarding the Shasta and Scott River emergency curtailment regulations. He said there were no curtailments on the Scott River and there is a conditional curtailment on the Shasta River if flows drop below 50 cfs. He told the Commission it was probably one of the more colorful meetings that he had attended, and there was a lot of pushback from the farmers.

4. **Commission Comments:** Commissioner Veale said he went to the Cattlemen's meeting in Tennant. He said he asked a representative from the Forest Service where all the water was going because all the trees are dead, and the Forest Service representative could not answer the question. Discussion was held that it is difficult to determine where the groundwater goes in the Shasta Valley basin once it gets into the lava area.

Commissioner Hart wanted to know what will happen to the surface mines that are getting closed and if the County or State have any jurisdiction to deny a property owner's ability to use a mine on their own property. Mr. Dean said the County does not have a grading ordinance but SMARA regulations still apply. He said he believes a property owner can extract up to 1,000 cubic yards per year to repair potholes on their own property and stay within those parameters.

Chair Fowle referred back to Mr. Dean's report on his meeting with the Water Board. He said during a recent meeting they were told that State Water Resource Control Board personnel were driving the Shasta and Scott Valleys to document and issue citations for those violating the curtailment orders, but he questioned that because their enforcement people haven't left Sacramento in over two months because of budget cuts and they have no travel funding. He said it was hinted at that they may be relying on third party reporting.

Adjournment: The meeting was concluded at approximately 9:44 a.m.

Respectfully submitted,

Signature on file

Hailey Lang, Secretary

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