

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
December 18, 2013 at 6:30 P.M.

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

PUBLIC COMMENTS

This is an opportunity for members of the public to address the Commission on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Commission reserves the right to reasonably limit the length of individual comments. For items that are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Commission. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place them on a future agenda.

SPEAKERS: Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. Consent Calendar - Discussion/Possible Action – All matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item. The City Manager recommends approval of the following consent calendar items:
 - a. Approval of the minutes of the meeting held on November 20, 2013.
2. Presentation from Pacific Municipal Consultants - City of Yreka 2014 – 2019 Housing Element Update - Public Review Draft
 - a. Public Hearing – To receive input and respond to questions regarding the Draft Housing Element Update of the Yreka General Plan that reflects the new State’s Regional Housing Need Assessment requirements for planning period 2014-2019, and includes strategies to meet the City’s current and future housing needs as required by the State of California Department of Housing and Community Development.
3. Discussion/Possible Action – Conditional Use Permit (CUP) # 4188 and Mitigated Negative Declaration (MND) # 4189 for construction, establishment, and operation of a new +/-19,000 square foot retail store (Tractor Supply Company) with an outside sales area of +/- 15,000 square feet on an existing +/- 3-acre parcel. The vacant parcel is located at 1455 State Route 3 which is at the northwest corner of Greenhorn Road and South Main Street/State Route 3 in the City of Yreka. The parcel is zoned CH, Commercial Highway and the General Plan designation is GC, General Commercial. The Assessor’s Parcel Number is 062-011-430 (Previous AP# 062-011-200). Applicant : Norton Investments, Inc.
 - a. Accept report by staff
 - b. Open public hearing and take public testimony
 - c. Close public hearing and initiate consideration of the project by the Planning Commission
 - d. Motion and vote by the Planning Commission

City Manager’s Report.

Commissioner's Statements and Comments

Adjournment

Decisions of the Planning Commission may be appealed to the City Council by filing a written notice of appeal within 10 calendar days of the decision. Appeal must be submitted to the City Clerk's office together with the appeal fee of \$150.00 plus publication fee if required.

If you challenge any action taken pursuant to the California Environmental Quality Act, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. (Public Resources Code Section 21177)

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the City Clerk's office during normal business hours.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 72 hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify the City Clerk 48 hours prior to the meeting at (530) 841-2324 or by notifying the Clerk at casson@ci.yreka.ca.us.

MINUTES OF THE REGULAR MEETING OF THE
YREKA PLANNING COMMISSION HELD
ON THE 20TH DAY OF NOVEMBER, 2013

On the 20th day of November, 2013 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 McCoy and present were:

Commissioners: Deborah Baird, Diane Knitter, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: Steve Leal

Consent Calendar - Vice Chair McCoy announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the regular meeting held on October 16, 2013.
- b. Approval of a one year extension of Permit # 3818 for a site, landscape and parking plan for construction of a 6,160 sq. ft. office building.
Applicant: Rizzo Real Estate, Inc. by Glenn Rizzo Location: 608 & 610 S. Main St.

Following Commission discussion, Commissioner Baird moved to approve the items on the consent calendar as submitted.

Commissioner Ohlund seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, McCoy, Ohlund, Osborn and Rolzinski.

Vice Chair McCoy thereupon declared the motion carried.

City Manager Report - City Manager Baker provided the Commission with the Mitigated Negative Declaration that the City of Yreka has prepared for a proposed project consisting of constructing, establishing, and operating a new 19,028 square foot retail store (Tractor Supply Company) with an outside sales area of 15,320 square foot located at 1455 S. Main Street.

City Manager Baker reported that the City Staff is exploring the possibility of a Miner Street Grant Visitor Information and Wayfaring Sign Project, as well as other improvements to entrances to Yreka's Historic Downtown. These projects are focused on not only beautifying the entrances to the downtown area, but also to help guide visitors, who are unfamiliar to the area, to parking, and other helpful visitor information.

