

**Purvis Zone Change  
(Z-21-07)**

**Planned Development (P-D)  
Master Plan**

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## **1.0 Development Objectives and Schedule**

The principal development objective is development of the subject property (APN: 037-410-230), which is adjacent to the Dunsmuir Municipal-Mott Airport, with light industrial and commercial uses that are compatible with the project site. To accomplish this objective, it is necessary to rezone the property to a Planned Development (P-D) district as there are uses allowed by right within the Light Industrial (M-M) district that are incompatible with the Siskiyou County Airport Land Use Compatibility Plan (ALUC). The initial development of the subject property is expected to begin in 2022 and be completed by 2025. Any future development or change in use may be allowed provided it is consistent with P-D intent and confirmed as such via the review procedure outlined in Section 6.0.

## **2.0 Subject Property**

The property to which this P-D zone applies consists of a single legal parcel originally created by Grant Deed as recorded in the Siskiyou County Official Records on July 22, 1955 in Volume 353 at Page 262. It was subsequently modified when a portion of the property was deed to the State of California on March 27, 1972, as recorded in the Siskiyou County Official Records on May 9, 1972 in Book 662 at Page 53. The project site is identified with Assessor Parcel Number 037-410-230. The property is currently owned by or otherwise fully controlled by Jonathan W. Purvis and Marianne L. Purvis. The location of the subject property is shown in Figure 1.

