



COUNTY OF SISKIYOU

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

RICHARD J. DEAN
DIRECTOR

AARON STUTZ, MD
PUBLIC HEALTH OFFICER

Agenda

Siskiyou County Planning Commission Regular Meeting **August 21, 2024 – 9:00 a.m.**

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

If a member of the public wishes to speak on an item on the agenda they must appear in person, complete a Speaker's Card, and return it to a staff member. Additionally, public comments may be emailed 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 comments submitted after the publication of the staff report will be provided to the Planning Commissioners by the day of the public hearing. If the public comment is to be read during the public hearing, please indicate that it should 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.

Siskiyou County offers the option to listen to the meeting via Zoom as a courtesy to the public. If you wish to listen through teleconference, simply dial the call-in number below and enter the meeting ID#. If a technical error, outage, or disruption occurs, the Planning Commission reserves the right to discontinue Zoom access and to continue conducting business.

Remote Listening ONLY via Teleconference

Call-in number: 1-669-900-6833

Zoom Meeting ID: 895 5919 4982

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: July 17, 2024, meeting

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.

BUILDING

Glenn Shockency, Deputy Director

ENVIRONMENTAL HEALTH

Dan Wessell, Deputy Director

PLANNING

Hailey Lang, Deputy Director

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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 project 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.

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

A. Monte Shasta Mutual Water Company / Siskiyou County Road Department Road Abandonment (UP-RA-01) / Categorically Exempt

General Plan conformity determination regarding a proposed abandonment of a portion of Shasta Way (County Road 2MO82) by Board Resolution 86-273 on July 9, 1986. Prior to the Board of Supervisors considering the proposed abandonment, the Planning Commission will review the proposal in order to make a recommendation to the Board. This portion of roadway is located in a portion of the Northwest quarter of Section 14, Township 40N, Range 4W, Section 14, M.D.M; APN: 037-340-500.

B. Use Permit Revocation (SP-24-02)

Staff requests that the following permit revocation projects be continued to a future Planning Commission meeting, date uncertain.

Ager Gravel Pit is located at the southeast corner of Ager Road and Ager-Beswick Road on APNs 041-131-190 and 041-380-080; Township 46N, Range 5W, Section 6, MDB&M (Latitude 41°51'57" N, Longitude 122°27'42" W).

Sis Q Select Mine is located on Eddys Gulch Road, 1.5 miles south of the community of Sawyer's Bar, on APNs 032-400-010 & 032-410-010; Township 39N, Range 11W, Section 4, MDB&M (Latitude 41°16'27" N, Longitude 123°07'07" W).

Wolford Pit is located north of the community of Callahan, west of Highway 3, on APNs 023-171-440 and 023-171-420; Township 41N, Range 9W, Section 24, MDB&M (Latitude 41°23'06" N, Longitude 122°50'12" W).

Hopkins Pit is located south of the city of Montague, east of Montague Grenada Road, consisting of two (2) mine sites, totaling 7.9 acres. The East Pit Site lies within APN 038-010-090; in the Southeast 1/4 of the southeast 1/4 of Section 2, T44N, R6W, MDB&M (Latitude 41°41'6" N, Longitude 122°29'51" W). The West Pit Site lies within APN 038-040-460, in the northeast 1/4 of the southeast 1/4 of Section 3, T44N, R6W, MDB&M; (Latitude 41°41'24" N, Longitude 122°31'4" W).

II. New Business

Agenda Item 1: Mora Use Permit (UP-24-05) / 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 1433 Old McCloud Road, east of the city of Mount Shasta; APN: 037-390-110; Township 40N, Range 4W, Section 22; Latitude 41.2987°, Longitude -122.2917°.

