



**Siskiyou County
Planning Commission Staff Report
November 16, 2022**

**New Business Agenda Item Number 3
Hickey Zone Change (Z-22-04)**

- Applicant:** Teresa Hickey, Successor Trustee
- Property Owners:** Joseph & Mary A Zarzynski Trust
17604 Highway 97
Weed, CA 96094
- Project Summary** The applicant is requesting approval of the following:
- Zone Change from Non-Prime Agricultural (AG-2) to Highway Commercial (C-H)
- Location:** The project is located at 17604 State Highway 97, approximately 13 miles northeast of the city of Weed; APNs:019-080-060, 019-080-080, 019-080-090; Township 43N, Range 3W, Section 9; Latitude 41.5859°, Longitude -122.1938°.
- General Plan:** Erosion Hazard; Building Foundation Limitations: Severe Pressure Limitations Soil: Excessive Slope; Severe Septic Tank Limitations; Deer Wintering Areas; Wildfire Hazard; Woodland Productivity
- Current Zoning:** Non-Prime Agricultural (AG-2)
- Proposed Zoning:** Highway Commercial (C-H)
- Exhibits:**
- A. Draft Resolution PC 2022-029
A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Hickey Zone Change (Z-22-04) by Adopting a Draft Ordinance Rezoning 10 Acres (APN 019-080-060, 019-080-080, 019-080-090) from AG-2 to C-H.
 - A-1. Notations and Recommended Conditions of Approval
 - A-2. Recommended Findings
 - B. Comments
 - C. Site Plan
 - D. C-H District - Uses Permitted

Background

Teresa Hickey applied for a zone change to Highway Commercial (C-H) in order to bring the zoning into conformance with the historic use of the property. The project site is both east and west of U.S. Route 97, just north of Deer Mountain Road (National Forest Primary Route 19) and is slightly sloped from north to south, with an approximate elevation range from 4,822 – 4,790 feet.

Vegetation is sparse and generally consists of cedar and juniper trees as well as smaller native shrubs and grasses. Soil consists of Mary stony loam, 2 to 50 percent slopes on the east and Mary-Rock outcrop complex, 2 to 50 percent slopes on the west. Surrounding properties are privately owned for timberland purposes. An active railroad line is approximately 2,000 feet east of the project site.

Although no permits were found for any of the development, Assessor's records indicate when the development occurred.

APN: 019-080-060 (west of U.S. 97, approximately 2.0 acres)

Undeveloped

APN: 019-080-080 (east of U.S. 97, approximately 1.5 acres)

1948 – 2,947 square foot motel known as Deer Mountain Lodge

1975 – 1,342 square foot single-family dwelling that was originally built in 1935 was moved onto the project site from a Caltrans station in Bray

1975 – 1,037 square foot single-family dwelling that was originally built in 1942 was moved onto the project site from the Caltrans Grass Lake Maintenance Station

APN: 019-080-090 (east of U.S. 97, approximately 6.5 acres)

1936 – 144 square foot service station building, rebuilt in 1957

1945 – 144 square foot "storage house"

1948 – 884 square foot shed

1950 – two billboards

1952 – water storage tank

1954 – 1,050 square foot restaurant, 352 square feet added in 1957, 744 square feet added in 1976

1973 – 78 square foot pump house

1974 – overnight trailer spaces

1976 – 688 square foot single-family dwelling that was originally built in 1930 was moved onto the project site from a Caltrans station in Bray

1976 – 952 square foot single-family dwelling that was originally built in 1942 was moved onto the project site from a Caltrans station in Bray

date unknown – animals sheds and pens that were listed as "very old" in 1977

date unknown – foundation for "electric plant"

Parcel Creation

The subject property is composed of four legal parcels.

APN: 019-080-060 was legally created as Parcel No. Two as recorded in Volume 95 at Pages 383 and 384 of Siskiyou County Official Records on August 25, 1938.

APN: 019-080-080 was legally created as Parcel No. One as recorded in Volume 95 at Pages 383 and 384 of Siskiyou County Official Records on August 25, 1938. It was subsequently modified when a portion was granted as Parcel II as recorded in Volume 491 at Page 379 of Siskiyou County Official Records on July 2, 1963.