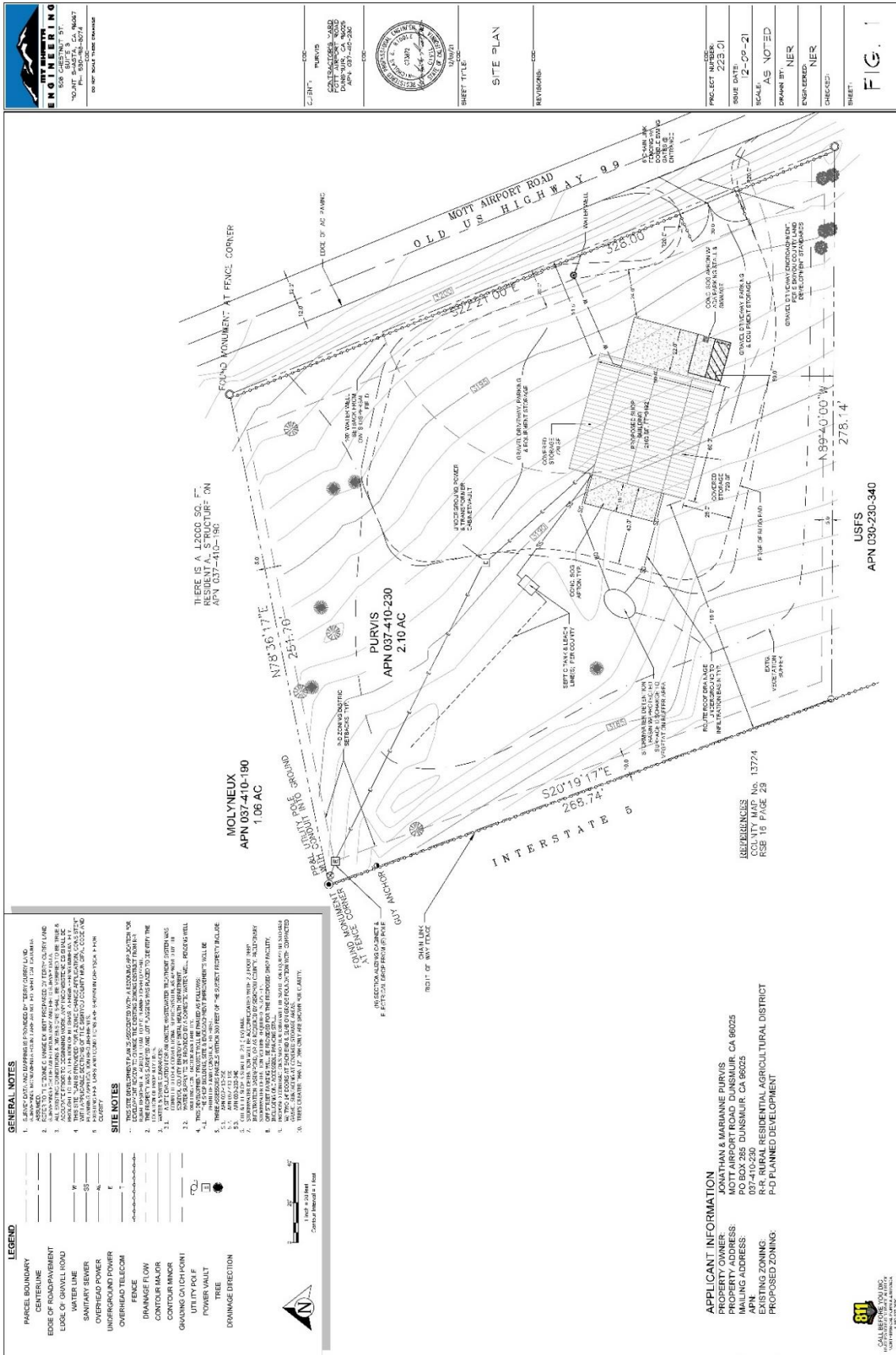


Figure 1: Site Plan

### **3.0 Uses Allowed**

Facility capacities assumed, limitations on placement, as well as uses allowed on the subject property are described below. Uses not specifically described may be allowed provided they are consistent with P-D intent and confirmed as such via the review procedure outlined in Section 6.0.

Any residential use or a use which involves the bulk storage of fuels, lubricants, flammables, explosives, or materials which create dust, noxious odors, or hazardous fumes is expressly prohibited. Additional prohibitions include any use or development that may result in hazards to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, or those uses or development which may cause the attraction of birds.

#### **3.1 Site Capacity**

The total maximum number of people is limited by Zone B maximum densities as listed within Table 2A of the ALUC. The number of people permitted includes all people who may be on the property (e.g., employees, customers, visitors, etc.) at any point in time. Non-residential uses are permitted to have 25 people per acre. As the project site has been measured to be 2.1 acres, the maximum site capacity at any one time is 52 individuals.

#### **3.2 Structures and Parking Envelope**

Building structures and parking on the subject property shall be located within the structures and parking envelope shown in Figure 2.

