



**Siskiyou County**  
**Planning Commission Staff Report**  
**March 19, 2025**

**New Business Agenda Item No. 1**  
**Allen Use Permit (UP2311)**

**Applicant:** Monet Allen

**Property Owners:** Tristan & Monet Allen Trust  
6104 Co. Hwy A-12  
Montague, CA 96064

**Project Summary** The applicant is requesting approval of the following land use entitlement:

- Use Permit approval to allow up to eight events during a single calendar year.

**Location:** 5701 E. Louie Road, approximately 10 miles north of the City of Weed, on APN 020-240-010; Township 43N, Range 5W, Section 3, MDB&M (Latitude 41°36' N, Longitude 122°24'45" W).

**General Plan:** Building Foundation Limitations: Severe Pressure Limit Soils, Soils: Severe Septic Tank Limitations, Surface Hydrology, Wildfire Hazard

**Zoning:** Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40)

**Exhibits:**

- A. Resolution PC-2025-007, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Allen Use Permit (UP2311)
  - A-1. Notations and Recommended Conditions of Approval
  - A-2. Recommended Findings
- B. Comments

## Background

### Site Description

The approximately 4.5-acre project site is within one 398-acre parcel. The site is accessed from East Louie Road. Adjacent parcels are zoned Non-Prime Agricultural with a 40-acre minimum parcel size (AG-2-B-40) and Prime Agricultural (AG-1) and are developed with Single Family Dwellings and agricultural uses. The proposed location is within a relatively flat area surrounded by the existing commercial cattle ranch. Big Springs Creek runs through the property to Big Springs Lake, which is on an adjacent parcel, also owned by the subject property owner. A private road runs through the property from East Louie Road, ending at Mayten Road.

The project site has been developed with a Single-Family Dwelling, roads, water wells and other development incidental to the cattle ranch.

