



COUNTY OF SISKIYOU

COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
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[Community Development Department](#)

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Agenda

Siskiyou County Planning Commission Regular Meeting

October 19, 2022

9:00 a.m.

Board of Supervisors Chambers, 311 Fourth Street, 2nd Floor, Yreka, California

This Public Hearing is being agendaized to allow Planning staff and the public to participate in the meeting via teleconference. Members of the public may appear in person or remotely listen to and participate in the meeting via teleconference. Please note that you must “**raise your hand**” to provide public comment for your desired item. If you wish to listen or participate through teleconference, simply dial the call-in number below and enter the meeting ID#.

Call-in number: 1-669-900-6833
Zoom Meeting ID: 819-1299 4187

Press *9 to raise your hand
Press *6 to unmute

Access is also available through the Zoom app or online with this [link](#).

Additionally, you may email public comment to planning@co.siskiyou.ca.us before 5:00 p.m. on the Tuesday before the Planning Commission meeting (the Clerk does not have the ability to access email during the meeting). Public comment submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If you would like your public comment read during the public hearing, please indicate you wish it to be read. Reading of any emailed public comment is limited to three (3) minutes. Emails that are not indicated to be read aloud will, in any case, be provided to the Commissioners and become part of the record.

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: Meeting of September 21, 2022**
- 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.**

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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 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. **Availability of Public Records:** All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at 806 South Main Street, Yreka, CA 96097, at the same time that the public records are distributed or made available to the members of the legislative body. All projects documents are on file at the Planning Division of the Siskiyou County Community Development Department, 806 South Main Street, Yreka, CA 96097, and available for public review.
8. **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 arguments and evidence.
 - I. Other public comments are given.
 - J. The project proponent is given an opportunity to present a rebuttal.
 - K. 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.
 - L. After discussion, the Chair will ask for a motion and a second, and the Commission will render its decision.
9. **Right of Appeal Statement:** Projects heard at this Planning Commission meeting may be subject to appeal within ten (10) calendar days of today's meeting (if the 10th day falls on a weekend, the appeal must be received the following business day). 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.

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10. Changes to Agenda Items and Consideration of Agenda Items to be Continued.

II. Old Business: None

III. New Business

Agenda Item 1: Blais Zone Change (Z-22-01) / Boundary Line Adjustment (BLA-22-02) / Categorically Exempt

The project is a proposed zone change of approximately 17.8 acres of a 302-acre parcel from Prime Agricultural (AG-1-B-80) to Rural Residential Agricultural (R-R-B-40) in order to facilitate a concurrent boundary line adjustment. The boundary line adjustment proposes to consolidate all lands improved for agricultural production onto a single 331-acre parcel. The project site is located at 3745 Hurds Gulch Road, approximately four miles southeast of the Town of Fort Jones, and approximately one mile east of the intersection of Eastside Road and Hurds Gulch Road on APNs 023-270-110, 023-270-310, 023-270-390, and 024-190-140; Sections 25 and 30, Township 43N, Range 8W, MDB&M; Latitude 41°545, Longitude -122°816.

Planning Staff Recommendation:

Adopt Resolution PC2022-020 taking the following actions:

1. Conditionally approve the proposed Boundary Line Adjustment based on the recommended findings and subject to the recommended conditions of approval; and
2. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
3. Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), Section 15301, and Section 15305(a) of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

Agenda Item 2: Cortopassi Use Permit (UP-22-06) / Categorically Exempt

The project is a proposed Conditional Use Permit to allow a short-term vacation rental use within an existing single-family dwelling. The project is located at 600 Spring Creek Road, approximately one mile northwest of the City of Mt. Shasta on APN 036-190-280 Township 40N, Range 4W, Section 17, MDB&M; Latitude 41.317°, Longitude -122.330°.

Planning Staff Recommendation:

Adopt Resolution PC2022-023 taking the following actions:

1. Approve the Use Permit (UP-22-06) request based on the recommended findings and subject to the recommended conditions of approval; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Class 1, Existing Facilities.

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(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Voice Vote

Agenda Item 3: Goodwin Zone Change (Z-21-02) and Use Permit (UP-21-06) / Mitigated Negative Declaration

The Project site is located in an unincorporated part of Siskiyou County approximately 2.3 miles east of the City of Yreka along Oberlin Road. The APNs associated with this project are 013-120-320 and 013-120-330. The project is proposing to change the zoning of APN 013-120-230 from Prime Agricultural (AG-1) to Light Industrial (M-M) and change the zoning of APN 013-120-330 from Prime Agricultural (AG-1) to Heavy Industrial (M-H). The proposed project plans to develop a recycling facility on the property and to expand an existing gravel parking lot. The facility would receive construction waste, which would be mechanically separated, crushed, and screened into aggregate base. The concrete and asphalt recycling facility would be located on the southeastern portion of APN 13-120-330. The expanded parking lot would be located on the western portion of APN 013-120-320. The facility will function Monday through Friday with no night, weekend, or holiday operations. Hours of operation will be 7:00 a.m. to 5:00 p.m., with eight (8) hours of operation expected per day. The operations at this site will vary based on time of year and type of construction projects within the area producing construction waste.

