



**Siskiyou County**  
**Planning Commission Staff Report**  
**February 18, 2026**

**Agenda Item Number 4**  
**Allen Baradar Zone Change (Z-26-01)**

**Applicant:** Allen Baradar  
37979 Clark Creek Road  
Burney, CA 96013

**Property Owner:** Allen Baradar, Trustee  
Faravahar Revocable Trust 2021  
37979 Clark Creek Road  
Burney, CA 96013

**Project Summary** The project consists of a proposed zone change affecting approximately 11.40 acres of undeveloped land from Rural Residential Agricultural District, 10-acre minimum (R-R-B-10) to the Highway Commercial District (C-H). The proposed zone change would allow for future commercial uses consistent with the Highway Commercial zoning designation, subject to separate discretionary and ministerial approvals at the time of any site-specific development. No construction, grading, or ground disturbance is proposed as part of this zone change request. Any future development of the site would be required to undergo all applicable County review, permitting, and environmental review processes prior to commencement of construction.

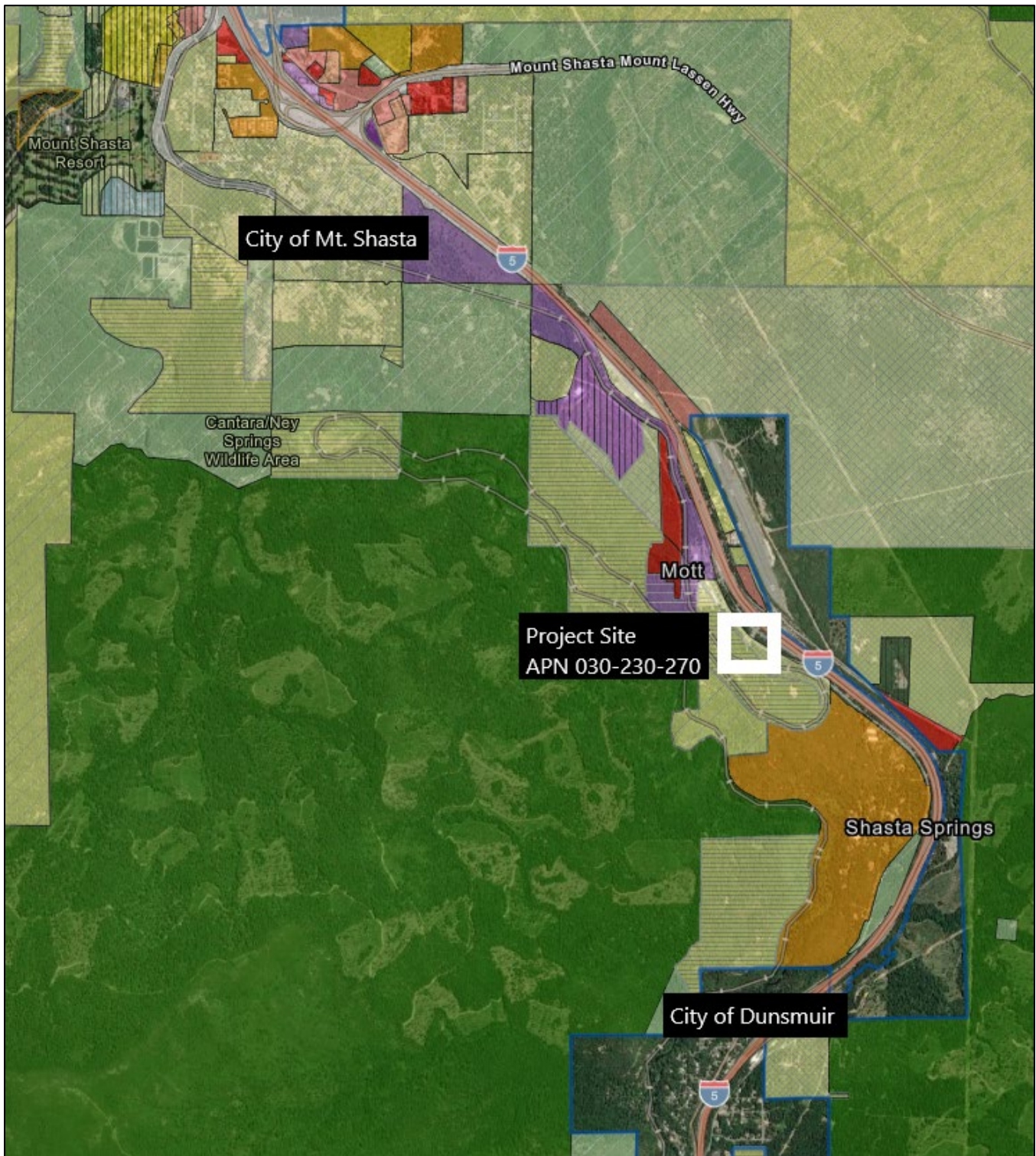
**Location:** The project site is located at the intersection of Mott Road and Mott Airport Road, north of the City of Dunsmuir and south of the weigh station, adjacent to Interstate 5, adjacent to the Caltrans – Mt. Shasta Maintenance Station, and across from the Dunsmuir Municipal Mott Airport. Assessor's Parcel Number: 030-230-270. Approximate Coordinates: 41°15'23.9" N, 122°16'19.1" W.

