# Staff Report

Meeting Date: December 14, 2021

To: Siskiyou County Board of Supervisors

From: Rachel Jereb, Planner

Subject: Proposed Zone Change (Z-20-04) Amending Zoning District Map 10-6.205-529 and CEQA Determination

## Background

The project is a rezone of a combined total of 20.1 acres of a 42.6-acre parcel: 5.8 acres from Limited Industrial (M-L) to Neighborhood Commercial (C-U), 5.8 acres from Neighborhood Commercial (C-U) to Rural Residential Agricultural (R-R), and 8.5 acres from Non-Prime Agricultural (AG-2) to Rural Residential Agricultural (R-R) in order to facilitate a tentative parcel map to create four new parcels with a remainder parcel.

The project site is located at 421 Timber Country Ranch Road in the unincorporated community of McCloud on APN: 049-062-500; Township 39 North, Range 2 West, Sections 6 and 7; Latitude 41.2482°, Longitude
-122.1296°. The existing parcel is developed with a single-family dwelling, barn, and accessory structures.

The project was initially considered by the Planning Commission at a public hearing on November 17, 2021. Following the hearing, the Planning Commission voted 4-0, with one commissioner absent, and adopted Resolution PC 2021-025, tentatively approving the associated Tentative Parcel Map (TPM-20-04) and recommending that the Board of Supervisors adopt the CEQA Exemption for the project and approve the proposed rezone (Z-20-04).

Notice of the project was published and posted as required prior to the Board of Supervisors meeting and no public comments were received as of the preparation of this staff report.

## Environmental Review

Staff evaluated the project’s potential for environmental impacts by reviewing the project relative to Appendix G of the CEQA Guidelines. Based on this review, it was determined that the rezone of the property and tentative parcel map, as proposed, would not adversely impact the environment.

Because there is not substantial evidence, in light of the whole record before the County, that the proposed zone change and tentative parcel map may have a significant effect on the environment, staff is recommending that the Board of Supervisors make the finding that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the *“common sense exemption”* of CEQA Guidelines Section 15061(b)(3) which states that a “project is exempt from CEQA if: [t]he activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

## Recommended Action

As detailed in Resolution PC 2021-025, it is the recommendation of the Planning Commission that the Board of Supervisors approve the proposed zone change. Should the Board of Supervisors concur with the recommendation of the Planning Commission, the Board of Supervisors must adopt an ordinance amending Zoning District Map 10-6.205-529. A draft motion to this effect is provided below.

## Recommended Motions

I move to take the following actions:

1. Introduce, waive, and approve the first reading of the proposed Berger rezoning to amend Zoning District Map 10-6.205-529; and
2. Direct the Clerk to schedule a continued public hearing on adoption of the CEQA exemption and a second reading of the ordinance amending Zoning District Map 10-6.205-529.

## Attachments

1. Draft Ordinance No. \_\_\_\_\_\_\_, an Ordinance of the County of Siskiyou, State of California, Reclassifying Land in the Unincorporated Community of McCloud from Limited Industrial (M-L) to Neighborhood Commercial (C-U), from Neighborhood Commercial (C-U) to Rural Residential Agricultural (R-R), and from Non-Prime Agricultural (AG-2) to Rural Residential Agricultural (R-R) on APN: 049-062-500; Township 39 North, Range 2 West, Sections 6 and 7, MDB&M
2. Planning Commission Staff Report – November 17, 2021
3. Signed Resolution PC 2021-025