# **Siskiyou County Planning Commission**

# **Regular Meeting**

# **November 16, 2022**

The Siskiyou County Planning Commission meeting of November 16, 2022, was called to order by Chair Lindler at 9:02 a.m. at the Board of Supervisors Chambers, 311 Fourth Street, 2nd Floor, Yreka, California.

**Present:** Commissioners Melo, Fowle, Veale, and Lindler

**Absent:** Commissioner Hart was absent at the time of roll call but arrived at the meeting at about 9:50 a.m.

**Also Present:** Rick Dean, Director, Community Development Department; Hailey Lang, Deputy Director of Planning; Rachel Jereb, Senior Planner; Shelley Gray, Assistant Planner; William Carroll, Deputy County Counsel; Natalie Reed, Assistant County Counsel; Janine Rowe, Commission Clerk

**Minutes:**

The Minutes from the October 19, 2022, Planning Commission meeting will be presented at the December 21, 2022, meeting.

**Unscheduled Appearances: None**

**Conflict of Interest Declaration:** Chair Lindler announced that she would be recusing herself from hearing the Kidder Creek Orchard Camp Zone Change (Z-14-01) and Use Permit (UP-11-15) project.

**Presentation of Documents, Availability of Public Records, and Public Hearing Protocol:** The Chair asked those members of the public present in the meeting room as well as those present via teleconference to review these items on the Agenda.

**Rights of Appeal Statement:** The Chair directed those present to review the Right of Appeal Statement contained in the Agenda.

**Changes to the Agenda:**

Through the Chair, Commissioner Fowle requested that the Agenda be rearranged so that the Timberhitch Mine (SP-22-01) and Use Permit (UP-79-31) project could be heard first because Commissioner Hart would have recused himself from the project as well as to allow time for him to arrive at the meeting.

It was moved by Commissioner Fowle, seconded by Commissioner Melo, that the Cortopassi Use Permit (UP-22-09) project be continued to a date uncertain, to be determined by Staff.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present.

## **New Business:**

**Agenda Item 2: Timberhitch Mine (SP-22-01) and Use Permit (UP-79-31) / Categorically Exempt**The project site is located within Butte Valley, a quarter-mile east of State Highway 97, and one mile south of Little Shasta/Ball Mountain Road on APNs 011-250-170 and 011-280-290; Township 45N, Range 2W, Sections 11,12 and 14 MDB&M; Latitude 41.594°, Longitude -122.407°.

This public hearing is intended to carry out the requirements identified in Article 14. - Expiration, Revocation, and Appeals of Permits and Variances within the Siskiyou County Municipal Code, in order to revoke the Use Permit (UP-79-31) associated with the Timberhitch Pit Surface Mine (CA Mine ID No. 91-47-0055). The activity allowed under UP-79-31 includes the operation of three gravel excavation sites.

**Categorically Exempt Recommending Adopted**

**Use Permit Revocation Recommending Approval**

**Staff Report:**

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Lang.

**Agency Input: None**

The Chair opened the Public Hearing.

**Public Comments: None**

There being no comments, the Chair closed the Public Hearing.

**Commission Questions/Discussion:**

**Motion:** Following discussion, it was moved by Commissioner Fowle, seconded by Commissioner Veale, to Adopt Resolution PC2022-028, A Resolution of the Planning Commission of the County of Siskiyou, Recommending that the Siskiyou County Board of Supervisors Revoke the Use Permit of Timberhitch Mine (UP-79-31), Make All Necessary Findings Required Under the Siskiyou County Municipal Code and Determine the Project Exempt from the California Environmental Quality Act (CEQA).

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present on the following roll call vote:

 **Ayes:** Commissioners Melo, Fowle, Veale, and Lindler

 **Noes:**

 **Absent:** Commissioner Hart

 **Abstain:**

**Agenda Item 1: Shasta Creek LLC Use Permit (UP-22-09) / Categorically Exempt**

The project is a proposed conditional use permit to allow a short-term vacation rental use within an existing single-family dwelling. The project is located at 1200 W A Barr Road, southwest of the city of Mt. Shasta; APN: 036-500-041; Township 40N, Range 4W, Section 21; Latitude 41.2953°, Longitude -122.3222°.

**Categorically Exempt Adopted**

**Use Permit Approved**

**Staff Report:**

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Jereb.

**Agency Input:** **None**

**Commission Questions:**

The Chair opened the Public Hearing.

**Public Comments: None**

There being no comment, the Chair closed the Public Hearing.

**Commission Discussion:**

**Motion:** Following discussion, it was moved by Commissioner Melo, seconded by Commissioner Veale, to Adopt Resolution PC2022-026, a Resolution of the Planning Commission of the County of Siskiyou, State of California, Approving the Shasta Creek LLC Use Permit (UP-22-09) and determining the Project Exempt from CEQA.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present.