**General Plan:** The project site is subject to mapped General Plan resource overlays, including Erosion Hazard; Building Foundation Limitations; Severe Septic Tank Limitations; Critical Deer Wintering Area; and Wildfire Hazard.

**Zoning:** Rural Residential Agricultural, 10-acre minimum parcel size (R-R-B-10)

**Exhibits:**

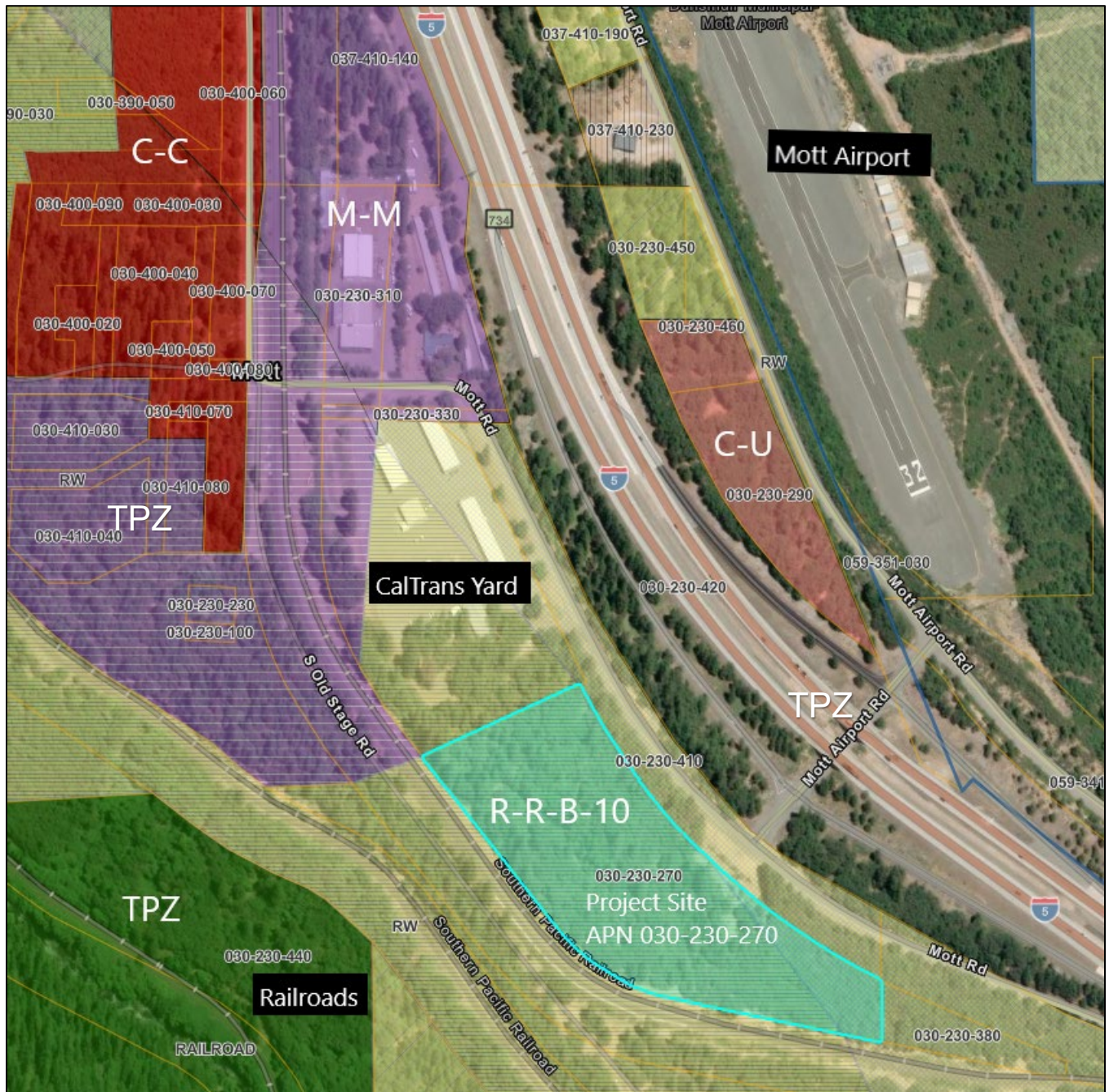
- A. Resolution PC 2026-004
  - A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Allen Baradar Zone Change (Z-26-01)
    - A-1. Recommended Findings
    - A-2. Notations and Recommended Conditions of Approval
- B. Comments Received