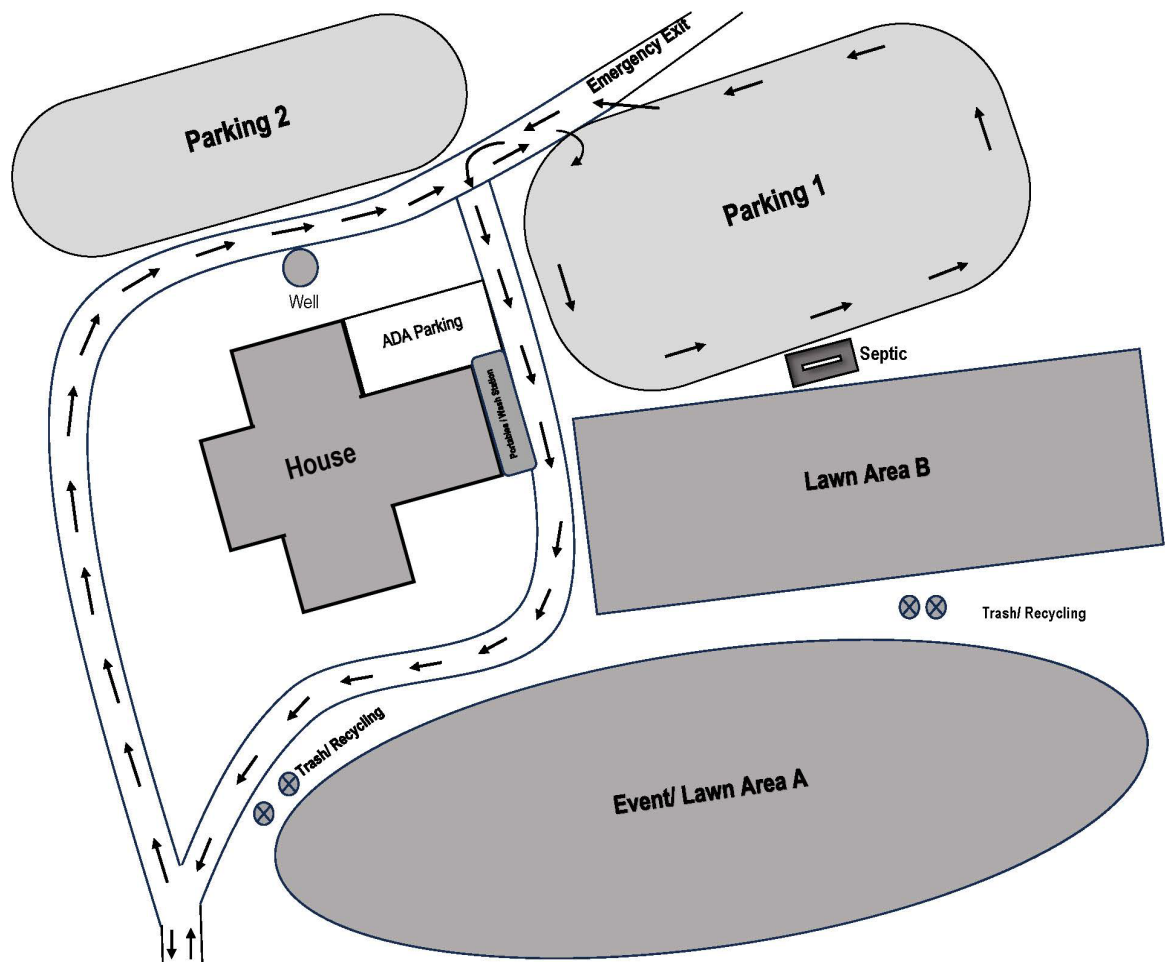


Figure 1: Site Plan

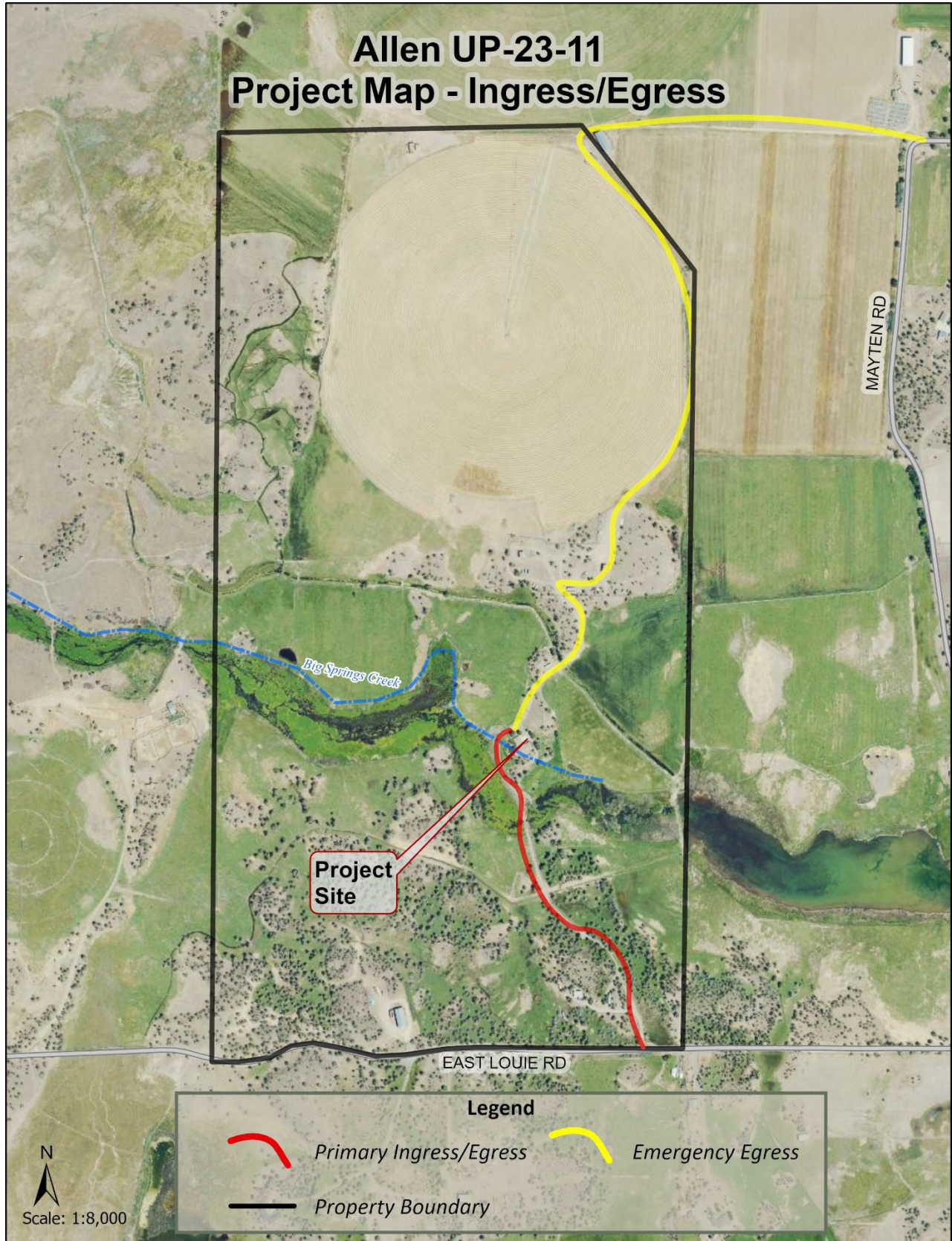


Figure 2: Project Site showing Ingress/Egress



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**Project Description**

The project is a proposed use permit to allow the use of the property as an outdoor event venue. It is proposed to allow up to eight events per calendar year. Large events which may require guests and staff to set up and clean up days prior to and after an event will have a maximum of 180 total people. Small events which will only require visitors for a single day will have a maximum of 25 guests. The total number of people would include all individuals on the property for the event, including caterers and event planning staff. No more than two large events would occur in one calendar month. Small events would be limited to two per week and never a small and large event within the same week.

Parking is allowed in designated parking areas north of the event space. Parking is not allowed to block the paved driveway or emergency exit road in order to maintain ingress and egress.

