



COUNTY OF SISKIYOU

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

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DIRECTOR

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Agenda

Siskiyou County Planning Commission Regular Meeting February 19, 2025 – 9:00 a.m.

Siskiyou County Meeting 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: 828 4260 3900

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: January 15, 2025**
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 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.**

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II. Old Business

Agenda Item 1: 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 2M082) 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.

Planning Staff Recommendations:

Adopt Resolution PC 2024-023 taking the following actions:

1. Recommend the Board of Supervisors approve the proposed road abandonment (RA-24-01) based on the recommended findings; and
2. Recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA Guidelines.

(Discussion/Action Item)

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

III. New Business

Agenda Item 1: Wilson Boundary Line Adjustment (BLA-24-25) / Categorically Exempt

The project site is located at 5103 Stag Mountain Road in the community of Lake Shastina on APNs: 106-380-210, 106-380-220, 106-380-250, and 106-380-270; Township 42N, Range 5W, Section 2, MDB&M. The applicant is requesting Boundary Line Adjustment approval to merge four existing parcels into one 1.89 acre parcel with double frontage on Stag Mountain Road and Rainbow Drive. Siskiyou County Code Section 10-4.105.3(e) states that no lot shall have double frontage unless otherwise approved by the Planning Commission.

Planning Staff Recommendations:

Adopt Resolution PC 2025-002 taking the following actions:

1. Approve the Wilson Boundary Line Adjustment (BLA-24-25) request based on the recommended findings; and
2. Determine the project exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations.

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(Discussion/Action Item)

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

**Agenda Item 2: JH Ranch Zone Change (Z-23-06) and Use Permit (UP-24-16) /
Categorically Exempt**

The applicant is requesting a Zone Change (Z-23-06) to amend the Planned Development Master Plan (approved October 1993) with the associated Planned Development Ordinance (Ordinance #93-41) and a Use Permit (UP-24-16) to bring current uses into compliance with current operations of the property. No expansion of occupancy, uses, or structures is involved in the proposed project. JH Ranch seeks to establish the baseline and historical occupancy of 505 persons. The Planned Development District (PD) applies exclusively to land in Township 41N, Range 9W, Sections 29 and 32, Mount Diablo Baseline and Meridian (MDB&M), approximately 79 acres, which excludes the portion currently zoned Rural Neighborhood Commercial (C-R). The Assessor Parcel Number (APN) involved in this proposed project is 023-190-510.

Planning Staff Recommendations:

Adopt Resolution PC 2025-001 taking the following actions:

1. Conditionally approve the proposed Use Permit based on the recommended findings and subject to the recommended conditions of approval;
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 to be categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Existing Facilities.

(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.

2. Federal Wilderness Buffer Zone

Proposed federal legislation to create a buffer safety zone on federal land. For discussion and direction to staff.

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IV. Miscellaneous:

1. **Future Meetings:** A special meeting of the Planning Commission is scheduled on Wednesday, March 5, 2025, at 9:00 a.m. The next regular meeting of the Planning Commission is scheduled on Wednesday, March 19, 2025, 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