Location Map



Satellite Map



Zoning Map

## Background

### Current and Historical Conditions

In 2018, the subject parcel, consisting of approximately 11.40 acres of forested land, was acquired by Allen Baradar, a married man, as his sole and separate property, from Retrop, LLC, a Wyoming limited liability company.

The project site is located at the intersection of Mott Road and Mott Airport Road, north of the City of Dunsmuir and south of the weigh station, adjacent to Interstate 5, adjacent to the Caltrans – Mt. Shasta Maintenance Station, and across from the Dunsmuir Municipal Mott Airport. Due to the parcel’s proximity to the Interstate 5 on- and off-ramps, the site has experienced periodic unauthorized dumping activity.

The property is undeveloped. No residential or commercial development is proposed as part of this zone change.

### Adjacent Parcels

Direction	Acreage	Zoning	Uses/Ownership
North	9.8	R-R-B-10	Siskiyou County Road Department
South	-	-	Union Pacific Railroad
East	7.8	R-R-B-2.5	Siskiyou County Road Department
West	10	R-R-B-10	California Department of Transportation

The project site is bordered to the north and east by undeveloped land owned by the Siskiyou County Road Department, adjacent to Mott Road, a County-maintained roadway. The southern boundary adjoins railroad property owned by Union Pacific Railroad. To the west, the site is adjacent to the Caltrans maintenance station, located on land owned by the California Department of Transportation.

### Parcel Creation and Ownership History

The subject parcel (APN 030-230-270) is a legal parcel created prior to the adoption of the Subdivision Map Act. The parcel originates from land conveyed to the State of California by deed recorded on March 30, 1954, in Book 328 of Official Records, at page 182, Siskiyou County records, and is defined by metes and bounds associated with historic State highway right-of-way surveys and subsequent public conveyances. The parcel was not created through a subdivision or parcel map.

In April 2018, the subject parcel was acquired by Allen Baradar, a married man as his sole and separate property, from Retrop, LLC, a Wyoming limited liability company, by Grant Deed recorded on April 30, 2018, as Document No. 2018-0003148-00, Siskiyou County records.

In September 2021, title to the parcel was transferred by Allen Baradar to Allen V. Baradar and Mandana Alizadeh Baradar, Trustees of the Faravahar Revocable Trust 2021, by Grant Deed recorded on October 1, 2021, as Document No. 2021-0010498, Siskiyou County records. This transfer reflected a conveyance into a revocable living trust and did not alter the configuration or legal status of the parcel.

### **Wildlife Species and Waterways**

Review of the U.S. Geological Survey National Hydrography Dataset confirms that no named blue-line streams or perennial waterways traverse or abut the project site. The site is located adjacent to an existing County road, and any drainage features in the vicinity appear to be associated with roadside drainage infrastructure or localized topographic runoff, rather than natural stream channels.