The event area will be located on Lawn Areas A & B with temporary tents and seating areas. (see Site Plan – Figure 1).

No onsite food or drink preparation is proposed. All food and water will be provided by accredited caterers or the equivalent of.

Sanitary facilities are to be provided during the event. One chemical toilet and hand washing station will be provided for every 15 employees and one chemical toilet and hand washing station for every 20 guests. The toilets and handwashing stations are to be pumped and maintained as needed.

Solid waste and recycling are transported to a waste and recycling facility immediately after the event or as often as necessary to prevent nuisance or a threat to Public Health.

The primary route to and from the venue location is a paved private driveway off of East Louie Road, a public road. A secondary emergency route is a private dirt road which is off of Mayten Road, a public road.

**Analysis**

**Zoning Consistency**

The subject parcel is zoned Non-Prime Agricultural, with a 40-acre minimum parcel size (AG-2-B-40) and is not proposed to be changed as part of this project.

Pursuant to Siskiyou County Code (SCC) Section 10-6.1501, the uses designated in Article 15 may be allowed subject to the issuance of a use permit. In evaluating a use permit request, the primary focus is compatibility of the proposed event venue with the site and surrounding uses to determine if the proposed project should be allowed, and to review the configuration, design, location, and potential impact(s) of the proposed project. The Planning Commission may approve the use permit application, with or without conditions, only if all of the required findings can be made. These findings are detailed in the Zoning Consistency Findings section of Exhibit A-2. In addition, a number of conditions of approval have been added, including maximum occupancy, maximum number of events, and maximum frequency of events (see Exhibit A-1).

In order for the Commission to approve the requested Use Permit, the Commission must find that the proposed use is consistent with the General Plan, would not be detrimental to the public welfare or injurious to property or improvements in the surrounding area, and not be incompatible with the character of the area due to noise, dust, odors, or other undesirable characteristics. Based on staff's analysis of the proposed project, staff believes that the necessary findings to approve the Use Permit can be made subject to the incorporation of the recommended conditions of approval. These findings are detailed in the Zoning Consistency Findings section of Exhibit A-2 attached to this staff report and are submitted for the Commission's review, consideration, and approval.

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**General Plan Consistency**

The Land Use Element of the Siskiyou County General Plan identified the project site as being within the mapped overlay area for Slope and Wildfire Hazard. In addition, Planning staff has identified that Composite Overall Policies 41.3(b), 41.3(e), 41.3(f), 41.5, 41.6, 41.7, 41.9, and 41.18 all 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 commissioner’s review, consideration, and approval.

**Williamson Act Contract**

This property is encumbered by Williamson Act Contract, which restricts the land use to specific commercial agricultural uses and limited compatible uses.

The County’s Rules for the Establishment and Administration of Agricultural Preserves and Williamson Act Contracts, adopted February 7, 2012 and amended on December 3, 2024, Section IV allows other uses that are not specified as compatible, should they meet certain criteria and are found to be compatible with and not displace the agricultural uses.

To this end, on February 17, 2025, the Siskiyou County Agricultural Preserve Administrator made the determination that the proposed use was compatible with the existing agricultural uses and it will not displace any agricultural uses.

