

SISKIYOU COUNTY PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 15, 2017

The Siskiyou County Planning Commission meeting was called to order by Chair Melo at 9:00 a.m. in the Board of Supervisors' Chambers, Siskiyou County Courthouse, 311 Fourth Street, Yreka, California.

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

ABSENT: None

ALSO PRESENT: Randy Chafin, Interim Deputy Director of Planning; Brett Walker, Senior Planner; Britt Dveris, Senior Planner; Vurl Trytten, Executive Secretary; and Natalie Reed, Deputy County Counsel

ELECTION OF OFFICERS:

ELECTION OF CHAIR:

MOTION: It was moved by Commissioner Veale, seconded by Commissioner Hart, to approve the nomination of and elect Commissioner Melo as Chair.

VOTED upon and the Chair declared the motion carried unanimously.

ELECTION OF VICE CHAIR:

MOTION: It was moved by Commissioner Hart, seconded by Commissioner Fowle, to approve the nomination of and elect Commissioner Veale as Vice Chair.

VOTED upon and the Chair declared the motion carried unanimously.

MINUTES:

MOTION: It was moved by Commissioner McMahon, seconded by Commissioner Fowle, to approve the minutes of December 21, 2017, as presented.

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:**RHODES TENTATIVE PARCEL MAP (TPM-15-08)**

The project is a proposed tentative parcel map to subdivide the 4.57-acre parcel into four lots, ranging in size from 1.03 to 1.38 acres. Water and sewer services would be provided by the McCloud Community Services District. The project site (APNs 049-062-110, 049-062-140, and 049-062-170) is located on the west side of Haul Road, approximately 1,000 feet north of State Highway 89 in the unincorporated community of McCloud, Siskiyou County, California on APNs 049-062-110, 049-062-140, and 049-062-170; Section 6, T39N, R2W, Mount Diablo Base & Meridian (Latitude 41°15'20.00"N, Longitude 122°07'18.30"W). The Planning Commission will consider the approval of this project.

**MITIGATED NEGATIVE DECLARATION
TENTATIVE PARCEL MAP
STAFF REPORT:****CONTINUED OFF CALENDAR
CONTINUED OFF CALENDAR**

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

Mr. Walker informed the Commission that that the McCloud Community Services District would provide the water and sewer for the project. He said that the project was located on Haul Road in McCloud. He said that Planning Staff was requesting that his item be continued off calendar, because of something that came up in the last couple of months.

Dusty Veale asked if the project applicant had gotten permission from McCloud Community Services District and had gotten a will-serve letter from the District. Mr. Walker responded that a will-serve was provided to the owners and will be part of the agency comments in the staff report when the project comes back to the Commission. Chair Melo confirmed that the project was not confirmed to a certain date.

AGENCY INPUT: None

Chair Melo opened the Public Hearing.

PUBLIC INPUT:

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

Discussion by Commission:

MOTION: Following discussion, it was moved by Commissioner Fowle, seconded by Commissioner Veale to continue this matter off calendar.

VOTED upon and the Chair declared the motion carried unanimously.

MISCELLANEOUS:

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Wednesday, March 15, 2017.

2. **CORRESPONDENCE:** None

3. **STAFF AND COMMISSION COMMENTS**

Mr. Chafin introduced Britt Dveris to the Commission. Mr. Dveris greeted the Commission and informed them that he came from Bisbee Arizona and had a background in regional planning and international planning. He said that he had done a lot of the same type of work for Cochise County Arizona which is about the same geographical size as Siskiyou County but has about three times the population. He said that Cochise County was facing many of the same issues as Siskiyou County. He added that he arrived in Siskiyou County with a lot of hope and aspiration.

Mr. Chafin commented that he had been indoctrinating Britt into CEQA, the Subdivision Map Act and other California issues.

Mr. Walker informed the Commission that he had accepted a job with the City of Novato and that this would be his last Planning Commission meeting. Commissioner McMahan said that he would miss him.

Commissioner McMahan asked what staffing should ordinarily be for Planning. Mr. Chafin responded that full staffing would be a Deputy Director of Planning and two Planner positions.