Review of the California Department of Fish and Wildlife California Natural Diversity Database (CNDDDB) records for the City of Mount Shasta USGS quadrangle identified numerous special-status wildlife and plant species documented within the broader region. These records reflect quad-level occurrences and are not site-specific. Many of the identified species are associated with riparian corridors, wetlands, fens, mature forest habitat, or high-quality aquatic resources.

The project site consists in part of disturbed land adjacent to an existing County road and lacks the hydrologic, vegetative, and structural habitat features required to support the special-status species identified in the regional database review. No riparian habitat, wetlands, or aquatic resources were identified on the site. Based on these factors, the project site has a low potential to support special-status species.

### **Soil Conditions**

Soil conditions at the project site were evaluated using the United States Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey. The site is mapped as Neer–Pontostony sandy loams, which are well drained, not subject to flooding or ponding, and characterized by high infiltration rates and low surface runoff potential. These soils are derived from volcanic parent material and are typical of upland, hilly terrain in the area.

NRCS data indicate the soils are droughty, have limited water-holding capacity, and are classified as Non-Prime Farmland. No grading or ground disturbance is proposed as part of the project; any future development would be subject to site-specific County review and permitting processes.

## **Analysis**

### **General Plan Consistency**

The Land Use Element of the Siskiyou County General Plan identifies the project site as being within the mapped resource overlay areas for Erosion Hazard; Severe Pressure Limitation Soils; Severe Septic Tank Limitations; Critical Deer Wintering Area; and Wildfire Hazard. Planning staff has identified that Composite Overall Policies 41.3(e), 41.3(f), 41.9, 41.12, 41.13, and 41.18 apply to the proposed project.

Planning staff has conducted an analysis of the required findings and recommends that the Planning Commission find the proposed project consistent with the applicable General Plan policies governing the subject site. Additionally, the proposed zoning designation is compatible with surrounding land uses, is served by existing roadway access adequate for future commercial activities and public health and safety needs and does not authorize activities that would result in environmental impacts to on- or off-site resources. The recommended findings are detailed in the General Plan Consistency Findings section of Exhibit A-1 attached to this staff report and are submitted for the commissioners' review, consideration, and approval.

### **Zoning Consistency**

The subject parcel is currently zoned Rural Residential District, 10-acre minimum parcel size (R-R-B-10). The proposed project would rezone the parcel to the Highway Commercial District (C-H).

Pursuant to Section 10-6.4401 of the Siskiyou County Code, the Highway Commercial District is intended to accommodate commercial uses that serve the highway traveler, while limiting such uses to carefully selected locations to address traffic safety, access, and operational needs. The C-H District is intended to be applied to parcels of sufficient size to provide safe highway access, internal circulation, parking, and related activities, and to avoid congestion and other adverse impacts along highway corridors.

The subject parcel is located near an Interstate 5 on- and off-ramp, a location that is consistent with the intended function of the Highway Commercial District. The parcel's size, configuration, and proximity to the interstate make it suitable for future highway-oriented commercial uses that serve travelers, subject to compliance with applicable access, circulation, and safety requirements. The proposed zone change would not authorize any specific development at this time. Any future use or development of the site would be required to comply with the permitted uses and development standards of the C-H District and would be subject to separate discretionary and ministerial review.

Based on the above analysis, staff recommends that the Planning Commission find the proposed rezoning from R-R-B-10 to C-H to be consistent with the purpose and intent of the Highway Commercial District and the applicable provisions of Siskiyou County Code Title 10.

### **Environmental Review**

The proposed project consists of a zone change from Rural Residential District, 10-acre minimum parcel size (R-R-B-10) to the Highway Commercial District (C-H). The project is a zoning action only and does not authorize any specific development, construction, grading, or other physical change to the environment.

Pursuant to CEQA Guidelines Section 15061(b)(3), the project is exempt from CEQA review under the common sense exemption, which applies 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. Based on review of available environmental data, no known protected species, riparian habitat, wetlands, or blue-line waterways are present on the project site. The proposed zone change merely establishes a land use designation under which future development may occur and does not, by itself, result in any physical environmental impacts.