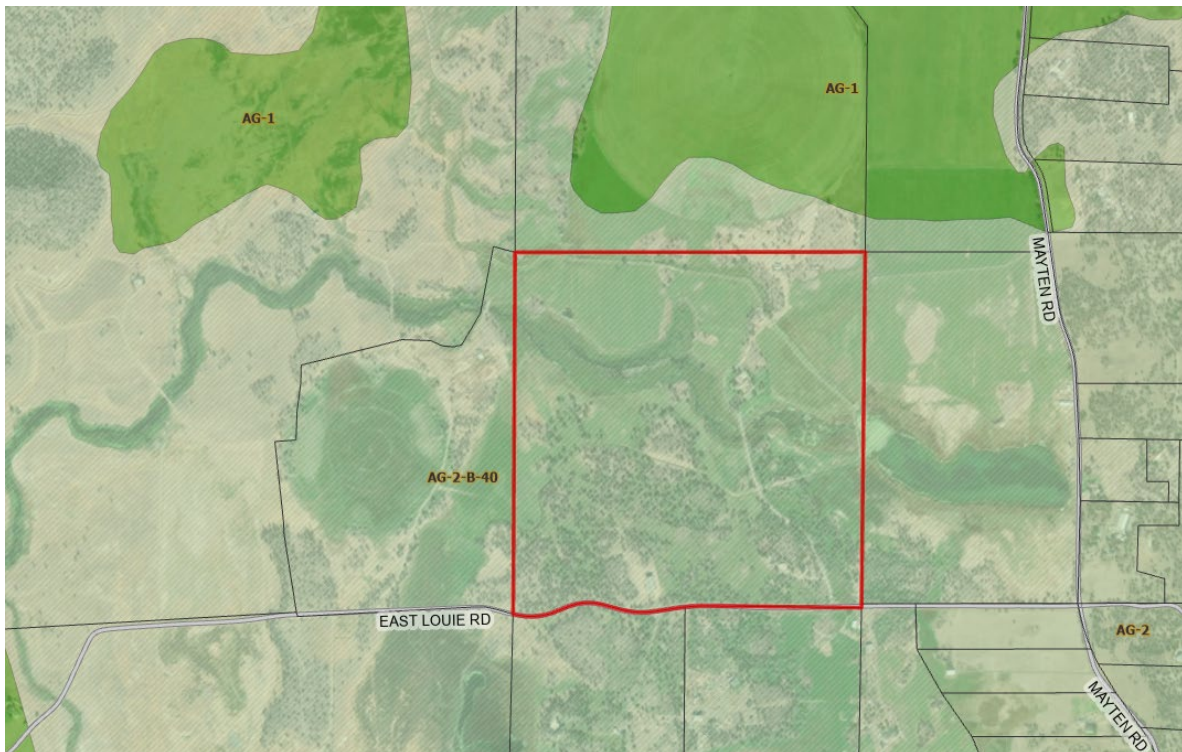


Figure 3: Zoning Map

## **Discussion**

### **Parcel Creation**

APN: 020-240-010 is a portion of a 398-acre parcel that was originally created by Grant Deed as recorded with the Siskiyou County Recorder in 1939. It was later modified by Boundary Line Adjustment, which was recorded on May 25, 1989, as Document No. 89-5725 and again by Boundary Line Adjustment recorded on March 6, 2009 as Document No. 2009-0002154. The parcel includes APN 020-010-010.

### **Environmental Review**

The proposed project (i.e., permitting the use of the property as an outdoor event venue) is being recommended by staff to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301.

Class 1 exemptions discussed in Section 15301, *Existing Facilities* consists of the operation, repair, maintenance permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of existing or former use. The request is the permitting use of existing private facilities with negligible expansion of former uses as events similar in size have been occurring at this location.

The proposed project relies on existing buildings and outdoor space, eliminating the need for new construction. The events are small in nature and scheduled in advance, offering minimal amenities such as portable restrooms. The proposed events will not utilize the existing structure on site but rather the existing outdoor space, accommodating 180 people with no more than 8 events annually. This project does not propose an expansion or negligible use of what currently occurs on site based on the technical analysis done by staff.

To further confirm that the proposed project does not have any traffic impacts, a traffic count for Louie Road was provided by Siskiyou County Public Works. Two points were counted (See Figure 4); one near Mile Post 1 (nearest I-5 on/off ramp) and the second at Mile 5.8 (near the driveway to the subject property). Averaging the total vehicle counts between the two locations, it was found that approximately 45.5 vehicles travel Louie Road each day and approximately 318.5 per week.

At the proposed maximum of 11 vehicles, a small, one-day event would not exceed the baseline data provided from the traffic count.

The larger events proposed will necessitate traffic, which will span over several days due to deliveries, the event venue set up, the event itself and then the take down and clean up afterwards. Utilizing the weekly average of 318.5 vehicles as the baseline for this type of event, the proposed maximum of 79 vehicles for a larger, multi-day event would not exceed the baseline data provided from the traffic count.

Additionally, traffic impacts on Louie Road will be further minimized as no more than two small events are proposed to occur within the same week, no more than two large events in a calendar month and never small and large events within the same week. No more than eight events are to occur each calendar year.

In alignment with maximum proposed vehicles, using the estimate historically utilized by planning staff that 2.3 people on average travel in each vehicle, the maximum number of guests for a small, single day event is 25 persons. The maximum number of guests, including staff, for a larger, multi-day event is 180 persons.





Figure 4: Traffic Count Locations

The Planning Commission must consider the proposed CEQA exemptions together with any comments received during the public review process. Further, the exemptions can only be approved if the Commission finds, 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.

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**Public Comments**

A Notice of Public Hearing was published in the Siskiyou Daily News on March 5, 2025 and mailed to property owners within 300 feet of the subject property. No public comments have been received at the time this staff report was written.

**Agency Comments**

**Siskiyou County Environmental Health Division – December 8, 2023**

No objections to the project as submitted. Applicant shall provide adequate garbage receptacles and have trash removed after every event or as often as necessary to prevent nuisance or a threat to Public Health. Chemical toilets with handwashing facilities have been proposed by the applicant. One toilet and one handwashing station per 15 employees and one toilet and one handwashing station for every 20 guests shall be provided. Food and water will be provided by accredited caterers or equivalent. No onsite food preparation has been proposed or reviewed by Environmental Health at this time.