APN: 019-080-090 is comprised of two legally created parcels. The southerly portion was created as Parcel I as recorded in Volume 434 at Pages 241 through 244 of Siskiyou County Official Records on January 5, 1960. The northerly portion as created as Parcel II as recorded in Volume 491 at Page 379 of Siskiyou County Official Records on July 2, 1963.

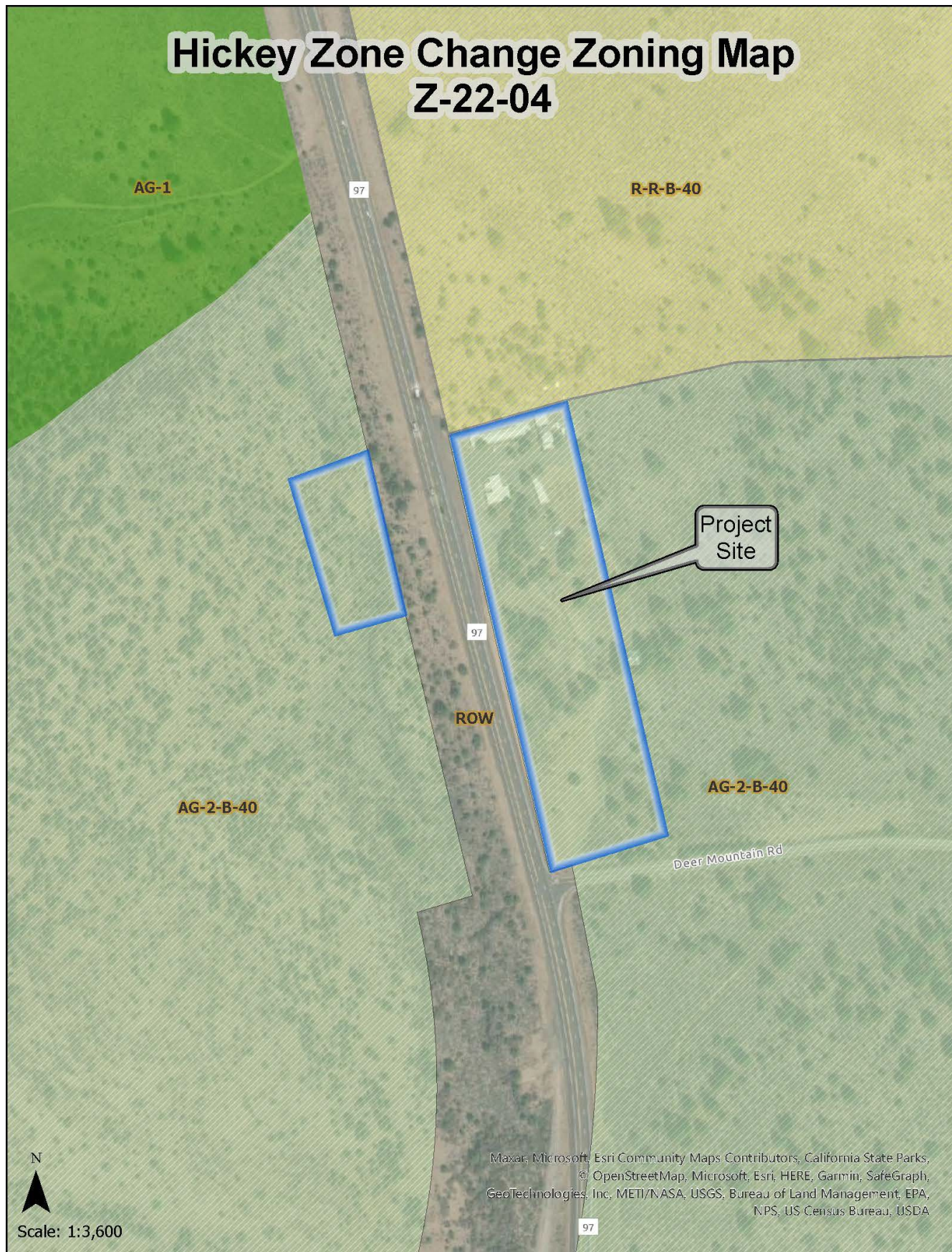


Figure 2: Zoning Map

Analysis

Zoning Consistency

The subject parcels are zoned Non-Prime Agricultural (AG-2). The applicant's proposed Zone Change would rezone the property to Highway Commercial (C-H) in order to be consistent with the historic use of the property.

