



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

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ALLAN CALDER, AICP

DIRECTOR

STEPHEN KOLPACOFF, MD

PUBLIC HEALTH OFFICER

AGENDA

SISKIYOU COUNTY PLANNING COMMISSION REGULAR MEETING

DECEMBER 20, 2017

9:00 A.M.

BOARD OF SUPERVISORS' CHAMBERS
SISKIYOU COUNTY COURTHOUSE
311 FOURTH STREET, YREKA, CALIFORNIA

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** - Meetings of October 18th and November 15th, 2017.

4. **UNSCHEDULED APPEARANCES**

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

5. **CONFLICT OF INTEREST DECLARATION**

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

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AGENDA
SISKIYOU COUNTY PLANNING COMMISSION

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. 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 argument and evidence.
- I. Other public comments are given.
- J. The project proponent is given an opportunity to present a rebuttal. 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.
- K. The Chair will entertain a motion and a second.
- L. The Commission will discuss the question.
- M. The Commission will render its decision

8. RIGHT OF APPEAL STATEMENT

Projects heard at this Planning Commission meeting may be subject to appeal within ten calendar days. 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.

9. CHANGES TO AGENDA ITEMS AND CONSIDERATION OF AGENDA ITEMS TO BE CONTINUED.

II. OLD BUSINESS: NONE

AGENDA
SISKIYOU COUNTY PLANNING COMMISSION

III. NEW BUSINESS

1. JUNCAL ZONE CHANGE AND TENTATIVE SUBDIVISION MAP (Z1603_TSM1601)

Proposed zone change to rezone approximately 31.3 acres of a 126.5+/- acre site from Prime Agricultural (AG-1) to Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40); and a tentative subdivision map to subdivide 2 existing legal parcels into two parcels plus a designated remainder. The three proposed resultant parcels each have a residential dwelling served by existing on-site sewage disposal systems and water wells. A private dead-end road, to be upgraded and extended to approximately 3,200 feet in length, will provide access to the three parcels. The project site is located at 1965 and 1701 Hilt Road, in the community of Hilt, approximately 1/2 mile west of Interstate 5 on APNs 006-240-600 and -620; Township 48N, Range 7W, Portions of sections 14, 22, and 23, MDB&M (Latitude 42°00'00.0"N, Longitude 122°37'52.0"W).

(Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

2. SABANOVICH PARCEL MAP AMENDMENT TPM0502-1M

Request to amend an existing parcel map recorded in 2006 by removing a setback requirement that prohibits construction of any buildings within 75 feet of a reservoir located on the subject property and to eliminate the California Environmental Quality Act (CEQA) mitigation measure from which this requirement originated. Removing the setback requirement from the parcel map and CEQA document would allow the property owner to build a residence next to the reservoir, as has been proposed. The subject parcel (APN 023-051-620 & APN 024-242-260) comprises 123 acres of land located on Kellems Lane approximately six miles northwest of Etna in Section 6, T42N, R9W, Mount Diablo Base & Meridian (Latitude 41°31'29"N, Longitude 122°55'37"W). (Discussion/Action Item)

- A. Staff Report
- B. Public Hearing
- C. Decision: Voice Vote

IV. ITEMS FOR DISCUSSION/DIRECTION:

V. MISCELLANEOUS

1. FUTURE MEETINGS - The next regular meeting of the Planning Commission is scheduled for Wednesday, January 18, 2017. The tentative agenda for the next meeting may or may not include the projects listed below and is not limited to this list of projects.

2. CORRESPONDENCE

AGENDA
SISKIYOU COUNTY PLANNING COMMISSION

- 3. STAFF COMMENTS**
- 4. COMMISSION COMMENTS**

VI. ADJOURNMENT