Any future use or development of the property would be subject to separate discretionary and/or ministerial approvals and would undergo independent environmental review under CEQA at the time a specific project is proposed. Because the proposed zone change, by itself, does not authorize or result in any physical change to the environment, nor are there any reasonably foreseeable changes to the environment, the project is appropriately exempt from CEQA.

### **Comments**

A Notice of Public Hearing was published in the Siskiyou Daily News and mailed to property owners within 300 feet of the applicant's property. At the time this staff report was prepared, no public comments had been received.

A Preliminary Project Review was circulated to Siskiyou County Reviewing Agencies and State Responsible Agencies.

**Department of Forestry and Fire Protection (CAL FIRE) – December 8, 2025**

CAL FIRE has no comment regarding change in zoning for this project. CAL FIRE requires future building on the parcel to be compliant with Public Resources Code Section 4290.

**Siskiyou County Public Works – December 10, 2025**

Public Works has no objection to the proposed zone change.

**Planning Staff Recommendations**

Adopt Resolution PC 2026-004 taking the following actions:

1. Recommend that the Board of Supervisors determine the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and
2. Recommend that the Board of Supervisors approve the Zone Change (Z-26-01) based on the recommended findings and subject to the recommended conditions of approval.

**Suggested Motion**

“I move that we adopt Resolution PC 2026-004, a resolution of the Planning Commission of the County of Siskiyou, State of California, recommending that the Board of Supervisors determine the project to be exempt from CEQA pursuant to Section 15061(b)(3), the Common Sense Exemption, and approve the Zone Change Request (Z-26-01).”

**Preparation**

Prepared by the Siskiyou County Planning Division. For project specific information, please contact:

James Phelps  
Siskiyou County Planning Division  
806 S. Main Street  
Yreka, California 96097

## Resolution PC 2026-004

### **A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Board of Supervisors Determine the Project Exempt from the California Environmental Quality Act and Approve the Allen Baradar Zone Change (Z-26-01)**

**Whereas**, an application has been received from Allen Baradar to rezone approximately 11.40 acres of land from Rural Residential Agricultural District, 10-acre minimum parcel size (R-R-B-10) to the Highway Commercial District (C-H); and

**Whereas**, the proposed zone change applies to the entirety of the following legally created Assessor's Parcel Number: 030-230-270; and

**Whereas**, the proposed zone change is a zoning action only and does not authorize any specific development, construction, grading, or other physical change to the environment, nor are there any known reasonably foreseeable physical changes; and

**Whereas**, the Planning Division reviewed the project in accordance with the California Environmental Quality Act (CEQA) and recommended that the project be determined exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and

**Whereas**, notice of the public hearing for the Allen Baradar Zone Change (Z-26-01) was published in the Siskiyou Daily News; and

**Whereas**, public hearing notices were provided in compliance with Siskiyou County Code Section 10-6.2805 et seq.; and

**Whereas**, the Planning Division presented its written and oral staff report regarding the Allen Baradar Zone Change (Z-26-01) at a regular meeting of the Siskiyou County Planning Commission on February 18, 2026; and

**Whereas**, the Planning Division recommended that the Planning Commission forward a recommendation to the Board of Supervisors to adopt the findings set forth in Exhibit A-1 and approve the Allen Baradar Zone Change (Z-26-01), subject to the notations and recommended conditions of approval set forth in Exhibit A-2; and

**Whereas**, on February 18, 2026, the Chair of the Planning Commission opened the duly noticed public hearing on the Allen Baradar Zone Change (Z-26-01) to receive oral and written testimony, after which the public hearing was closed and the Planning Commission deliberated on the project prior to reaching its decision.

**Now, Therefore, Be It Resolved** that the Siskiyou County Planning Commission hereby adopts the recommended findings set forth in Exhibit A-1, attached hereto and incorporated by reference; and

**Be It Further Resolved** that, based on the evidence in the administrative record and the findings set forth in Exhibit A-1, the Planning Commission recommends that the Siskiyou County Board of Supervisors determine the project to be exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and approve the Allen Baradar Zone Change (Z-26-01), subject to the notations and recommended conditions of approval set forth in Exhibit A-2.