As shown in Figure 2, the project site is located adjacent to parcels zoned Rural Residential (R-R-B-40), Prime Agricultural (AG-1), and Non-Prime Agricultural (AG-2). Subsequent to the proposed Zone Change, the zoning of the project site would be consistent with the use that already exists on the project site, which started with a service station in 1936.

Pursuant to Siskiyou County Code (SCC) Section 10-6.4301, the C-H zoning proposed for the subject parcel allows for many of the already existing uses. The Zone Change would result in a district for which the exiting use of the property for a motel, restaurant, service station, and recreational vehicle park would be in compliance with County Code for the C-H district. Two of the homes that were moved onto the property in 1975 and 1976 were historically used by the property owners and their immediate family and can be classified as caretaker's residences. The other two homes were available as long-term rentals to employees and other individuals. Although the C-H district indicates that only a single caretaker's residence is permitted in that district, it is important to note that all of the dwellings were placed on the property prior to Siskiyou County's current zoning code, which was approved in the 1980s.

A full list of permitted and conditionally permitted uses in the C-H district is included as Exhibit D of this Staff Report.

General Plan Consistency

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Erosion Hazard, Building Foundation Limitations: High Shrink-Swell Behavior Soil, Severe Septic Tank Limitations, Slope, Deer Wintering Area, Wildfire, and Woodland Productivity. Planning staff has identified that Composite Overall Policies 41.3 (a) 41.3(c), 41.3(e), 41.3(f), 41.5 through 41.9, 41.15, and 41.18 apply to the proposed project.

Staff has conducted a detailed analysis of each of the required findings and has found that the proposed project is consistent with the applicable General Plan policies governing the subject site. Additionally, the use would be compatible with the surrounding land uses, would have adequate roadway access for transportation and public health and safety provisions, and would not create environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-2 attached to this staff report and are submitted for the commissioners' review, consideration, and approval.

Based on staff's analysis of the proposed use, staff believes that the necessary findings can be made for the approval of this application.

Environmental Review

The project site is already developed with Highway Commercial (C-H) uses and the zone change is proposed merely to apply the district that best fits with the historic use of the project site. No new development is proposed.

Staff evaluated the project's potential for environmental impacts by reviewing the project relative to Appendix G of the CEQA Guidelines. Based on this review, it was determined that the rezone, as proposed, would not adversely impact the environment.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed zone change may have a significant effect on the environment, staff is recommending that the Planning Commission and Board of Supervisors make the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the "common sense exemption" of CEQA Guidelines Section 15061(b)(3), which states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to *Existing Facilities* (Section 15301).

The Class 1 section consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. The property has been developed for uses appropriate to the C-H district starting since 1936. Other C-H uses and structures were added over the next 40 years. No expansion of the existing structures or uses is proposed and no new structures or uses are proposed.

The proposed CEQA exemptions must be considered together with any comments received during the public review process. Further, the exemptions can only be approved if the finding is made, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities) which might reasonably result in the project having a significant effect on the environment.

Comments

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies. A Notice of Public Hearing was published in the Siskiyou Daily News on November 2, 2022 and mailed to property owners within 300 feet of the applicant's property. No public comments have been received at the time this staff report was written.

Siskiyou County Assessor Recorder – November 1, 2022

The Assessor provided information regarding the history of the structures on the property and their use.

Planning Response: No response necessary.

Planning Staff Recommendations

- Adopt Resolution PC 2022-029 taking the following actions:
 - Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
 - 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.

Suggested Motion

I move that we adopt Resolution PC 2022-029, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Hickey Zone Change (Z-22-04) by Adopting a Draft Ordinance Rezoning 10 Acres (APN 019-080-060, 019-080-080, 019-080-090) from AG-2 to C-H.

Preparation

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

Rachel Jereb, Senior Planner
Siskiyou County Planning Division
806 S. Main Street
Yreka, California 96097

Resolution PC 2022-029

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Hickey Zone Change (Z-22-04) by Adopting a Draft Ordinance Rezoning 10 Acres (APN 019-080-060, 019-080-080, 019-080-090) from AG-2 to C-H.

