# Staff Report

Meeting Date: May 17, 2022

To: Siskiyou County Board of Supervisors

From: Rachel Jereb, Planner

Subject: Proposed Zone Change (Z-21-11) Amending Zoning District Map 10-6.205-251 and CEQA Determination

## Background

The project is a proposed rezone of 1.16 acres from Town Center (C-C) to Light Industrial (M-M) in order to facilitate the use of the property for a mini-storage facility.

The project site is located at 712 Fourth Street in Grenada on APN: 038-448-021; Township 44 North, Range 6 West, Section 22. The existing parcel is developed with an approximately 7,700 square foot barn that was previously utilized as hay and grain storage. The site previously contained a manufactured home and a yard maintenance business.

The project was initially considered by the Planning Commission at a public hearing on April 20, 2022. Following the hearing, the Planning Commission voted 5-0 and adopted Resolution PC 2022-007, recommending that the Board of Supervisors adopt the CEQA Exemptions for the project and approve the proposed rezone (Z-21-11).

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, 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 may have a significant effect on the environment, staff is recommending that the Planning Commission and 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 1 exemption that is applicable to Existing Facilities (Section 15301) and the Class 3 exemption that is applicable to New Construction or Conversion of Small Structures (Section 15303(c)).

The Class 1 section consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. The existing barn has most recently been utilized for hay and grain storage. The applicant proposes to continue the use of the barn for storage. Additionally, the property is already developed with graveled areas for driving and parking that any needed maintenance or minor alteration would fall under this exemption.

The Class 3 section applies to projects which involve the construction of structures that have a floor area no greater than 2,500 square feet. As part of this project, the applicant is proposing to install a limited number of eight feet by forty feet (8’x40’) storage units that are individually 320 square feet. The applicant is proposing to place five (5) of these units on the property as part of this project for a total of 1,600 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 2022-007, 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 10-6.205-251. 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 Yates rezoning to amend Zoning District Map 10-6.205-251; 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 10-6.205-251.

## Attachments

1. Draft Ordinance No. \_\_\_\_\_\_\_, an Ordinance of the County of Siskiyou, State of California, Reclassifying Land in the Unincorporated Community of Grenada from Town Center (C-C) to Light Industrial (M-M) on APN: 038-448-021; Township 44 North, Range 6 West, Section 22, MDB&M
2. Planning Commission Staff Report – April 20, 2022
3. Signed Resolution PC 2022-007