Planning Staff Recommendations:

Adopt Resolution PC 2024-024 taking the following actions:

1. Approve the Use Permit (UP-24-05) 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.

(Discussion/Action Item)

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

Agenda Item 2: Use Permit Revocation (SP-24-02) / Categorically Exempt

This public hearing is intended to carry out the requirements identified in Article 14. - Expiration, Revocation, and Appeals of Permits and Variances within the Siskiyou County Municipal Code, in order to revoke the Use Permit associated with closed and inactive Surface Mines throughout the county. The activity allowed under these Use Permits includes the operation of surface mines to extract aggregate. The surface mine sites are located in the unincorporated area of Siskiyou County.

2.1. Big Springs Quarry is located west of Big Springs Road, approximately 1.5 miles northeasterly from the intersection with Hart Road, on APNs 039-160-160 and 039-170-300; Township 44N, Range 5W, Sections 9 & 10, MDB&M (Latitude 41°40'17" N, Longitude 122°24'53" W).

The Big Springs Quarry has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permit has expired. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 as the effective date in Notation #1 of the Use Permit has expired.

Planning Staff Recommendations:

Adopt Resolution PC 2024-015 taking the following actions:

1. Recommend that the Board of Supervisors find that UP-03-01 is no longer effective and should be revoked.
2. Recommend that the Board of Supervisors revoke Use Permit UP-03-01.
3. Determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

2.2. Truax II Pit is located east of the community of Macdoel, north of Red Rock Road, on APNs 003-440-210 and 003-440-550; Township 46N, Range 1W, Section 25, MDB&M (Latitude 41°18'1" N, Longitude 121°55'44" W).

The Truax II Pit has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permit has expired. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 as the effective date in Notation #1 of the Use Permit has expired.

Planning Staff Recommendations:

Adopt Resolution PC 2024-021 taking the following actions:

1. Recommend that the Board of Supervisors find that UP-01-52 is no longer effective and should be revoked.
2. Recommend that the Board of Supervisors revoke Use Permit UP-01-52.
3. Determine the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

- 2.3. L&C Livestock Quarry** is located north of the city of Montague, south Reservoir Road, on APN 013-280-430; Township 45N, Range 6W, Section 16, MDB&M (Latitude 41°44'37" N, Longitude 122°32'25" W).

The L&C Livestock Quarry has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permit has expired by its own terms. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 as is stated in the Notation: the permit is automatically terminated if not used for one year once established.

Planning Staff Recommendations:

Adopt Resolution PC 2024-019 taking the following actions:

1. The Planning Commission recommends that the Board of Supervisors find pursuant to Siskiyou County Code 10-6.1402 that UP-88-33 is no longer effective and should be revoked.
2. The Planning Commission recommends that the Board of Supervisors revoke Use Permit UP-88-33.
3. The Planning Commission determines this project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

- 2.4. McLaughlin Pit** is located west of Moffett Creek and the city of Fort Jones on Light Hill Road, on APNs 024-040-220 and 024-040-320; Township 43N, Range 9W, Section 3, MDB&M (Latitude 41°36'19" N, Longitude 122°51'51" W).

The McLaughlin Pit has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permit has expired by its own terms. To formalize the

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termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 as noted in the Use Permit the permit is automatically terminated if not used for one year once established.

Planning Staff Recommendations:

Adopt Resolution PC 2024-020 taking the following actions:

1. The Planning Commission recommends that the Board of Supervisors find pursuant to Siskiyou County Code 10-6.1402 that UP-82-23 automatically terminated and should be revoked.
2. The Planning Commission recommends that the Board of Supervisors revoke Use Permit UP-82-23.
3. The Planning Commission determines this project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

2.5. M-1 South Pit is located on Spring Meadows Road, east of Squaw Valley Road, south of the community of McCloud, on APN 028-450-290; Township 39N, Range 3W, Section 24, MDB&M (Latitude 41°12'48" N, Longitude 122°08'18" W).

The M-1 South Pit has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permits have expired by their own terms. To formalize the termination of the Use Permits, staff is recommending the corresponding use permits be revoked in accordance with Siskiyou County Code Section 10-6.1402 as the permits have expired.