Whereas, an application has been received from Teresa Hickey to rezone approximately 10 acres (APN 019-080-060, 019-080-080, 019-080-090) from Non-Prime Agricultural (AG-2) district to Highway Commercial (C-H) district; and

Whereas, the project site is currently developed with a multitude of structures that are appropriate to the C-H district, including a service station building originally built in 1936, Deer Mountain Lodge originally built in 1948, and a restaurant originally built in 1954; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on November 2, 2022; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, comments received on the project resulted in conditions of approval being recommended by staff; and

Whereas, the Planning Division presented its oral and written staff report on the Hickey Zone Change (Z-22-04) at a regular meeting of the Planning Commission on November 16, 2022; and

Whereas, there is not substantial evidence, in light of the whole record before the County, that the proposed zone change would have a significant effect on the environment; and

Whereas, the Planning Division recommended that the project be determined exempt from the California Environmental Quality Act (CEQA) based on the “common sense” that CEQA only applies to projects with the potential to result in a significant impact on the environment in accordance with CEQA Guidelines Section 15061(b)(3); and

Whereas, the Planning Division recommended that the project be determined exempt from CEQA pursuant to *Existing Facilities* (Section 15301), which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use; and

Whereas, the Planning Division recommends approval of the Hickey Zone Change (Z-22-04) subject to the conditions of approval included in Attachment A-1 to this resolution; and

Whereas, on November 16, 2022, the chair of the Planning Commission opened the duly noticed public hearing on the Hickey Zone Change (Z-22-04) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed Z-22-04 prior to reaching a decision; and

Now, Therefore, Be It Resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report; and

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following actions on the Hickey Zone Change (Z-22-04):

1. Recommends that the Board of Supervisors of Siskiyou County determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and Section 15301; and
2. Recommends that the Board of Supervisors of Siskiyou County approve Zone Change (Z-22-04), subject to the conditions of approval contained in Attachment A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC 2022-029 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____ at a regular meeting of the Siskiyou County Planning Commission held on the 16th day of November 2022 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

Danielle Lindler, Chair

Witness, my hand and seal this 16th day of November 2022

Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2022-029
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the categorical exemption, a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary in order to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days.
3. If timber is to be commercially harvested as part of the zone change, the conditions set forth in the California Forest Practice Rules pertaining to Conversion of Timberland (Title 14, CCR, Article 7, Section 1104.02) shall be adhered to.
4. If any timber operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. A Timber Harvesting Plan (THP) may be required. A Timberland Conversion Permit (TCP) may also be required.
5. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a TCP is required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-Acre Conversion Exemption" under 14CCR 1104.
6. A building permit must be obtained prior to any future development or placement of structures on the property. This requirement includes, but is not limited to, any enlargement, alteration, replacement, repair, or improvement of any existing structures.

Conditions of Approval

1. The project shall substantially conform to the project description and zone change map reviewed by the Planning Commission on November 16, 2022, and subsequently approved by the Siskiyou County Board of Supervisors. Any proposed amendment(s) shall be submitted for consideration to the Deputy Director of Planning to determine the review process pursuant to the Siskiyou County Code. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officer or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

Findings

Zoning Consistency Findings

1. The proposed Zone Change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein.
2. The proposed Zone Change application is consistent with Siskiyou County Code, Title 10, Chapter 6, Article 28.
3. The proposed Zone Change from Non-Prime Agricultural (AG-2) to Highway Commercial (C-H) is consistent with existing and permitted land uses surrounding the project site.
4. The proposed Zone Change is compatible with the surrounding zoning of Non-Prime Agricultural (AG-2), Prime Agricultural (AG-1), and Rural Residential Agricultural (R-R).
5. The Planning Commission has considered all written and oral comments received and based on its analysis of the public testimony and staff's analysis, the Commission has determined that the project as designed and conditioned would be compatible with existing and planned uses of the area.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(a) All heavy commercial, and heavy industrial uses must provide or have direct access onto major thoroughfares or existing industrial/commercial streets capable of accommodating the traffic that could be generated from the proposed use.

The project site has direct access to U.S. Route 97, a public road capable of accommodating the traffic that could be generated from the proposed use.

Policy 41.3(c) All heavy commercial and heavy industrial uses should be located away from areas clearly committed to residential use.