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

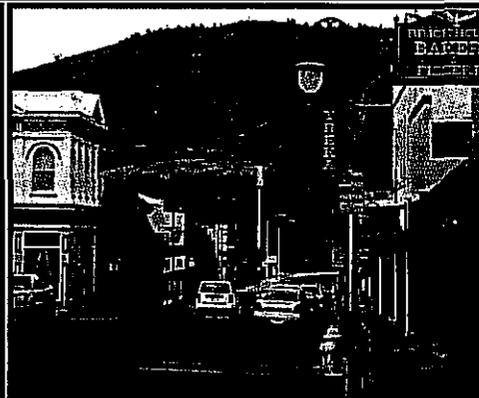
Steve Leal, Chair
Approved by motion of the Planning
Commission on December 18, 2013

CITY OF

YREKA

2014-2019 HOUSING ELEMENT UPDATE

PUBLIC REVIEW DRAFT
DECEMBER 2013



PREPARED BY:

PMC

2729 PROSPECT PARK DRIVE, SUITE 220
RANCHO CORDOVA, CA 95670



City of Yreka
701 Fourth Street • Yreka, CA 96097
(530) 841-2386 • FAX (530) 842-4836



November 26, 2013

**Notice of Public Hearing
City of Yreka Housing Element Update
December 18, 2013 @ 6:30 P.M.
Yreka City Council Chambers 701 Fourth Street, Yreka, California**

The Yreka City Planning Commission invites the public to attend a Housing Element Update Public Hearing to be held Wednesday, December 18, 2013, at 6:30 p.m. in the Council Chambers, 701 Fourth Street, Yreka, California.

The purpose of the Public Hearing is to receive input and respond to questions regarding the Draft Housing Element Update of the Yreka General Plan that reflects the new State's Regional Housing Need Assessment requirements for planning period 2014-2019, and includes strategies to meet the City's current and future housing needs as required by the State of California Department of Housing and Community Development.

All interested persons are invited to attend the meeting and to participate in the Public Hearing or deliver written comments on or before 4 p.m. Wednesday, December 18, 2013, to the Yreka Planning Commission 701 Fourth Street, Yreka, CA 96097 or e-mail to casson@ci.yreka.ca.us

If you plan on attending the study session and need a special accommodation because of a sensory or mobility impairment/disability, or would like more information, please contact Liz Casson at casson@ci.yreka.ca.us or by telephoning (530) 841-2324.

The City of Yreka promotes fair housing and makes all programs available to low and moderate income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap.



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission
From: Liz Casson, City Clerk
Prepared by: Scott Friend, AICP, Contract Planner
Agenda Title: Consideration of a proposed project to construct, establish, and operate a new +/- 19,000 square foot retail store (Tractor Supply Company) with an outside sales area of +/- 15,000 square feet on an existing +/- 3-acre parcel.
Applicant: Norton Investments, Inc.
Location: 1455 State Route 3/South Main Street
Assessor's Parcel Number: 062-011-200
Zoning: CH, Commercial Highway
General Plan Designation: GC, General Commercial
Project Numbers: Conditional Use Permit (CUP) #4188, Mitigated Negative Declaration (MND) #4189
Meeting date: December 18, 2013

Summary:

The City has received a Conditional Use Permit application from Norton Investments, Inc. to facilitate the construction and operation of a new Tractor Supply Company retail store on an existing parcel of land located at 1455 South Main Street. The project site is a vacant parcel located at the northwest corner of South Main Street and Greenhorn Road (**Attachment A – Conditional Use Permit Application**). A Conditional Use Permit is required to allow the sale of large equipment and to allow outdoor sales at the site. The existing zoning allows for the Commercial use of the property.

City staff has reviewed the application and recommends approval of the Conditional Use Permit subject to the attached findings and conditions of approval. A mitigated negative declaration has been prepared for the project and no significant impacts have been identified. Staff is recommending approval of the mitigated negative declaration for the project.