 **Agenda Item 3: Hickey Zone Change (Z-22-04) / Categorically Exempt**The project is a proposed zone change of approximately 9.95 acres from Non-Prime Agricultural (AG-2) to Highway Commercial (C-H). The zone change is proposed to match the zoning to the historical use of the property, which contains Deer Mountain Lodge. The project is located at 17604 State Highway 97, approximately 13 miles northeast of the city of Weed; APNs: 019-080-080, 019-080-090, 019-080-060; Township 43N, Range 3W, Section 9; Latitude 41.5859°, Longitude -122.1938°.

**Categorically Exempt Recommending Adoption**

**Zone Change Recommending Approval**

**Staff Report:**

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Jereb.

**Agency Input:** **None**

**Commission Questions:**

The Chair opened the Public Hearing.

**Public Comments: None**

There being no comment, the Chair closed the Public Hearing.

**Commission Discussion:**

**Motion:** Following discussion, it was moved by Commissioner Fowle, seconded by Commissioner Melo, to Adopt Resolution PC2022-029, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Hickey Zone Change (Z-22-04) by Adopting a Draft Ordinance Rezoning 10 Acres (APN 019-080-060, 019-080-080, 019-080-090) from AG-2 to C-H.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present on the following roll call vote:

 **Ayes:** Commissioners Melo, Fowle, Veale and Lindler

 **Noes:**

 **Absent:** Commissioner Hart

 **Abstain:**

**Chair Lindler left the meeting at 9:45 a.m. at which time
Vice Chair Fowle took over the meeting and called for a break**

**Commissioner Hart arrived at the meeting at approximately 9:50 a.m.**

**The meeting resumed at 10:00 a.m.**

## **Old Business:**

**Agenda Item Number 1: Kidder Creek Orchard Camp Zone Change (Z-14-01) and Use Permit (UP-11-15) / Environmental Impact Report**

The Project site is located on 580-acres at the west end of South Kidder Creek Road, approximately 2 miles west of State Hwy 3, south of the community of Greenview in the Scott Valley, Assessor Parcel Numbers (APNs) 025-370-040 and 380; 024-440-140, 150, 310, 320 and 330; 024-450-390, 400 and 590). The Proposed Project includes a request to expand the use of the site and requires a new use permit (UP-11-15). The Project also includes a request for a zone change (Z-14- 01) to rezone approximately 170 acres from Timberland Production District (TPZ) to Rural Residential Agricultural, 40-acre minimum parcel size (R-R-B-40). The expanded use permit would allow an increase of allowable occupancy at the camp from 310 to a total occupancy of 844 (guests, staff, and volunteers), an increase the physical size of the camp from 333 acres to 580 acres, and the addition of a number of structures and recreation features, including a second pond and ancillary facilities. The project would be developed over a 20-year period.

An Environmental Impact Report (EIR) has been prepared for this project. (see Public Resources Code § 21061 defining “Environmental Impact Report”).

**Environmental Impact Report Recommending Certification**

**Zone Change Recommending Approval**

**Use Permit Conditionally Approved**

**Staff Report:**

The previously circulated Staff Report was reviewed by the Commission, and a presentation of the project was provided by Ms. Lang.

**Agency Input:** **None**

**Commission Discussion / Questions:**

The Chair opened the Public Hearing.

**Public Comments:**

There being no further comment, the Chair closed the Public Hearing.

**Commission Discussion (continued):**

**Motion:** Following discussion, it was moved by Commissioner Veale, seconded by Commissioner Melo, recommending that the Siskiyou County Board of Supervisors approve Kidder Creek Orchard Camp Zone Change (Z-14-01) and approve the Use Permit (UP-11-15), approve the project’s Environmental Impact Report, make all findings required in the California Environmental Quality Act (CEQA) for the Kidder Creek Orchard Camp Zone Change (Z-14-01) and approve the Use Permit (UP-11-15), to include County Counsel’s recommendation of alternative project number 4, reduced occupancy.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present on the following roll call vote:

 **Ayes:** Commissioners Hart, Melo, Veale and Fowle

 **Noes:**

 **Absent:**

 **Abstain:** Commissioner Lindler

## **Items for Discussion/Direction: None**

## **Miscellaneous:**

1. **Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, December 21, 2022, at 9:00 a.m.
2. **Correspondence:** **None**
3. **Staff Comments:** **None**
4. **Commission Comments:**

**Adjournment:** The meeting was concluded at approximately       p.m.

Respectfully submitted,

Hailey Lang, Secretary

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