The project site is surrounded by undeveloped land zoned for agricultural and rural residential agricultural uses and utilized for timber production. The closest area clearly committed to residential use is the Mount Shasta Vista Subdivision, which is approximately 2.5 miles directly west-southwest or approximately 6 miles away by road.

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

No new uses of land are proposed as part of this zone change. The existing use of the land started in 1936 with the construction of a service station, followed by a motel in 1948 and a restaurant in 1954. Therefore, the use of the land is clearly compatible with the surrounding and planned uses of the area.

Policy 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

No new uses of land are proposed as part of this zone change. Therefore, the proposed zone change will not be disruptive or destroy the intent of protecting each mapped resource, as described herein.

Policy 41.5 All development will be designed so that every proposed use and every individual parcel of land created is a buildable site, and will not create erosion, runoff, access, fire hazard or any other resource or environmentally related problems.

The project site is already developed, and no new development is proposed. Any new development will have to meet State and County requirements for erosion, runoff, access, fire hazard, or any other resource or environmentally related problems.

Policy 41.6 There shall be a demonstration to the satisfaction of the Siskiyou County Health Department and/or the California Regional Water Quality Control Board that sewage disposal from all proposed development will not contaminate ground water.

The project site is already developed, and no new development is proposed. Any new development will have to meet State and County requirements and standards for sewage disposal.

Policy 41.7 Evidence of water quality and quantity acceptable to the Siskiyou County Health Department must be submitted prior to development approval.

The project site is already developed, and no new development is proposed. Any new development will have to meet State and County requirements and standards for water quality and quantity.

Policy 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

The subject parcels have immediate access to U.S. Route 97, a public road that is adequate for the immediate and cumulative traffic impacts of the project.

Policy 41.18 Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that the project is consistent with the Siskiyou County General Plan as documented herein.

Map 2: Erosion Hazard

Policy 7 – Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project time (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

Any future development is required to meet Building Code requirements for erosion and runoff.

Map 3: Building Foundation Limitations

Policy 8 – Enforce building construction standards (uniform building code) and public works requirements.

No new development is proposed as part of this project. Any future development will be required to meet building code and public works requirements.

Map 4: Severe Septic Tank Limitations

Policy 9 – The minimum parcel size shall be one acre of 0-15% slope and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Policy 10 – Single family residential, heavy or light industrial, heavy or light commercial, open space, non-profit and non-organizational in nature recreation uses, commercial/recreation uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

The proposed zone change to Highway Commercial in order to bring the zoning into conformance with the historic use of the property for commercial purposes is permitted per Policy 10 and will not create erosion or sedimentation problems.

Map 5: Excessive Slope

Policy 11 – All areas with 30% or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.

Excessive slope area is isolated to a small, undeveloped portion of the project site and no new development is proposed as part of this project.

Policy 12 – If areas designated as 30% or greater natural slope are proven to be less than 30% slope, the minimum parcel size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

No new parcels are proposed as part of this project and the proposed project will not create erosion or sedimentation problems.

Policy 16 – Single family residential, light industrial, light commercial, open space, non-profit and non-organization in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted, if the area is proven to be less than 30% slope. The permitted uses will not create erosion or sedimentation problems.

Excessive slope area is isolated to a small, undeveloped portion of the project site and no new development is proposed as part of this project. The existing commercial development on the property is permitted per Policy 16 and will not create erosion or sedimentation problems

Map 9: Deer Wintering Areas

Policy 28 – Single-family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

The existing commercial use of the project site is permitted per Policy 28 and will not create erosion or sedimentation problems.

Policy 29 – The minimum parcel also permitted shall only be those as designated on the critical deer wintering area map. The permitted density will not create erosion or sedimentation problems.

The existing parcels were created prior to the General Plan Deer Wintering Areas map. No new parcel or change to the existing parcels is proposed as part of this project. The existing density will not create erosion or sedimentation problems.

Map 10: Wildfire Hazard

Policy 30 - All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

No new development is proposed as part of this project. Any future development will be required to comply with fire safe standards enacted pursuant to Public Resources Code (PRC) Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of Cal Fire and Siskiyou County Building.