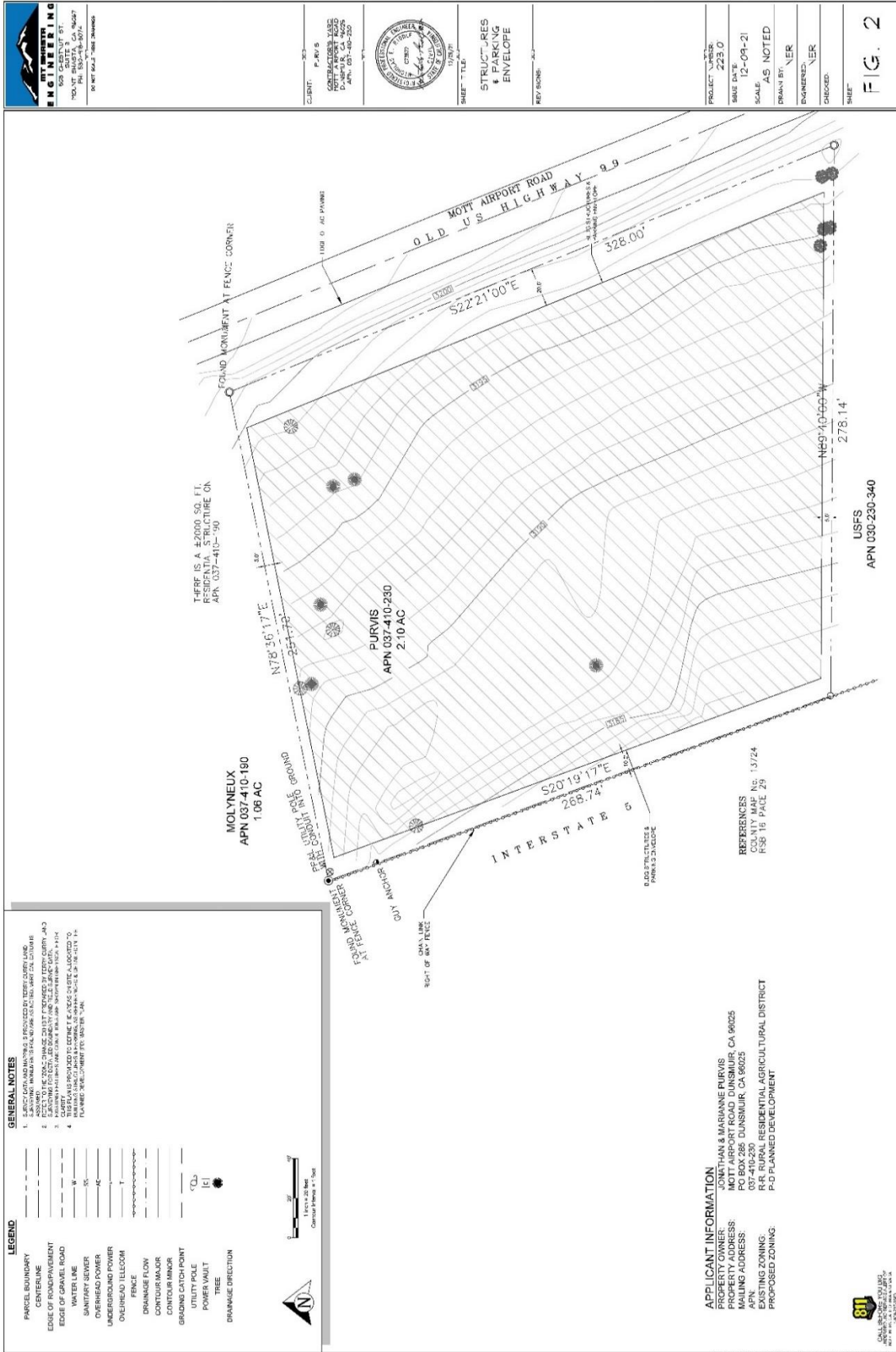


Figure 2: Structures and Parking Envelope

### **3.3 Conditional Uses Permitted**

- a. Animal hospitals, pounds, and kennels
- b. Nurseries, but excluding greenhouses
- c. Saw shops provided all operations occur within a building
- d. Vehicle repair services, excluding body shops and lubrication centers, and provided all operations occur within a building
- e. Miscellaneous repairs shops and related services provided all operations occur within a building
- f. Equipment rental and leasing provided all equipment is screened by a wall, fence, and/or landscaping screen not less than six (6') feet in height
- g. Off-site construction, maintenance services, and contractors' yards, including building, electrical, plumbing, heating, roofing, painting, landscaping, excavation, janitorial, and similar services, but excluding septic tank pumping, fumigation, and other similar services
- h. Welding shops, machine shops, and sheet metal shops provided all operations occur within a building
- i. Lumber yards, woodworking shops, and cabinet shops
- j. Feed stores
- k. Assembly plants which are not objectionable, obnoxious, or offensive by reason of the emission of noise, smoke, dust, odors, fumes, or other materials, or which do not involve the handling or storage of flammable explosives or dangerous materials
- l. Wholesale storage and distribution of foods and materials, including warehouses, moving services, delivery services, and similar uses
- m. Sales in conjunction with permitted or conditionally permitted uses
- n. Towing services, excluding disabled vehicle storage, junk yards, wrecking yards, and auto dismantling
- o. Large and mini-storage facilities
- p. Professional offices and laboratories
- q. Wood planing mills
- r. Single story retail establishments of a nature designed principally to serve surrounding uses, such as convenience stores (no retail fuel sales) and dine-in restaurants (no take-out)
- s. On- and off- sale liquor establishments
- t. Micro-distilleries, micro-wineries, and micro-breweries
- u. Emergency response services
- v. Electric vehicle charging station

