

SISKIYOU COUNTY PLANNING COMMISSION
REGULAR MEETING
JULY 20, 2016

The Siskiyou County Planning Commission meeting was called to order by Chair Melo at 9:00 a.m. in the Yreka City Council Chambers, 701 Fourth Street, Yreka, California.

PRESENT: Commissioners Jeff Fowle, Blair Hart, Mike McMahon, Dusty Veale, and Tony Melo

ABSENT: None

ALSO PRESENT: Brett Walker, Senior Planner; Vurl Trytten, Executive Secretary; Natalie Reed, Deputy County Counsel; and Bill Navarre, Deputy Director of Environmental Health

MINUTES:

MOTION: It was moved by Commissioner Veale, seconded by Commissioner Fowle, to approve the minutes of June 15, 2016, as presented with Commissioner McMahon abstaining.

VOTED upon and the Chair declared the motion carried unanimously.

PRESENTATIONS FROM THE PUBLIC: None

CONFLICT OF INTEREST DECLARATIONS: None

PUBLIC HEARING PROTOCOL: Chair Melo reviewed the protocol for conducting the Planning Commission meetings.

RIGHTS OF APPEAL STATEMENT: Chair Melo advised that projects heard at this Planning Commission meeting may be subject to appeal within ten calendar days. He directed interested individuals to contact the County Clerk's Office for information. He advised that 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 the Planning Department at, or prior to the public hearing. Chair Melo apprized the Commissioners and audience that appeals must be submitted to the County Clerk's Office together with the appeal fee of \$1250.

PUBLIC HEARINGS:

DANCER ZONE CHANGE (Z-16-01)

The proposed zone change is for an 8.4-acre parcel located at 9535 Old Hwy 99, near the intersection with A-12 (99-77 Cutoff). The site is on the west side of Old Hwy 99, and is also west of Interstate 5 in the community of Grenada, Siskiyou County, California on APN 038-110-040; Portion of Section 21, T44N, R6W, Mount Diablo Base & Meridian (Latitude 41°38'42.75"N, Longitude 122°32'20.00"W). The project consists of a proposed zone change from Prime Agricultural District (AG-1) to Highway Commercial District (C-H).

**MITIGATED NEGATIVE DECLARATION
ZONE CHANGE****RECOMMENDING APPROVAL
RECOMMENDING APPROVAL****STAFF REPORT:**

The previously circulated Staff Report was reviewed by the Commission and a presentation of the project was provided by Senior Planner Brett Walker.

Mr. Walker informed the Commission that the applicants were requesting a rezone of a parcel of land located near Grenada, west of I-5 near the intersection with A-12. He said that the project site was developed with the pellet mill, store, accessory buildings, three dwellings, and 3 ground water wells and referred the Commission to page 3 of the staff report for an aerial picture of the site. He said that the project would change the current Prime Agricultural (AG-1) zoning to Highway Commercial (CH) and described what would be allowed in the new zoning and referred the Commission to Exhibit 3 for a list of the uses allowed in the new zoning. He said that General Plan Land Use Policy 39 required the applicant to submit soils analysis evidence that the soils on the project site are not prime soils. He added that the soil information was reviewed by the Agricultural Commissioner who responded with no objections to the project. Mr. Walker said that the applicant submitted a soils analysis, soils map, well logs, and the letter from the irrigation district, which are in the staff report. He said that the mitigated negative declaration was circulated to the State Clearinghouse and no comments were generated. He added that no comments were received from the public. He informed the Commission that there was a typographical error on page 4.0.19 subsection a, the "no impact" check should be down on the next line. He concluded that staff recommends approval of the recommendation of the project to the Board of Supervisors subject to the findings and conditions of approval in the staff report and added that there is a recommended motion in the staff report.

Questions for staff: Commissioner Veale asked about the narrow piece of land to the north of the property boundary. Mr. Walker said that he did not know the history of the parcel, and added that the project was strictly a zone change. In answer to a question from the Commissioner McMahan, Mr. Walker confirmed that the residences will not need to be moved.

AGENCY INPUT: None

Chair Melo opened the Public Hearing.

PUBLIC INPUT: Mr. Dancer went to the microphone and informed the Commission that the property used to include the hill above it, but his Dad had split out and sold the piece that included the hill. He said that this narrow piece was access to the hill piece of the property. He said that when his Dad split the property, he kept the narrow piece.

There being no further input, the Chair closed the Public Hearing.

Discussion by Commission:

Commissioner Veale expressed the hope that Planning staff would take a close look at rezones of agriculturally zoned land as not desirable when close to Highway off-ramps. He gave the example that the parcel near Easy Street would be perfect for a commercial area, but not at the

cost of taking prime agricultural land. Commissioner Hart commented that his position was to consider the position best and highest use of the land.

Commissioner McMahon said that he was concerned that the rezone would be problematic for the pre-existing homes on the property.

Commissioner Fowle commented that the project site was perfect land for commercial use; because it is not prime agricultural land, but is perfect for the pellet mill.

Commissioner McMahon said that though the rezone was perfect for the present owners, it might not be perfect for future owners where the zoning might not work for what they want to do. Commissioner Hart said that problems in the future would likely be due to the lack of due diligence by the buyer intent on purchasing the property, and the real estate person should do due diligence research on the property. Chair Melo commented that the information should be on the title report, but often the buyer has to ask the question.

Commissioner Fowle asked staff if the parcel could be subdivided into one acre parcels. Mr. Walker and Mr. Navarre explained that although the C-H zoning would allow one acre parcels, there is a density standard of 2.5 acres minimum parcel size when each lot is served by individual well and septic system.

MOTION: Following discussion, it was moved by Commissioner Hart, seconded by Commissioner Fowle to adopt Resolution PC-2016-008, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Adopt the Initial Study/Mitigated Negative Declaration (SCH No. 2016062019) and the Mitigation Monitoring Reporting Program and Approve the Dancer Zone Change Request (Z-16-01).

VOTED upon and the Chair declared the motion carried unanimously on the following roll call vote:

AYES: Commissioners Hart, McMahon, Fowle, Veale and Melo

NOES: None

ABSENT: None

ABSTAIN: None

MISCELLANEOUS:

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Wednesday, August 10, 2016 and will be located in the Siskiyou County Transit Center's Transportation Conference Room located at 190 Greenhorn Road, Yreka, California.
2. **CORRESPONDENCE:** None

3. **STAFF AND COMMISSION COMMENTS: None**

The meeting was adjourned at 9:20 a.m.

Respectfully submitted,



Greg Plucker, Secretary

By: Brett Walker, Senior Planner

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