Discussion was held regarding the staff turn-over in Planning.

Commissioner Fowle asked if the County was recruiting for the position of Deputy Planning Director. Mr. Chafin said that the County was expanding the search, and added that Bill Navarre was filling Director of Community Development on an interim basis.

Mr. Chafin informed the Commission that there were two water bottling plant projects that will be coming before the Commission, one in Mt. Shasta and one in McCloud; and a mine project that will include CEQA and NEPA review as it is located on Forest Service land.

Mr. Chafin said that in addition there is a zoning text amendment project regarding agri-tourism; that would allow tourist-related activities in agricultural zoning.

Mr. Chafin mentioned that the two youth camp projects are still in review, and will, when ready, come before the Commission.

Commissioner Fowle informed the Commission that he had been called by Kidder Creek Orchard Camp and had stopped the conversation telling the person who contacted him that he could not talk with him about the project as it would be coming before him as a Planning Commissioner at some future time.

Commission Comments:

Commissioner Hart said that he had received a call regarding a property in Gazelle and an Estate issue, and had told them to contact Planning. Mr. Walker responded that he had looked at the property, and they may already have two legal parcels. He said that they need to talk to a surveyor, and find out if Highway 99 was a deeded state right-of-way. He added that if they have only one legal parcel, they will have to do a tentative parcel map to divide the property into two legal parcels.

In response to a question from Commissioner Hart, Mr. Walker explained that if the road was not a deeded state right-of-way, then the two assessor's parcel would be contiguous even with a road in between them. They also could be one legal parcel with no separate fee ownership.

Commissioner McMahon asked who would be responsible for 200 yards of road between a County maintained part of the road and a City maintained part of the same road.

Ms. Reed informed the Commission that a person cannot establish a proscriptive easement right on government property.

Mr. Chafin commented that Commissioner McMahon might want to check with Scott Waite at Public Works.

Discussion was held regarding various roads in the county that are not deeded rights-of-way but are State Highways and County roads, and the owners of the land under these roads continue to pay taxes on the property under the road. Commissioner Veale commented that the City of Yreka does not own certain roads in the City.

Discussion was held regarding the liability of landowners of county, city and state roadways should an accident happen on these roadways, especially in areas with little or no snow removal by the government entity.

Commissioner Veale asked if the property in Grenada that was before the Commission in November was cleaned up. Mr. Chafin referred him to Seth Dressler, the Code Compliance Officer.

Discussion was held regarding the method to initiate review and possible updating of the Scott Valley Area Plan ("SVAP"). Several ways to initiate the review were mentioned. Mr. Chafin clarified that all processes mentioned would be valid, but ultimately it was up to the Board of Supervisors to initiate review of the plan, and the review would have to go through environmental review.

Commissioner McMahon asked Ms. Reed for clarification of the conflict between the SVAP and recent state law. Ms. Reed explained that local law cannot be in conflict with state law if state says local law cannot be more restrictive than the state law.

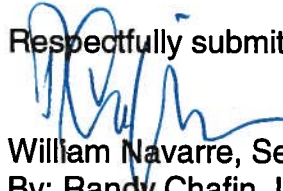
Mr. Walker and Commissioner Fowle further explained how the SVAP and the County's General Plan work together.

In response to questions regarding Spheres of Influence, Mr. Chafin explained that a Sphere of Influence was a specific area around a City or Special District delineated on a map. He added that a Sphere of Influence must be designated by the Siskiyou County Local Agency Formation Commission or LAFCo. Mr. Walker explained that the City of Mt. Shasta Sphere of Influence is quite large.

Mr. Chafin informed the Commission that a consultant had been hired by Siskiyou LAFCo and was currently preparing the required 5-year review of the Spheres of Influence and Municipal Services Review for each of the 9 incorporated cities in Siskiyou County

The meeting was adjourned at 9:55 a.m.

Respectfully submitted,



William Navarre, Secretary

By: Randy Chafin, Interim Deputy Director

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