Planning Response – Conditions of Approval have been included that require the following:

- A minimum of 1 chemical toilet for every 15 employees and 1 chemical toilet for every 20 guests shall be provided for the duration of the event.
- A minimum of 1 hand washing station for every 15 employees and 1 chemical toilet for every 20 guests shall be provided for the duration of the event
- Adequate garbage receptacles shall be provided for the duration of the event. Garbage shall be removed after every event or as often as necessary to prevent nuisance or a threat to Public Health.
- All chemical toilets, hand wash pedestals, and trash containers shall be serviced and/or collected frequently so as to not create a health hazard. All liquid waste and trash/garbage shall be removed from the event site and taken to approved disposal sites.
- Self-contained vehicles are to remain self-contained until able to dump at an approved dump station.
- Vehicles shall not drive over or park on an existing or replacement leach field.
- Food and water will be provided by accredited caterers or equivalent. No onsite food preparation is allowed.

**Siskiyou County Public Works Department – January 3, 2024**

Public Works noted that they have no comment.

**Planning Response:** No response necessary.

**California Department of Forestry and Fire Protection (CAL FIRE) – June 3, 2024**

CAL FIRE provided comments noting they have no requirements for this project regarding PRC 4290 and do not require the property to maintain compliance with PRC 4291.

**Planning Response:** No response necessary.

**California Department of Fish & Wildlife – March 12, 2025**

CDFW reviewed the project and had not comments at this time.

**Planning Response:** No response necessary.



## **Planning Staff Recommendations**

- Adopt Resolution PC-2025-007 taking the following actions:
  - Approve the Use Permit request based on the recommended findings and subject to the recommended conditions of approval; and
  - Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301.

## **Suggested Motion**

I move that we adopt Resolution PC-2025-007, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Allen Use Permit (UP2311) and Determining the Project Exempt from CEQA

## **Preparation**

Prepared by the Siskiyou County Planning Division.

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

Bernadette Cizin, Associate Planner  
Siskiyou County Planning Division  
806 S. Main Street  
Yreka, California 96097

## Resolution PC 2025-007

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Determining the Project Exempt from the California Environmental Quality Act and Approving the Allen Use Permit (UP-23-11)**

**Whereas**, Section 10-6.1502(c) of the Siskiyou County Code permits establishments or enterprises involving large assemblages of people, subject to approval of a use permit and provided specific conditions are met; and

**Whereas**, an application has been received from Monet Allen to permit an event venue which hosts up to eight separate events per calendar year on a portion of property located at 5701 E. Louie Road, near the community of Big Springs on Assessor Parcel Number 020-240-010; and

**Whereas**, the Planning Division presented its oral and written staff report on proposed Use Permit UP-23-11 at the Planning Commission's regularly scheduled meeting on March 19, 2025; and

**Whereas**, the Planning Division recommended Use Permit UP-23-11 be determined categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines because it can be seen with certainty that there would not be any significant impacts to the environment resulting from the project; and

**Whereas**, the Planning Division recommended approval of Use Permit UP-23-11 subject to the conditions of approval provided in Exhibit A-1 to this resolution referenced hereto and incorporated herein; and

**Whereas**, a Notice of Public Hearing was published in the Siskiyou Daily News on March 5, 2025; and

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

**Whereas**, on March 19, 2025, the Chair of the Planning Commission opened the duly noticed public hearing on Use Permit UP-23-11 to receive testimony, both oral and written, following which the Chair closed the public hearing, and the Commission discussed Use Permit UP-23-11 prior to reaching its decision.

**Now, therefore be it resolved** that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report referenced hereto and incorporated herein; and

**Be it further resolved** that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A, determines the project categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and approves Use Permit UP-23-11 subject to the notations and conditions of approval contained in Exhibit A-1 to this resolution referenced hereto and incorporated herein.

**It is hereby certified** that the foregoing Resolution PC 2025-007 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 19th day of March 2025, by the following voice vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

\_\_\_\_\_  
Jeff Fowle, Chair

Witness, my hand and seal this 19th day of March 2025.

\_\_\_\_\_  
Hailey Lang, Secretary of the Commission



**Exhibit A-1 to Resolution PC-2025-007**  
**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 determination of the categorical exemption(s), 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 operations (as defined by PRC Section 4527) are involved with a project, they must be approved by Cal Fire prior to undertaking operations. Further, a Timber Harvest Plan (THP) and/or Timberland Conversion Permit (TCP) may be required.

**Conditions of Approval**

1. The project shall substantially conform to the project description and use permit site plan maps as approved by the Siskiyou County Planning Commission on March 19, 2025. Any proposed amendment(s) shall be submitted to the Deputy Director of Planning to determine the review process pursuant to Siskiyou County Code. Minor amendments shall be considered by the Community Development Director. Major amendments shall be considered by the Planning Commission.
2. All proposals of the applicant shall be conditions of approval if not mentioned herein.
3. All necessary building permits shall be obtained for future structures or facilities from the Building Division of the Siskiyou County Community Development Department in compliance with current California Building Code and California Code of Regulations.
4. The applicant shall comply with all adopted rules and regulations of the Siskiyou County Code, and all other local and state regulatory agencies.
5. The emergency exit route, running north through the subject property, to Mayten Road, must be posted and accessible at all times during an event.
6. Should the emergency exit route, running north through the subject property, to Mayten Road become inaccessible due to sale of adjacent property and/or lack of legal easements, this Use Permit shall become null and void.