**It is Hereby Certified** that the foregoing Resolution PC 2026-004 was duly adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ at a regular meeting of the Siskiyou County Planning Commission held on the 18<sup>th</sup> day of February 2026, by the following roll call vote:

Ayes:

Noes:

Absent:

Abstain:

Siskiyou County Planning Commission

\_\_\_\_\_  
Jeff Fowle, Chair

Witness, my hand and seal this 18<sup>th</sup> day of February 2026

\_\_\_\_\_  
Hailey Lang, Secretary of the Commission

Exhibit A-1 to Resolution PC 2026-004  
Recommended Findings

## Findings

### Zoning Consistency Findings

1. The Planning Commission finds that the proposed zone change is consistent with the applicable elements and policies of the Siskiyou County General Plan, as documented in the administrative record and the associated staff report.
2. The Planning Commission finds that the proposed zone change is consistent with Siskiyou County Code Title 10, Chapter 6, including the provisions governing the Highway Commercial District (C-H).
3. The Planning Commission finds that the proposed zone change from the Rural Residential District, 10-acre minimum parcel size (R-R-B-10) to the Highway Commercial District (C-H) is compatible with existing land uses in the surrounding area.
4. The Planning Commission finds that the proposed zone change is compatible with the surrounding zoning pattern and land ownership, which includes public agency lands, transportation infrastructure, and other non-residential uses.
5. The Planning Commission has considered all written and oral testimony received and, based on the administrative record and staff analysis, finds that the proposed zone change would be compatible with existing and planned land uses in the area.

### General Plan Consistency Findings

#### **Composite Overall Policies**

Policy 41.3(e) – All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

*The Planning Commission finds that the proposed Highway Commercial zoning designation is compatible with the surrounding land uses, including transportation-related facilities, public agency lands, and other non-residential uses in the vicinity.*

Policy 41.3(f) – All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

*The Planning Commission finds that the proposed zone change does not authorize any physical development and therefore will not disrupt mapped resource areas.*

Policy 41.9 – Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

*The Planning Commission finds that the project site is served by existing roadway access and that any future development would be required to demonstrate safe and adequate access at the time of site-specific review.*

Exhibit A-1 to Resolution PC 2026-004  
Recommended Findings

Policy 41.12 – All significant historic and prehistoric places and features when identified shall be preserved and protected in accordance with accepted professional practices.

*The Planning Commission finds that no known significant historic or prehistoric resources have been identified on the parcels. Any future discovery shall be addressed in accordance with accepted professional practices.*

Policy 41.13 – All rare and endangered plant species as identified and recognized by state and federal government shall be preserved and protected in accordance with accepted professional practices.

*The Planning Commission finds that no known protected species or sensitive biological resources have been identified on the project site, and that the proposed zone change does not authorize physical disturbance.*

Policy 41.18 – Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County may make a decision on any proposed development.

*The Planning Commission finds that the proposed zone change is consistent with applicable General Plan policies and that any future development shall be subject to separate discretionary review.*

**Map 2: Erosion Hazard**

Policy 7 – Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors such as rainfall and wind.

*The Planning Commission finds that the proposed zone change does not authorize grading, construction, or other physical disturbance and therefore does not result in erosion-related impacts. Any future development shall be subject to site-specific review and required erosion control measures consistent with this policy.*

**Map 3: Soils: Building Foundation Limitations**

Policy 8 – Enforce building construction standards (Uniform Building Code) and public works requirements.

*The Planning Commission finds that the proposed zone change does not authorize grading, construction, or other physical disturbance. Any future development shall be subject to site-specific geotechnical review and applicable building and public works requirements consistent with this policy.*

Exhibit A-1 to Resolution PC 2026-004  
Recommended Findings

**Map 4: Soils: Severe Septic Tank Limitations**

Policy 9 – The minimum parcel size shall be one acre on zero to 15 percent slope and five acres on 16 to 29 percent slope.

*The Planning Commission finds that the subject parcel exceeds the minimum parcel size requirements identified in this policy and that the proposed zone change does not authorize development or installation of septic systems.*

**Map 9: Critical Deer Wintering Areas**

Policy 29 – The minimum parcel size also permitted shall only be those as designated on the critical deer wintering area map.

