



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 November 20, 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: September 18, 2024 meeting; October 15, 2024 Joint Workshop
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

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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.**

II. New Business

Agenda Item 1: Brunner Use Permit (UP-21-27) / 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 2026 Deetz Road, approximately 2 miles

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southwest of the city of Weed and approximately 3 miles northwest of the city of Mt. Shasta; APN: 021-500-360; Township 41N, Range 5W, Section 26, MDBM; Latitude 41.3671°, Longitude - 122.4011°.

Planning Staff Recommendations:

Adopt Resolution PC 2024-012 taking the following actions:

1. Deny the Use Permit (UP-21-27) request based on the recommended findings; and
2. Determine the project statutorily exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15270(a), Projects Which Are Disapproved.

(Discussion/Action Item)

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

Agenda Item 2: Jochim Use Permit (UP-24-13) / Categorically Exempt

The project site is located at 4381 Scott River Road, Fort Jones, CA 96032; APN: 014-370-030; Township 44N, Range 9W, Section 29, MDB&M; Latitude 41.637°, Longitude 122.906°. The applicant is requesting use permit approval for timber processing by portable facilities; and construction and occupancy of a pole barn for storage of lumber and a portable sawmill; and occupancy of a cabin, corrals, and a Quonset hut, consistent with the uses permitted in the TPZ District.

Planning Staff Recommendations:

Adopt Resolution PC 2024-027 taking the following actions:

1. Approve the Use Permit (UP-24-13) 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 15303, Class 3, New Construction or Conversion of Small Structures.

(Discussion/Action Item)

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

Agenda Item 3: Pine Place Road Exception Request (SP-24-04) / Categorically Exempt

This project consists of a setback exception along the entirety of Pine Place Road north of the unincorporated community of Happy Camp. The exception is proposed to be specific to the 50-foot setback from the centerline of the Pine Place Road right-of-way. Neither the 20-foot setback from the property line nor a 25-foot building setback upon the subdivision map are proposed to change and would still remain.

Planning Staff Recommendations:

Adopt Resolution PC 2024-026 taking the following actions:

1. Approve the exception for Pine Place Road from the fifty-foot setback requirement along county roadways; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15305, Class 5, Minor Alterations in Land Use Limitations.

(Discussion/Action Item)

- A. Staff Report
- B. Commission Questions
- C. Public Hearing
- D. Commission Discussion
- E. Roll Call 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, December 18, 2024, at 9:00 a.m.

2. Correspondence:

- A. Ms. Olga Louchakova-Schwartz regarding Monte Shasta Mutual Water Company;
- B. Ms. Bonnie Wood regarding Siskiyou County General Plan 2050 Vision Statement and Guiding Principles

3. Staff Comments: Monte Shasta Mutual Water Company Road Abandonment/Siskiyou County Road Department Road Abandonment (UP-RA-01)

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