California Environmental Quality Act (CEQA) Findings

1. Pursuant to CEQA Guidelines, Section 15061(b)(3), because there is not substantial evidence, in light of the whole record before the County, that the project would have a significant effect on the environment, this use permit project is exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. Pursuant to CEQA Guidelines, Section 15301, Class 1 projects consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. Because the zone change is proposed to correct the zoning district to one that more accurately reflects the historic use of the land for commercial purposes, and no new development is proposed, this project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301.
3. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record, as a whole, demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect.
4. The Planning Commission has determined that the custodian of all documents and material which constitute the record of proceedings shall rest with the County of Siskiyou Community Development Department.

Rachel Jereb

From: Craig Kay
Sent: Tuesday, November 1, 2022 9:31 AM
To: Rachel Jereb
Subject: Deer Mountain Lodge

Rachel,

019-080-060 = Raw Land

019-080-080

2,947 SF Motel Built 1948

1,037 SF Residence Built 1950. This residence was moved from Grass Lake Maintenance Station around 1975.

1,342 SF Residence Built 1935. Also moved on around 1975, from Cal-Trans in Bray.

019-080-090

1,050 SF Restaurant Built 1954. 352 SF Added 1957. 744 SF Added 1976.

688 SF Res Built 1930, moved on 1976 (Cal-Trans-Bray)

952 SR Res Built 1942, moved on 1976 (Cal-Trans-Bray)

144 SF Old Service Station Building Built 1936 then rebuilt 1957

Misc Structures on 019-080-090:

Water Storage Tank 1952

884 SF Shed 1948

144 Storage House 1945

2 Billboards 1950

Foundation for Electric Plant

78 SF Pump House 1973

Animal Sheds and Pens – Very Old in 1977

Overnight Trailer Spaces 1974

There are NO permits listed in the records. Some comments indicate the owner did some of his own construction.

Sincerely,

Craig S Kay

Assessor-Recorder

Siskiyou County Assessor-Recorders Office

(530) 842-8051



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From: Rachel Jereb <rjereb@co.siskiyou.ca.us>

Sent: Monday, October 31, 2022 5:45 PM

To: Assessor <assessor@co.siskiyou.ca.us>

Subject: Deer Mountain Lodge

APN: 019-080-060, 080, 090

The property owner is requesting a zone change for the above APNs. The property contains the historic Deer Mountain Lodge and some other structures, but we have little to no permitting that was ever done on this property. Can you send me a list of what information you have in the way of permits and building history? The property owner inherited it from her parents when they passed, so she doesn't know this information, either.

Thanks!

Rachel Jereb
Senior Planner, County of Siskiyou
806 S. Main Street
Yreka, CA 96097
530-842-8205