Background:

The application requests approval to establish a +/- 19,000 square foot Tractor Supply Company retail store with outdoor display areas in front of the building and a +/-15,000 square foot secured outdoor sales area for larger equipment and supplies along South Main Street (**see Attachment B – Site Plan**). Per Yreka Municipal Code Chapter 16.36, retail establishments are a permitted use in the *CH, Commercial Highway* zoning district. However, large equipment sales and outdoor sales require an approved Conditional Use Permit. Development regulations for the project include setbacks of 20 feet in the front, 10 feet on the side, and 10 feet in the rear; lot coverage of up to 100 percent; and a maximum building height of 35 feet. The project meets all setbacks, lot coverage, and the maximum building height requirements.

The project site is approximately three acres in size and is accessible via three planned driveways: two on South Main Street and one on Greenhorn Road. The site was previously owned and utilized by Siskiyou County as a Shop / Maintenance Yard. Surrounding land uses consist of existing commercial businesses to the north (Shasta Valley Chainsaw); State Route 3 and Interstate 5 to the east; a vacant and undeveloped parcel to the west; and, a vacant commercial building to the south across Greenhorn Road.

Discussion:

As summarized above, the proposed project consists of a single story building of approximately 19,000 square feet in size, with an abutting screened outdoor sales area of approximately 15,000 square feet for sale and storage of larger equipment and supplies. Within the screen sales area, the project proposes to construct a metal storage building intended to accommodate the outdoor storage of hay and feed supplies in a weather-protected environment. Typical of other Tractor Supply Company stores, the project proposes some outdoor display of items on the sidewalk in front of the building (outside of the public right-of-way and away from public walkways). On-site parking lot consists of 84 spaces, including four accessible spaces with parking lot lighting. The site will be landscaped to include perimeter landscaping on all sides as well as parking lot landscaping. The landscaping is intended to meet all City landscape standards. A truck loading/unloading area is located at the rear of the property with access provided via SR3/S. Main St

Fencing:

The proposed +/- 15,000 square foot fenced outdoor sales area on the south side of the store is proposed to provide secured sales space for agricultural equipment; storage for bulk supplies (hay and feed) and to accommodate an equipment rental component. The fencing of the yard area is proposed to be chain link at 8 feet which is 2 feet taller than permitted in the Yreka Municipal Code (YMC). The YMC Section 16.46.050 allows for a six foot fence and up to two feet additional for wire security fencing. Although the additional 2 feet is not wire security fencing, the fencing would be chain link which still maintains view permeability and provides for the intent of the code which is to provide security for businesses. The second display area is on the sidewalk in front of the store. Displays in this area would be brought in or secured at night. Staff has proposed a Condition of Approval requiring the use of coated and colored fencing in this area.

Parking:

The required parking for retail stores which handle only bulk merchandise items such as nursery and garden supplies, farm implements and machinery is one space per 600 square feet of floor area plus one space per 2,000 square feet of outdoor sales area [YMC Section 16.54.020 (A)(2)]. General retail stores are required to provide one space per 200 square feet of floor area. Using a ratio of 70 percent general retail and 30 percent bulk merchandise retail, the enclosed +/- 19,000 square foot retail floor space area requires approximately seventy-six (76) parking spaces and the outdoor sales area requires an additional eight (8) spaces. Eighty-four (84) parking spaces are required and the applicant is proposing eighty-seven (87) total parking spaces including three (3) over-sized stalls to accommodate trailers and over-length vehicles. Due to the building being greater than 5,000 square feet, an off-street loading space is required. A loading area is proposed at the rear of the building which meets the off-street loading space requirement.

Lighting:

The proposed outdoor lighting in the parking lot, on the building, and in the loading area has not been reviewed by staff as no photometric plans have yet been prepared. As specified in YMC Section 16.46.060, outdoor lighting should not cause unreasonable glare to adjoining properties or cause sky-reflected glare if

practical. The lighting in the loading area according to YMC Section 16.54.110 shall be deflected away from abutting properties so as not to cause annoying glare. A Condition of Approval has been added requiring all outdoor lighting to be full cut-off light fixtures or to have hooded devices to prevent glare and off-site lighting impacts.