7. Total number of events is limited to a maximum of eight events during a single calendar year. Large events are limited to two per month, with never more than one per week. Small events are limited to two per week. Never shall a large event and a small event occur in the same week.
8. Total duration of each event, including setting up and cleaning up, is limited to a maximum of five consecutive days.
9. Total attendance per large event shall be limited to no more than 79 vehicles and 181 attendees, including staff both paid and unpaid.
10. Total attendance per small event shall be limited to no more than 11 vehicles and 25 attendees, including staff both paid and unpaid.
11. Only two small events are allowed per
12. No permanent signs advertising the site or the event are authorized by this permit.
13. All applicable and appropriate fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, shall be met for the proposed project and any associated uses. Verification of compliance shall be obtained from the Director of the California Department of Forestry (Cal Fire), or their assigned designee, prior to the final inspection of any project related improvements or building permit.
14. No open fires, campfires, charcoal fires, or fireworks of any kind are permitted.
15. A minimum of 1 chemical toilet for every 15 employees and 1 chemical toilet for every 20 guests shall be provided for the duration of the event.
16. A minimum of 1 hand wash station for every 15 employees and 1 chemical toilet for every 20 guests shall be provided for the duration of the event
17. A adequate garbage receptacles shall be provided for the duration of the event. Garbage shall be removed after every event or as often as necessary to prevent nuisance or a threat to Public Health.
18. All chemical toilets, hand wash pedestals, and trash containers shall be serviced and/or collected frequently so as to not create a health hazard. All liquid waste and trash/garbage shall be removed from the event site and taken to approved disposal sites.
19. Self-contained vehicles are to remain self-contained until able to dump at an approved dump station.

20. Vehicles shall not drive over or park on an existing or replacement leach field.
21. Food and water will be provided by accredited caterers or equivalent. No onsite food preparation is allowed.
22. 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 use permit, as recommended for approval, is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented herein below.
2. The proposed use of the property for an outdoor event venue is consistent with the applicable zoning provisions outlined in Section 10-1502(c) of the Siskiyou County Code.
3. Due to size, scale, intensity, and location of the project, the proposed use will not result in a significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.
4. Due to the size, scale, intensity, and location of the project, the proposed use will not cause damage or nuisances from noise, smoke, odor, dust, vibration, explosion, contamination, fire, or traffic, and will be reasonably compatible with the existing and permitted uses in surrounding areas.
5. The Planning Commission has considered all written and oral comments received and based 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(b) All light commercial, light industrial, multiple family residential, and commercial/recreational, public, and quasi-public uses must provide or have direct access to a public road capable of accommodating the traffic that could be generated from the proposed use.

*The project site is located with direct access to East Louie Road, which is a public road capable of accommodating the traffic that could be generated from the proposed use.*

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

*The planned and existing uses on and around the project site include agricultural activities to the north, west and east, and single-family residences to the south. Planning and existing uses surrounding the project site are compatible with the proposed use and could not in any way disrupt the public's health, safety, and welfare.*

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.

*The proposed use of the site for an event venue 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.

*No new development is proposed as part of this project. Additionally, the site has already been developed with a single-family residence, groundwater well and an approved septic system. The project shall comply with fire safe standards to the satisfaction of Cal Fire and Siskiyou County Planning Division, as a condition of approval.*

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 site has already been developed with a single-family residence, with an approved septic system, as approved by Siskiyou County Environmental Health Division. Any future development will be required to meet County standards. Additionally, conditions of approval require that chemical toilets be provided for the events and liquid waste be removed from the event site and taken to approved disposal sites.*

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

*Conditions of approval require that drinking water be provided for the events by an accredited caterer or equivalent.*

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 proposed project site has direct access to East Louie Road, a public road. No new development is proposed as part of this project; however, the access is adequate to accommodate 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.*

### **Map 3: Building Foundation Limitations**

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

*No new construction is proposed as part of this project. For any future development, prior to building permit issuance, a building permit application is required to be submitted that meets current California Building Code. As part of the building permit application review process, public works reviews the project to determine if it meets public works requirements.*

**Map 4: Soils: Severe Septic Tank Limitations**

Policy 9 – 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 changes to parcel boundaries are proposed as part of this project. The slope on the project site is less than 15% slope.*

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.

*Recreational uses are permitted uses per Policy 10 and 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.

*The project site is located in a State Responsibility Area designated as High Hazard Severity area.*

*As a condition of approval, the project must 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 Planning. These regulations ensure that adequate access exists to any development and sufficient area for maneuvering of emergency response vehicles is located on-site.*

**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 15304(e), Class 4 projects consist of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, or scenic, including the “minor temporary use of land having negligible or no permanent effects on the environment”. Because subsection (e) gives carnivals as an example, and because the proposed events are similar in nature to that example, the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15304(e).
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.