Planning Staff Recommendations:

Adopt Resolution PC 2024-014 taking the following actions:

1. The Planning Commission recommends that the Board of Supervisors find pursuant to Siskiyou County Code 10-6.1402 that UP-96-07 and UP-03-08 are no longer effective and should be revoked.
2. The Planning Commission recommends that the Board of Supervisors revoke use permits UP-96-07 and UP-03-08.
3. The Planning Commission determines this project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

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- 2.6. JJJ Quarry** is located south and east of Ager-Beswick Road, East of Bogus Creek, on APN 041-090-060 and 041-120-160; Township 47N, Range 5W, Section 36, MDB&M (Latitude 41°52'27" N, Longitude 122°22'35" W).
The JJJ Quarry has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permit has expired by its own terms. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 as the permit has expired.

Planning Staff Recommendations:

Adopt Resolution PC 2024-017 taking the following actions:

1. Recommend that the Board of Supervisors find that UP-91-20 is no longer effective and the permit should be revoked.
2. The Planning Commission recommends that the Board of Supervisors revoke Use Permit UP-91-20.
3. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

- 2.7. Jenner Kidder Creek Mine** is located on Highway 3, one-half mile south of the community of Greenview, on APNs 024-220-280, 024-220-300, 024-220-260, 024-220-290, 024-220-310; Township 43N, Range 9W, Section 29, MDB&M (Latitude 41°32'39" N, Longitude 122°54'13" W).
The Jenner Kidder Creek Mine has officially been deemed reclaimed in accordance with the approved reclamation plan and the Use Permit has expired by its own terms. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 and the permit has automatically terminated.

Planning Staff Recommendations:

Adopt Resolution PC 2024-018 taking the following actions:

1. The Planning Commission recommends that the Board of Supervisors find pursuant to Siskiyou County Code 10-6.1402 that UP-87-10 is no longer effective and should be revoked.
2. The Planning Commission recommends that the Board of Supervisors revoke Use Permit UP-87-10.
3. The Planning Commission determines this project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

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(Discussion/Action Item)

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

2.8. Klamath Ranch Quarry is located north of Copco Road, approximately 6 miles east of Interstate 5, on APN 041-070-220; Township 47N, Range 5W, Section 17, MDB&M (Latitude 41°55'21" N, Longitude 122°27'32" W).

The Klamath Ranch Quarry never became operational, and the Use Permit has expired by its own terms. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 and the permit has automatically terminated.

Planning Staff Recommendations:

Adopt Resolution PC 2024-016 taking the following actions:

1. Recommend that the Board of Supervisors find that UP-09-07 is not effective and should be revoked.
2. Recommend that the Board of Supervisors revoke Use Permit UP-09-07.
3. Determines the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

2.9. Nash Pit is located south of the community of Greenview, east of Highway 3, on APNs 024-242-140 and 024-242-150; Township 43N, Range 9W, Section 32, MDB&M (Latitude 41°32'19" N, Longitude 122°54'22" W).

The Nash Pit never became operational, and the Use Permit has expired by its own terms. To formalize the termination of the Use Permit, staff is recommending the corresponding use permit be revoked in accordance with Siskiyou County Code Section 10-6.1402 and as the permit has automatically terminated.

Planning Staff Recommendations:

Adopt Resolution PC 2024-022 taking the following actions:

1. The Planning Commission recommends that the Board of Supervisors find pursuant to Siskiyou County Code 10-6.1402 that UP-98-08 is no longer effective and should be revoked.
2. The Planning Commission recommends that the Board of Supervisors revoke Use Permit UP-98-08.

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3. The Planning Commission determines this project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321.

(Discussion/Action Item)

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

III. Items for Discussion/Direction:

1. Ongoing Staff Update Regarding the General Plan Update

This is an ongoing agenda item pertaining to the Siskiyou County 2050 General Plan Update. Staff will be providing an update on the project schedule, deliverables, and any other updates relating to this project.

IV. Miscellaneous:

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled on Wednesday, September 18, 2024, 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.

V. Adjournment