# Staff Report

Meeting Date: February 1, 2022

To: Siskiyou County Board of Supervisors

From: Rachel Jereb, Planner

Subject: Proposed Zone Change (Z-21-07) Amending Zoning District Map 10-6.205-526 and CEQA Determination

## Background

The project is a proposed rezone of 2.1 acres from Rural Residential Agricultural (R-R) to Planned Development (P-D) in order to facilitate the use of the property for a roofing contractor’s yard.

The project site is located on Mott Airport Road, between Dunsmuir Municipal-Mott Airport and Interstate 5 on APN: 037-410-230; Township 40 North, Range 4 West, Section 35. The existing parcel is undeveloped.

The project was initially considered by the Planning Commission at a public hearing on January 19, 2022. Following the hearing, the Planning Commission voted 4-0, with one commissioner absent, and adopted Resolution PC 2021-032, conditionally approving the associated Use Permit (UP-22-01) and recommending that the Board of Supervisors adopt the CEQA Exemption for the project and approve the proposed rezone (Z-21-07).

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 and associated use permit, 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 use permit 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 “CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where is 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.” Additionally, staff is recommending this project be determined exempt pursuant to the Class 3 exemption that is applicable to New Construction or Conversion of Small Structures (Section 15303(c)). This section applies to projects which involve the construction of structures that have a floor area no greater than 2500 square feet.

The proposed CEQA exemptions must be considered together with any comments received during the public review process. Further, the exemptions can only be approved if the finding is made, based on the whole record before it, that there is not substantial evidence that there are unusual circumstances (including future activities) which might reasonably result in the project having a significant effect on the environment.

## Recommended Action

As detailed in Resolution PC 2021-032, 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 10-6.205-526. 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 Purvis rezoning to amend Zoning District Map 10-6.205-526; 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 10-6.205-526.

## Attachments

1. Draft Ordinance No. \_\_\_\_\_\_\_, an Ordinance of the County of Siskiyou, State of California, Reclassifying Land Adjacent to Dunsmuir Municipal-Mott Airport from Rural Residential Agricultural (R-R) to Planned Development (P-D) on APN: 037-410-230; Township 40 North, Range 4 West, Section 35, MDB&M
2. Planning Commission Staff Report – January 19, 2022
3. Signed Resolution PC 2021-032