SISKIYOU COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
LAND DEVELOPMENT REVIEW

OWNER Allen  
~~MONET~~, TRISTAN & MONET

FILE # 020-240-010

LOCATION 5701 E LOUIE ROAD  
MONTAGUE, CA

T 43N , R 5W , SEC. 3

PD# UP-2311

REQUIREMENTS:

Sewage Disposal Test/Information:

- ( ) None Required: Connection to Approved Sewage System
- ( ) Engineered Percolation Tests –  
Parcels # \_\_\_\_\_
- ( ) Wet Weather Testing
- ( ) Engineered Sewage Disposal System
- ( ) Other \_\_\_\_\_

Water Supply Tests/Information:

- ( ) None Required: Connection to Approved Water System
- ( ) Well Logs (Existing Wells) ( ) Well Logs for Adjoining Property
- ( ) Drilled Well – Parcels # \_\_\_\_\_ ( ) Spring Source-Verification
- ( ) Pump Test (Static Level) \_\_\_\_\_ Hours
- ( ) Bacteriological Analysis ( ) Chemical Analysis ( ) Physical Analysis
- ( ) Other \_\_\_\_\_

Project Information:

- ( ) Location Map ( ) Mark Project Area ( ) Contour Map
- ( ) Food Establishment Plans ( ) Swim Pool/Spa Plans
- ( ) Waste Information (Non-Sewage)
- ( ) Other \_\_\_\_\_

Comments/Conditions:

Environmental Health has reviewed the proposed application and has no objections to the project as it has been submitted.

Applicant shall provide adequate garbage receptacles and have trash removed after every event or as often as necessary to prevent nuisance or a threat to Public Health.

Provide (1) chemical toilet and hand washing station for every (15) employees and (1) chemical toilet and hand washing station for every 20 guests.

Food and water will be provided by accredited caterers or equivalent. No onsite food preparation has been proposed or reviewed and approved by Environmental Health at this time.

REHS [Signature] DATE 12-8-23

**ENVIRONMENTAL HEALTH ACTION**

Application Accepted ( ) Application Rejected as Incomplete (see comments)

Approved ( ) Recommended for Denial

( ) Approved with conditions (see comments)

REHS [Signature] DATE 12-8-23

Date sent to Planning:

Environmental Health has reviewed the proposed application and has no objections to the project as it has been submitted. Parcel developed with septic (PN 01-153) and water well (PN W10-134)

Applicant shall provide adequate garbage receptacles and have trash removed after every event or as often as necessary to prevent nuisance or a threat to Public Health

Provide (1) chemical toilet and hand washing station for every (15) employees and (1) chemical toilet and hand washing station for every 20 guests.

Food and water will be provided by accredited caterers or equivalent. No onsite food preparation has been proposed or reviewed and approved by Environmental Health at this time.

**From:** [Terry E. Smith](#)  
**To:** [Dianne Johnson](#)  
**Cc:** [Jeremy Lipke](#)  
**Subject:** RE: UP-23-11 15-day - Allen  
**Date:** Wednesday, September 11, 2024 1:22:55 PM

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Public Works has no comment.

**Terry E. Smith P.E.**

Senior Engineer  
County of Siskiyou  
Department of Public Works  
1312 Fairlane Road, Suite 3  
Yreka, CA 96097  
Office: (530) 842-8278  
Fax: (530) 842-8288  
[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)

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**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>  
**Sent:** Wednesday, September 11, 2024 12:55 PM  
**To:** Michael Kobseff <[mkobseff@co.siskiyou.ca.us](mailto:mkobseff@co.siskiyou.ca.us)>; Boyl, Heather@CALFIRE <[Heather.Boyl@fire.ca.gov](mailto:Heather.Boyl@fire.ca.gov)>; Craig Kay <[ckay@co.siskiyou.ca.us](mailto:ckay@co.siskiyou.ca.us)>; Darin Weeks <[dweeks@co.siskiyou.ca.us](mailto:dweeks@co.siskiyou.ca.us)>; Eric Olson <[eolson@co.siskiyou.ca.us](mailto:eolson@co.siskiyou.ca.us)>; Jeff Clausen <[jclausen@co.siskiyou.ca.us](mailto:jclausen@co.siskiyou.ca.us)>; Jennifer Taylor <[jtaylor@co.siskiyou.ca.us](mailto:jtaylor@co.siskiyou.ca.us)>; Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; Monique George <[mgeorge@co.siskiyou.ca.us](mailto:mgeorge@co.siskiyou.ca.us)>; Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>; Thomas Deany <[tdeany@co.siskiyou.ca.us](mailto:tdeany@co.siskiyou.ca.us)>  
**Cc:** Monet <[cltlogging@gmail.com](mailto:cltlogging@gmail.com)>; Bernadette Cizin <[bpcizin@co.siskiyou.ca.us](mailto:bpcizin@co.siskiyou.ca.us)>  
**Subject:** UP-23-11 15-day - Allen

Good afternoon,

Attached is the revised 15 Day Review for application UP-23-11. Please note, that all responses to the application September 27, 2024.

Should you have any questions please contact me at the number below.