Site Map

Deer Mountain Lodge
17604 State Hwy 97
Wood CA, 96094

APN - 019-080-080
019-080-090
019-080-060

Teresa Hickey
Address: 3435 Summit Dr.
Mt Shasta, CA, 96067

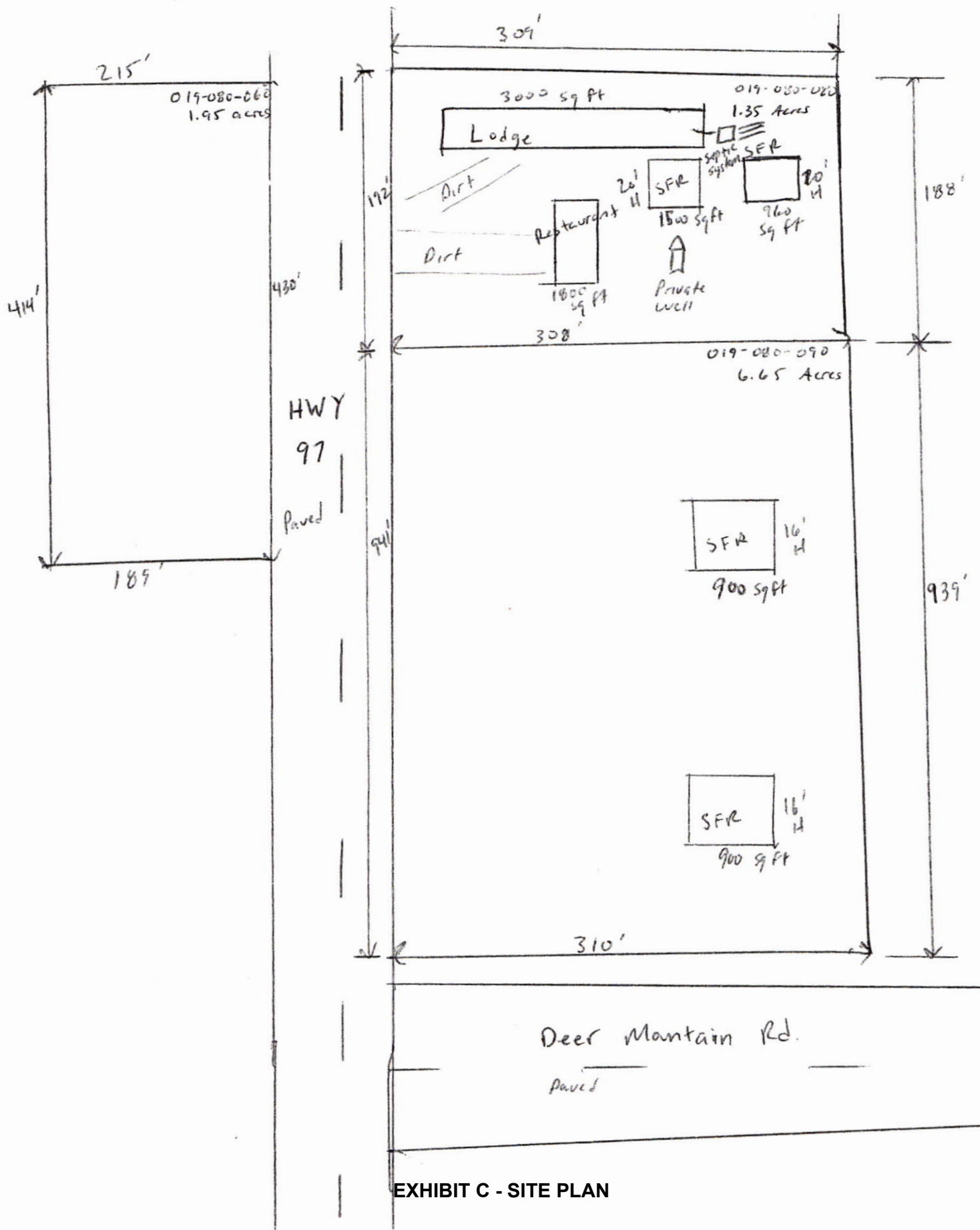


EXHIBIT C - SITE PLAN

Article 44. - Highway Commercial District (C-H)

Sec. 10-6.4401. - C-H District.

The regulations set forth in this article shall apply in the Highway Commercial District. There is currently no C-H District established by this chapter. The C-H District is intended for commercial uses to serve the highway traveler. The bulk of highway frontage in the County is not appropriate for commercial uses. Therefore, highway commercial uses shall be located in existing communities or carefully selected points outside communities. For reasons of safety, congestion, traffic control, and minimizing other adverse impacts, the C-H District shall be established on parcels sufficiently large enough to provide safe highway access, maneuvering parking, and related activities.

Sec. 10-6.4402. - Uses permitted.

The following uses shall be permitted in the C-H District:

- (a) Automobile service stations, automobile car washes, repair garages (not including body shops), and towing services provided all operations, except servicing with petroleum products, air, and water, be conducted and confined within an enclosed building;
- (b) Restaurant and refreshment stands;
- (c) Convenience stores;
- (d) Recreational vehicle parks, when established on a site of not less than five (5) acres and at a density not to exceed fifteen (15) recreational vehicle spaces per acre;
- (e) Camp grounds;
- (f) Motels and hotels;
- (g) Public service facilities (for example, rest areas, parks, and utility substations);
- (h) Truck service stations and fuel yards;
- (i) On- and off-sale liquor establishments;
- (j) Theaters;
- (k) Health clubs;
- (l) A caretaker's residence accessory to permitted uses; provided the permitted use requires the continuous supervision of a caretaker, superintendent or security person and the residence is to be occupied only by such person and his or her family; and
- (m) Emergency shelters.

Sec. 10-6.4403. - Conditional uses permitted.

In addition to the uses listed above, the uses listed in Article 15, General Provisions, may also be permitted, subject to the issuance of a use permit.