*The Planning Commission finds that the project site is located within a mapped Critical Deer Wintering Area. The proposed zone change does not authorize development or physical disturbance and therefore does not adversely affect wildlife movement, habitat, or seasonal use areas. Any future development shall be subject to applicable biological review and mitigation requirements.*

**Map 10: Wildfire Hazard**

Policy 30 – All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

*The Planning Commission finds that the proposed zone change does not authorize development. Any future development would be required to comply with applicable fire safe standards enacted pursuant to Public Resources Code Section 4290 and California Code of Regulations, Title 14, Fire Safe Regulations, to the satisfaction of CAL FIRE.*

**California Environmental Quality Act (CEQA) Findings**

1. The Planning Commission finds that the proposed project consists of a zone change only and does not authorize any specific development, construction, grading, or other physical change to the environment. The Planning Commission further finds that it can be seen with certainty that there is no possibility that the proposed zone change may have a significant effect on the environment. Therefore, the Planning Commission recommends that the Board of Supervisors determine the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

**Exhibit A-2 to Resolution PC 2026-004  
Notations and Conditions of Approval**

**Notations**

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Siskiyou County Board of Supervisors. Any appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon adoption of the CEQA exemption, a check in the amount of fifty dollars (\$50), made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division, is required in order to file a Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the CEQA exemption from 35 days to 180 days.

**Conditions of Approval**

1. The project shall substantially conform to the project description reviewed by the Planning Commission on February 18, 2026, and subsequently approved by the Siskiyou County Board of Supervisors. Any proposed amendment shall be submitted to the Deputy Director of Planning for a determination of the applicable review process pursuant to the Siskiyou County Code.
2. The applicant shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers, or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers, or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers, or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. In the event that the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.



**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

P.O. Box 128  
1809 Fairlane Road  
YREKA, CA 96097-0128  
(530) 842-3516  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



Date 12/8/2025

Siskiyou County Department of Public  
Health and Community Development  
806 South Main Street  
Yreka, CA 96097-3321

Attention: Permit Planning Technician

Subject: Zoning Change: Z-26-01

CAL FIRE has no comment regarding change in zoning. CAL FIRE requires future building on the parcel to be compliant with the applicable code sections of Public Resource Code 4290.

If you have any questions, please call Heather Tharp at 530-598-2676 or Lilly Rivera at 530-598-2635.

A handwritten signature in blue ink, appearing to read "Lilly Rivera".

Lilly Rivera  
Forestry Technican

For: Greg Roath  
Siskiyou Unit Chief

Attachment cc: file

**From:** [Terry E. Smith](#)  
**To:** [James V. Phelps](#)  
**Cc:** [Jeremy Lipke](#)  
**Subject:** RE: Z-26-01 ZONE CHANGE 15 DAY REVIEW PACKET  
**Date:** Wednesday, December 10, 2025 3:39:31 PM

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James,

We are not commenting on the Zone Change only pointing out that in the past, we have not had the opportunity to review the proposed project until the Encroachment Permit Process at which time considerable design has been performed. Just making a point, not responding to this Zone Change.

Terry

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**From:** James V. Phelps <jvphelps@co.siskiyou.ca.us>  
**Sent:** Wednesday, December 10, 2025 3:30 PM  
**To:** Dianne Johnson <dmjohnson@co.siskiyou.ca.us>; Terry E. Smith <tesmith@co.siskiyou.ca.us>  
**Cc:** Jeremy Lipke <jlipke@co.siskiyou.ca.us>; Hailey Lang <hlang@co.siskiyou.ca.us>  
**Subject:** RE: Z-26-01 ZONE CHANGE 15 DAY REVIEW PACKET

Hi Terry,

There is no development, grading, ground disturbance as part of this project. Mr. Baradar is only proposing to change his zoning from Rural Residential (R-R) to Highway Commercial (C-H). Any future development would require detailed site, building, plans, etc.

I would not expect PW to have any comments on this particular project because no physical changes to the environment are contemplated. This project definitely will not end up like the Pellet Mill project. The applicant is only intending to rezone for possible sale of the property. A new owner may actual propose a physical project, in which case we would make sure to involve PW at the earliest opportunity.

Sorry for the confusion.