### **3.4 Physical Facilities**

Facilities of a nature compatible with the uses listed above are allowed. These facilities a) shall not cause attendance to exceed site capacity b) shall not exceed the support capacities of sewage disposal, water supply, access road(s), and parking infrastructure, and c) shall be in accordance with all applicable County codes and policies. The compliance review procedure outlined in Section 6.0 shall be followed in determining the compatibility of a proposed use with the P-D zone.

Any proposed change to the project site requires that a drainage report, prepared by a registered civil engineer, be submitted to the California Department of Transportation for review. The drainage report shall show that the State facilities will not be adversely impacted.

Any proposed development of the project site requires that Federal Aviation Administration (FAA) protocol be followed for Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) pursuant to Title 14, Chapter I, Subchapter E, Subsection 77.9 of the Code of Federal Regulations (14 CFR Part 77.9). **Confirmation of compliance with 14 CFR Part 77.9 is required prior to Planning approval of any Building Permit Application.**

## **4.0 Infrastructure Support Capacities**

### **4.1 Sewage Disposal**

- a. Current capacity: n/a
- b. Planned capacity: 10 individuals per day
- c. Potential capacity: As determined under the building permit process by the County of Siskiyou Environmental Health Division or the City of Dunsmuir upon connection to the City of Dunsmuir sewer system

### **4.2 Water Supply**

- a. Current capacity: n/a
- b. Planned capacity: 10 individuals per day
- c. Potential capacity: As determined under the building permit process by the County of Siskiyou Environmental Health Division or the City of Dunsmuir upon connection to the City of Dunsmuir water system

### **4.3 Parking**

Parking standards shall conform to Siskiyou County Code Section 10-6.5610.



## **5.0 Dimensional Standards**

- a. Maximum Height: Thirty-five feet (35')<sup>1</sup>
- b. Maximum Percent of Site Coverage (Aggregate Building Coverage): 75%
- c. Setbacks (in feet)
  - a. Front: 20
  - b. Side: 5
  - c. Rear: 10

## **6.0 Compliance Review Procedure**

The property owner, their authorized representative, or the County may desire to review the consistency of a particular use or improvement proposal with the P-D zone. Should any of the above parties wish a determination of compliance, administrative review may be accomplished as follows:

- 6.1** The property owner or authorized representative shall provide an adequately detailed description of the proposed use or improvement to the County Planning Director for consideration.
- 6.2** The County Planning Director shall review the submittal and may inspect the site, request additional information, and suggest modifications and/or limitations as appropriate.
- 6.3** The property owner or authorized representative shall respond accordingly by hosting inspection, providing additional information, and confirming in writing the incorporation of modifications and/or limitations as called for by Planning Director.
- 6.4** If the Planning Director deems the proposal consistent with the P-D, the property owner or authorized representative shall be advised accordingly in writing. The property owner or authorized representative will then be free to proceed with the use and/or construction of the improvement subject to the satisfaction of other agency requirements and/or the issuance of a County building permit as applicable.
- 6.5** If the Planning Director deems the proposal potentially inconsistent with the P-D zone or that the use/facility contemplated is of such a nature that a use permit is required, other established County procedures shall apply.

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<sup>1</sup> Airspace review is required for all objects pursuant to 14 CFR Part 77.9. Objects up to 35' in height may be permitted; however, the Federal Aviation Administration may require marking and lighting of certain objects.  
Exhibit F – Master Development Plan  
Purvis Zone Change (Z-21-07) and Use Permit (UP-22-01)