A Mitigated Negative Declaration (MND) has been prepared for this project. A 'mitigated negative declaration' means any negative declaration prepared for a project when the initial study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (CEQA Guidelines § 21064.5).

Planning Staff Recommendation:

Adopt Resolution PC2022-027 taking the following actions:

1. Conditionally approve the proposed Use Permit based on the recommended findings and subject to the recommended conditions of approval; and
2. Recommend the Board of Supervisors approve the Zone Change request based on the recommended findings and subject to the recommended conditions of approval; and
3. Recommend the Board of Supervisors approve the Mitigated Negative Declaration (MND) in accordance with Sections 15074 of the CEQA Guidelines.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

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Agenda Item 4: Housing Element Update / Categorically Exempt

California requires that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan. General Plans serve as the local government's "blueprint" for how the city and/or county will grow and develop over a 15–20-year period and include a minimum of seven mandatory elements: land use, transportation, conservation, noise, open space, safety, and housing. The Housing Element must be consistent with the other elements of the General Plan. General Plans are updated approximately every 20 years, while Housing Elements are on 8-year cycles to ensure relevancy and accuracy, since the housing market and needs are most closely tied to shifts in the economy. The current Siskiyou County Housing Element was adopted in 2014 and covers the period of 2014-2022.

This Housing Element update covers the eight-year period from November 2022-November 2030. It is intended to provide the Siskiyou County with a comprehensive strategy to promote the production of safe, decent, and affordable housing for all residents. It assesses current and projected housing needs, constraints to housing production, and resources available to meet the needs. It then establishes a set of housing goals, policies, and programs which are targeted to meet the housing needs over the Housing Element planning period. A key part of the Housing Element lays out strategies to address the needs of community residents that are not typically met by the private market, including low-income households, seniors, homeless individuals, and people with disabilities. The county does not directly build or own housing, but facilitates production by guiding zoning policies, coordinating with community partners, and in the case of affordable housing, by partnering with developers, lenders, and nonprofits on funding opportunities.

Planning Staff Recommendation:

Adopt Resolution PC2022-024 taking the following actions:

1. Review the draft Housing Element Update;
2. Hold a public hearing and accept any comments on the Draft; and
3. Make any appropriate comments/recommendations on the Draft.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

Agenda Item 5: Vacation Rental Analysis / Categorically Exempt

The Vacation Rental Analysis report: 1) Analyzes the current Vacation Rental market in relation to the overall long-term rental market in Unincorporated Siskiyou County; 2) Reviews Siskiyou County's current Vacation Rental ordinance; 3) Reviews best practices for the regulation of Vacation Rentals; and 4) Recommend revisions to Siskiyou County's current Vacation Rental ordinance.

The Vacation Rental Analysis is exempt from the California Environmental Quality Act (CEQA), under Section 15061 (b)(b). Section 15061 (b)(3) consists of activities covered by the "common sense exemption" that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Vacation Rental Analysis would not result in any direct or indirect physical

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changes to the environment. The Vacation Rental Analysis is strictly a policy document and does not provide entitlements to any specific land use projects.

Planning Staff Recommendation:

Adopt Resolution PC2022-025 taking the following actions:

1. Implement a licensing and monitoring program, funded by an annual fee of around \$500 to renew a Vacation Rental license. The monitoring program would include an annual inspection of the property by County staff;
2. Freeze the issuing of new Vacation Rental permits if the number of current Vacation Rental permits is more than two times the estimated number of rental vacancies in Unincorporated Siskiyou County at the end of the previous calendar year;
3. Implement a \$20 per night flat fee Lodger's Tax that would be paid by Vacation Rental guests to the Vacation Rental owner. This generated revenue would fund the development of affordable rental housing in the Unincorporated County.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Decision: Roll Call Vote

IV. Items for Discussion/Direction

V. Miscellaneous

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, November 16, 2022, at 9:00 a.m.
2. **Correspondence**
3. **Staff Comments**
4. **Commission Comments:** Under Government Code Section 54952.2, may include: (1) a brief announcement; (2) a question for clarification; (3) a brief report on his or her own activities; (4) request staff to report back to the body at a subsequent meeting concerning any matter, or (5) take action to direct staff to place a matter of business (or issue) on a future agenda.

VI. Adjournment