James

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**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>  
**Sent:** Wednesday, December 10, 2025 2:35 PM

**To:** Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>

**Cc:** Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; James V. Phelps <[jvphelps@co.siskiyou.ca.us](mailto:jvphelps@co.siskiyou.ca.us)>; Hailey Lang <[hlang@co.siskiyou.ca.us](mailto:hlang@co.siskiyou.ca.us)>

**Subject:** RE: Z-26-01 ZONE CHANGE 15 DAY REVIEW PACKET

Hi Terry,

I have cc'd James Phelps in this email as he is the planner for this project.

Thank you,

*Dianne Johnson*

Planning Permit Technician II

Siskiyou County Community Development

806 S. Main Street, Yreka, CA 96097

530-841-2148

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**From:** Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>

**Sent:** Wednesday, December 10, 2025 2:31 PM

**To:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>

**Cc:** Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>

**Subject:** RE: Z-26-01 ZONE CHANGE 15 DAY REVIEW PACKET

Dianne,

Since there is not a specific project proposed, it is difficult for Public Works to make specific comments. We spoke with Rachel regarding this issue, pointing out a recent experience with the Commercial Truck Plaza proposed on the Pellet Mill site in Grenada. This project did not require a zone change and therefore Public Works was not involved until the Building Plans were complete and an Encroachment Permit was applied for. This project would possibly create serious traffic issues, routing, possible damage to County Roads from heavy commercial vehicles making a number of turning movements on exiting and entering the proposed project, and impacts on existing vehicle movement on Old Highway 99 and A12. In addition, there is a serious storm water issue at this site which could be difficult to mitigate. Our point is, we must be involved during the planning stage and feel it is unfair to developers to be adding requirements associated with the Encroachment Permit process that could have been more economically applied early in the design stage.

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**From:** Dianne Johnson <[dmjohnson@co.siskiyou.ca.us](mailto:dmjohnson@co.siskiyou.ca.us)>

**Sent:** Friday, December 5, 2025 2:26 PM

**To:** Tharp, Heather@CALFIRE <[heather.tharp@fire.ca.gov](mailto:heather.tharp@fire.ca.gov)>; Rivera, Liliana@CALFIRE

<[liliana.rivera@fire.ca.gov](mailto:liliana.rivera@fire.ca.gov)>; Wildlife R1 CEQA Redding <[r1ceqaredding@wildlife.ca.gov](mailto:r1ceqaredding@wildlife.ca.gov)>; NorthCoast

<[northcoast@waterboards.ca.gov](mailto:northcoast@waterboards.ca.gov)>; Ed Valenzuela <[evalenzuela@co.siskiyou.ca.us](mailto:evalenzuela@co.siskiyou.ca.us)>; Craig Kay <[ckay@co.siskiyou.ca.us](mailto:ckay@co.siskiyou.ca.us)>; Eric Olson <[eolson@co.siskiyou.ca.us](mailto:eolson@co.siskiyou.ca.us)>; Garrett Richardson <[grichardson@co.siskiyou.ca.us](mailto:grichardson@co.siskiyou.ca.us)>; Jeff Clausen <[jclausen@co.siskiyou.ca.us](mailto:jclausen@co.siskiyou.ca.us)>; Jennifer Taylor <[jtaylor@co.siskiyou.ca.us](mailto:jtaylor@co.siskiyou.ca.us)>; Jeremy Lipke <[jlipke@co.siskiyou.ca.us](mailto:jlipke@co.siskiyou.ca.us)>; Klev Hegdal <[khegdal@co.siskiyou.ca.us](mailto:khegdal@co.siskiyou.ca.us)>; Monique George <[mgeorge@co.siskiyou.ca.us](mailto:mgeorge@co.siskiyou.ca.us)>; Terry E. Smith <[tesmith@co.siskiyou.ca.us](mailto:tesmith@co.siskiyou.ca.us)>

**Cc:** James V. Phelps <[jvphelps@co.siskiyou.ca.us](mailto:jvphelps@co.siskiyou.ca.us)>

**Subject:** Z-26-01 ZONE CHANGE 15 DAY REVIEW PACKET

Good afternoon,

Please see attached 15 Day Review packet for application Z-26-01. All agency responses must be received by December 26, 2025.

Thank you,

*Dianne Johnson*

Planning Permit Technician II  
Siskiyou County Community Development  
806 S. Main Street, Yreka, CA 96097  
530-841-2148