

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 17th DAY OF JULY 2019

On the 17th day of July 2019 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said City in regular session. The meeting was called to order by Vice Chair Mommer.

Commissioners: Craig Mommer, Peter O'Brien, Barry Ohlund, and Richard Rolzinski.

Absent: Catherine Gilbert & Matt Osborn.

Conflict of Interest Declaration – N/A

PUBLIC COMMENTS – N/A

Discussion/Possible Action – Consideration of proposed categorical exemption and approval of an amendment to Conditional Use Permit # 3914 to allow for an additional batch plant, two silos, and an accessory building on an existing concrete batch plant site. This amendment will result in a new Conditional Use Permit # 2019-28. Project Location – 321 Sharps Road Yreka. M-1 (Light Industrial) Zone, I (Industrial) General Plan Designation. Assessor's Parcel Number 062-141-090.

The Planning Commission reviewed Resolution No. 2019-7, Consideration of proposed categorical exemption and amend Conditional Use Permit # 2019-28. Applicant Mountain Ready Mix. Property Location – 321 Sharps Road, Yreka, California, M-1 (Light Industrial) Zone, I (Industrial) General Plan Designation. Assessor's Parcel Number 062-141-090.

Assistant City Manager Liz Casson presented commissioners with staff report and the following background. The City has received an application for an amendment to Conditional Use Permit # 3914 to allow for an additional concrete batch plant, two silos, and an accessory building on an existing concrete batch plant site. If approved, this amendment will result in a new Use Permit # 2019-28. The original Use Permit # 3914 was approved on August 20, 2008 to “construct, establish & operate a commercial concrete batch plant”.

The project site is located at 321 Sharps Road on a 5.72-acre site. The project site is designated Industrial by the Yreka General Plan and in the M-1 Light Industrial zoning district.

The project proposes an additional 448 sq. ft. batch plant and a 140 sq. ft. operations/equipment building. The additional batch plant is needed to comply with the State of California concrete regulations. According to the applicant, the proposed batch plant will approximately double the existing truck trips of 6.6 load trips per day. This results in a total, to and from the site, of approximately 13 trips per day. No additional operational hours will occur.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on June 28, 2019 and a Notice of Public Hearing was published in the Siskiyou Daily News on July 3, 2019.

City staff recommends approval subject to the proposed findings and conditions of approval, which includes a determination that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) and grant approval of the Conditional Use Permit subject to the proposed findings and conditions.

Public Hearing – This being the time and date set for the public hearing. Vice Chair Mommer opened the hearing to the audience.

Jim Lake of Sharps Road LLC. Mr. Lake stated he is a property owner of a vacant parcel adjacent to 321 Sharps Road. He addressed the Planning Commission with a request for additional conditions in regards to a 60 ft. easement through the applicants property that is used to access his property. He also included in his request that the 60' easement shall not be blocked, not to allow stockpiling waste products on site & dust abatement.

Trevor Eastlick of E & S Engineers & Surveyors Inc., Engineer for the applicant Mountain Ready Mix was asked by the Planning Commission to speak to the Easement, he stated that he didn't have the document with him, however, he understood that it was a 60' easement for ingress and egress and public utilities.

Greg Gundlach, applicant for Mountain Ready Mix was present to answer commissioners questions.

There being no further statements or comments received, Vice Chair Mommer closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner Ohlund moved that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of the CEQA Guideline.

Commissioner Rolzinski seconded the motion, and upon roll call, the following voted YEA: Mommer, O'Brien, Ohlund, and Rolzinski.

Vice Chair Mommer thereupon declared the motion carried.

Commissioner Ohlund moved that the Planning Commission adopt Planning Commission Resolution PC 2019-7 making the findings and subject to the Conditions of Approval and approve Conditional Use Permit # 2019-28 , to allow for an additional concrete batch plant, two silos, and an accessory building on an existing concrete batch plant site on the property located at 321 Sharps Road, Assessor's Parcel No. 062-141-090, the City of Yreka approves Conditional Use Permit # 2019-28 subject to the following findings and conditions.

1. The construction, establishment, and operation of an additional commercial concrete batch plant on a site that currently operates a commercial concrete batch plant will not:
 - a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood and will not be detrimental to the harmonious and orderly growth of the City of Yreka because it is a light industrial use and is located in a light industrial zone surrounded by other light industrial uses including equipment repair and storage, County public works yard, Siskiyou County Fairgrounds, and juvenile detention facility.
 - b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity for the reasons listed above.
 - c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors based on the additional projected truck trips per work day.
 - d. adversely affect matters regarding police protection, crime prevention, and security.
 - e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the project does not propose to change the existing circulation or traffic patterns.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Yreka does hereby approve of Use Permit #2019-28, subject to the following conditions:

1. Adequate off-street parking facilities shall be provided as follows: one (1) space for each employee of the maximum working shift as set forth in Section 16.54.(2)(g) of the Yreka Municipal Code (8 parking spaces required for this use).
2. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons.
3. Use shall be conducted in accordance with the site plan as submitted and no alterations shall be made of the building location(s) and parking without prior approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
4. Provide an updated Utility Plan if a new connection will be made to the City services in Sharps Road.
5. Obtain an Authority to Construct (ATC) permit from the Siskiyou County Air Pollution Control District.

