# Staff Report

Meeting Date: April 16, 2024

To: Siskiyou County Board of Supervisors

From: Bernadette Cizin, Planner

Subject: Proposed Zone Change (Z-23-04) Amending Zoning District Map 10-6.205-412 and CEQA Determination

## Background

The project is a rezone of a combined total of 20 acres of two parcels: 14 acres from Non-Prime Agricultural (AG-2) to Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40) and 6 acres from Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40) to Non-Prime Agricultural (AG-2) in order to facilitate a boundary line adjustment to consolidate all lands improved for the ranch on a single parcel.

The project site is located at west of Highway 97 in the unincorporated area of Weed, near the community of Carrick on APNs: 020-380-030 and 020-400-190; Township 42 North, Range 5 West, Sections 25, 26 and 36; Latitude 41°26'53” N, Longitude 122°21'52" W. The existing parcels are developed with single-family dwellings, barns, and accessory structures.

The project was considered by the Planning Commission at a public hearing on March 20, 2024. Following the hearing, the Planning Commission voted 3-0, with two commissioners absent, and adopted Resolution PC 2024-006, tentatively approving the associated Boundary Line Adjustment (BLA-23-18) and recommending that the Board of Supervisors adopt the CEQA Exemption for the project and approve the proposed rezone (Z-23-05).

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 boundary line adjustment may have a significant effect on the environment, staff is recommending that the Planning Commission recommend to the Board of Supervisors 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 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.” Additionally, staff is recommending this project be determined exempt pursuant to the Class 1 exemption that is applicable to Existing Facilities (CEQA Guidelines Section 15301). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. Class 1 applies to the project because the project includes existing facilities, such as the existing agricultural operation and single-family dwellings that are on the project site.

## Recommended Action

As detailed in Resolution PC 2024-006, 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 10-6.205-412. 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 McMahon rezoning to amend Zoning District Map 10-6.205-412; 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 10-6.205-412.

## Attachments

1. Draft Ordinance No. \_\_\_\_\_\_\_, an Ordinance of the County of Siskiyou, State of California, Reclassifying Land in the Unincorporated area of weed from Non-Prime Agricultural (AG-2) to Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40 on APN: 020-400-190 and Non-Prime Agricultural, 40-acre minimum parcel size (AG-2-B-40) to Non-Prime Agricultural (AG-2) on
APN: 020-380-030; Township 42 North, Range 5 West, Section 36, MDB&M
2. Planning Commission Staff Report – March 20, 2024
3. Signed Resolution PC 2024-006