# Staff Report

Meeting Date: May 21, 2024

To: Siskiyou County Board of Supervisors

From: Rachel Jereb, Planner

Subject: Proposed Zone Change (Z-24-04) Amending Zoning District Map 10-6.205-251 and CEQA Determination

## Background

The project is a rezone of 2.68 acres of a 6.35-acre parcel from Town Center Commercial (C-C) to Light Industrial (M-M) in order to facilitate the potential use of the property for a mini-storage facility. The 2.68 acres is also proposed to be Parcel 2 of a Tentative Parcel Map (TPM-23-03), which proposes to split the existing 6.35-acre parcel into two parcels of 3.67 and 2.68 acres.

The project site is located at 424 Highway A-12, in the unincorporated community of Grenada on APN: 038-410-121; Township 44N, Range 6W, Section 22, MDBM; Latitude 41.646°, Longitude -122.527°. The existing parcel is developed with Grenada Gardens Senior Living facility and accessory structures.

The project was initially considered by the Planning Commission at a public hearing on April 17, 2024. Following the hearing, the Planning Commission voted 4-0, with one commissioner absent, and adopted Resolution PC 2024-008, tentatively approving the associated Tentative Parcel Map (TPM-23-03) and recommending that the Board of Supervisors adopt the CEQA Exemption for the project and approve the proposed rezone (Z-23-04).

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 subdivision of the property 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 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 (Section 15301) as the project site is already partially developed.

## Recommended Action

As detailed in Resolution PC 2024-008, 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 Grenada Properties 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 Commercial (C-C) to Light Industrial (M-M) on APN: 038-410-121; Township 44 North, Range 6 West, Section 22, MDB&M
2. Planning Commission Staff Report – April 17, 2024
3. Signed Resolution PC 2024-008