6. If additional hazardous materials are brought onto the site to support the second batch plant, provide an updated hazardous materials business plan to the Siskiyou County Environmental Health Division.
7. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing alterations/improvements.
8. The use permit shall be automatically revoked and terminated if not used within one year from the date of approval, or in the event the use permitted is abandoned or not utilized for a period of one year.

The following conditions for Use Permit #3914 shall continue to be required:

9. Permittee shall remove, daily, any dirt tracked onto the City Street (Sharps Road) by project vehicles.
10. With any noise complaint the Permittee shall monitor the noise levels and operation will be restricted or project modifications will be required if the noise exceeds the limits of the General Plan Noise Element as determined by the City Manager.
11. No on-site rock crushing will be permitted.
12. The existing building will be utilized for the batch plant office and repair of batch plant vehicles only. There shall be no vehicle repairs on site other than for vehicles used in this concrete batch plant business.
13. Restrooms shall be permanently installed pursuant to the requirements of the California Plumbing Code prior to operation of the concrete batch plant on the proposed site.
14. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the site plan.
15. Permittee shall dispose of used oil at an approved oil collection/recycle facility.
16. There shall be no on-site cleaning of mixer barrels unless a containment basin that recaptures the water is installed in accordance with the application submitted.
17. Should any previously unidentified archaeological and/or paleontological resources be revealed during the excavation and construction activity, work will cease in the immediate vicinity of the discovery, and all reasonable measures will be taken to avoid or minimize harm to discovered resources until consultation with the State Historic Officer, as required by Section 106 of the NHPA is concluded.

18. Should any human remains be found during the project, construction in the area shall stop immediately and be reported to the County Coroner. Construction will not proceed until the County Coroner has determined such construction will not impact further human remains.
19. All grading and construction work on the project site will incorporate the following dust control measures:
 - All active construction areas will be watered at least twice daily or as required by the Building Official.
 - Soil stabilizers will be applied to inactivate construction areas as needed.
 - If visible soil material is carried onto adjacent public streets, such streets will be cleaned of the debris.
 - Dust-producing activities will be suspended when high winds create construction induced visible dust plumes moving beyond the project site, in spite of dust control measures.
20. All internal combustion engines used in conjunction with construction activities will be muffled in accordance with equipment manufacturer requirements as required in the Noise Element of the General Plan. The project will be monitored for noise levels if complaints are received and operation will be restricted if the noise exceeds the limits of the General Plan Noise Element as required by the City Planning Department.
21. Permittee shall secure an annual City business license to carry on the business of a concrete batch plant.
22. No signs shall be placed on the premises without prior approval of the Planning Department.
23. Use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the use permit will endanger the public health, safety, or welfare.

Commissioner O'Brien seconded the motions, and upon roll call, the following voted YEA: Mommer, O'Brien, Ohlund and Rolzinski.

Vice Chair Mommer thereupon declared the motion carried.

The foregoing Resolution # 2019-7 was adopted by the Planning Commission on the 17th day of July by the following vote: Ayes: 4, Nays: 0

Discussion/Possible Action - Approval of Minutes of the regular meeting held on June 19, 2019.

Following Commission discussion, Commissioner Ohlund moved to approve the minutes of the regular meeting held June 19, 2019 as submitted.


Commissioner Rolzinski seconded the motion, and upon roll call, the following voted.
YEA: Mommer, O'Brien, Ohlund, and Rolzinski.

Vice Chair Mommer thereupon declared the motion carried.

City Manager's Report – Steve Baker announced that the city will be submitting a grant application for an \$8.5 million dollar Statewide Park Development and Community Revitalization Program Grant Funds for the Ringe Pool and Park Renovation Project. Primary use of any grant funds received would be to demolish and reconstruct the pool and bathhouse to be ADA-Compliant, reconfigure the Little League field, and create a new side entrance to the park to increase safe vehicle drop-offs. Other park amenities such as a drinking fountain, new picnic tables, landscaping and an ADA-compliant path would also be included in the grant application.

Steve Baker announced that the Chamber of Commerce has moved to their new location of 320 W. Miner Street Suite B.

There being no further business before the Commission, the meeting was adjourned.



Matt Osborn, Chair
Approved by motion of the Planning
Commission on August 21, 2019