Thank you,

*Dianne Johnson*  
Planning Permit Technician

Siskiyou County Community Development  
806 S. Main Street, Yreka, CA 96097  
530-841-2148

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

1809 Fairlane Road  
P.O. Box 128  
Yreka, CA 96097  
(530) 842-3516  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



6/3/2024

Siskiyou County Department of Public  
Health and Community Development  
806 South Main Street  
Yreka, CA 96097-3321

Attn: Bernadette Cizin

Subject: UP-2311

Per §1270.02 of Public Resource Code 4290 (reference Calif. Code of Regulations Title 14, Division 1.5, Chapter 7, Article 5, Subchapter 2, SRA Fire Safe Regulations), the California Department of Forestry and Fire Protection has no requirements for this project.

The California Department of Forestry and Fire Protection does require the property to maintain compliance with Public Resource Code 4291.

Should you have any questions, please call me at 530-842-3516.

Katie Smith  
Forestry Technician  
CAL FIRE – Siskiyou Unit

For: Greg Roath  
Unit Chief

**From:** [Iacona, Erika@Wildlife](mailto:Iacona,Erika@Wildlife)  
**To:** [Bernadette Cizin](mailto:Bernadette.Cizin)  
**Cc:** [Harris, Michael R.@Wildlife](mailto:Harris,Michael.R.@Wildlife); [Houtman, Stephanie@Wildlife](mailto:Houtman,Stephanie@Wildlife)  
**Subject:** RE: Use Permit 23-11  
**Date:** Wednesday, March 12, 2025 1:09:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Bernadette,

Thank you for checking back in with me. CDFW staff have reviewed the packet and have no comments at this time.

Kindly,

Erika

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Erika Iacona  
Senior Environmental Scientist, Specialist  
RI Climate and Conservation Planning  
(530) 806-1389  
601 Locust Street  
Redding, CA 96001



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**From:** Bernadette Cizin <bpcizin@co.siskiyou.ca.us>  
**Sent:** Wednesday, March 12, 2025 1:02 PM  
**To:** Iacona, Erika@Wildlife <Erika.Iacona@Wildlife.ca.gov>  
**Subject:** FW: Use Permit 23-11

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Hi Erika,

I wanted to check in with you to see if you have had a chance to look at this project and if you think you will be submitting a comment. Our clerk has requested the staff packets by tomorrow morning. Let me know .

Thank you!

Bernadette Cizin  
Associate Planner  
Siskiyou County Community Development  
806 S. Main Street, Yreka, CA 96097  
530-841-2151



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**From:** Hailey Lang <[hlang@co.siskiyou.ca.us](mailto:hlang@co.siskiyou.ca.us)>  
**Sent:** Monday, March 10, 2025 11:37 AM  
**To:** lacona, Erika@Wildlife <[Erika.lacona@Wildlife.ca.gov](mailto:Erika.lacona@Wildlife.ca.gov)>  
**Cc:** Bernadette Cizin <[bpcizin@co.siskiyou.ca.us](mailto:bpcizin@co.siskiyou.ca.us)>  
**Subject:** RE: Use Permit 23-11

Hi Erika,

Attached is the request for review that was sent out back in September. I see that Fish and Wildlife somehow was not included. I am sorry for the inconvenience and am glad you got the Public Hearing Notice and reached out to us.

Since the request for review went out, the applicant has revised their proposed project. She is now proposing to allow up to eight events per calendar year. Large events which may require guests and staff to set up and clean up days prior to and after an event will have a maximum of 180 total people. Small events which will only require visitors for a single day will have a maximum of 25 guests. The total number of people would include all individuals on the property for the event, including caterers and event planning staff. No more than two large events would occur in one calendar month. Small events would be limited to two per week and never a small and large event within the same week.

Parking is limited to the areas noted on the site map. These areas are used for parking now. The owner has had several events, similar to what is proposed, within the past year including four small meeting groups (averaging 10 guests) and two large events (averaging 125 guests).

Again, I apologize that you did not receive this information sooner. If you are able to comment by the end of this week, I can incorporate your comments into the staff report and presentation to the Planning Commission.

Please let me know if you need any additional information or have any questions. I've CCed the planner that has been working on this project, Bernadette Cizin.

Thank you,

**Hailey Lang**  
County of Siskiyou



Deputy Director of Planning

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**From:** lacona, Erika@Wildlife <[Erika.lacona@Wildlife.ca.gov](mailto:Erika.lacona@Wildlife.ca.gov)>

**Sent:** Monday, March 10, 2025 10:00 AM

**To:** Hailey Lang <[hlang@co.siskiyou.ca.us](mailto:hlang@co.siskiyou.ca.us)>

**Subject:** Use Permit 23-11

Hi Hailey,

Is there any documentation that describes the type of events proposed as part of this Use Permit, where specifically the events will occur on the parcel and/or studies to discuss how this project will not result in significant impacts to the environment? If so, would you mind forwarding them for our agency to review?

Kindly,

Erika

—

Erika lacona  
Senior Environmental Scientist, Specialist  
RI Climate and Conservation Planning  
(530) 806-1389  
601 Locust Street  
Redding, CA 96001