Driveways:

City standards limit commercial driveways to a maximum width of twenty-six (26) feet (City Standards Y148.11 and Y148.10) unless otherwise approved. The driveway on Greenhorn Road and the western driveway on South Main Street are proposed at thirty (30) feet and the eastern driveway on South Main Street is proposed at forty-five and a half (45½) feet. The receiving and customer loading area is located at the rear of the building off of the widest driveway which has been designed to accommodate the turning of large vehicles (delivery trucks). The Public Works Director has reviewed the proposed driveway on Greenhorn Road and the southern-most access off of SR3/S. Main Street and agrees with the use of the thirty (30) foot width driveway approaches. The proposed forty-five and a half (45½) foot driveway at the northern edge of the property off of SR3/S Main Street is not opposed by the Public Works Director. However, driveways on SR3/S. Main Street are regulated by the California Department of Transportation (Caltrans) and a condition of approval has been added that final driveway widths on South Main Street shall be subject to approval by Caltrans.

Landscaping:

Staff has not reviewed the overall site landscaping plan, but the project has been conditioned to require that a landscape plan meeting the City's landscaping requirements be approved prior to building plan submittal. Conditions have also been added to ensure compatibility with landscape standards in YMC 16.52.030, such as a condition requiring one 5-gallon sized tree per ten (10) parking spaces. With the conditions of approval regarding landscaping, the site will be consistent with City policy and represent a significant streetscape improvement for the site.

Analysis:

The purpose of the Commercial Highway (CH) zoning district is 'to serve as the commercial land use zone district for areas outside of the commercial downtown district...' and provides for a variety of commercial uses (YMC Chapter 16.36). The intent of the district is to provide a variety of commercial uses including retail stores which are permitted by-right. The use permit is only required for the large equipment and outdoor sales components of the project. Per YMC Section 16.44.040, a use permit can be granted by the Planning Commission if the use is found to not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood; if the use is found not to be materially detrimental to property or improvements in the neighborhood; and, if the use is found not to be materially detrimental to the general welfare of the city.

As listed in **Attachment D – Findings and Conditions of Approval for CUP #4188**, the proposed large equipment and outdoor sales will not generate significant noise or lighting. A condition of approval has been added to prohibit any outdoor public address system to ensure that the outdoor sales do not disturb the nearby public. The lighting has been conditioned to be fully cut-off or hooded to prevent glare on adjacent properties. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which is sufficient to accommodate commercial uses. The site plan includes three trailer parking spaces and a loading area on the rear side of the store to provide parking for large hauling vehicles. These parking

spaces, the loading area, and the standard parking spaces will keep associated store parking on-site. With the conditions of approval, the retail store including the sales of large equipment and outdoors sales meet with the intent of the CH zoning district and would contribute to the streetscape by providing an aesthetic upgrade of the site.

Environmental Determination:

A mitigated negative declaration was prepared for this project consistent with the requirements of the California Environmental Quality Act (CEQA) and is included with this staff report as **Attachment F – Initial Study/Mitigated Negative Declaration**. The mitigated negative declaration was prepared pursuant to Section 15070 - 15075 of the CEQA Guidelines and Title 19 *Environmental Impact Procedure* of the YMC. The public comment period for the Mitigated Negative Declaration was November 18, 2013 to December 9, 2013. At the time this staff report was published, one comment letter was received from the State of California Department of Transportation, on the mitigated negative declaration, and is included with this staff report as **Attachment G – Caltrans Comment letter**. The analysis in the document concluded that there were less than significant impacts with mitigation incorporated in the Air Quality (**Attachment F, pg. 4.0-5**) and Cultural Resources (**Attachment F, pg. 4.0-13**) subsections. The impacts and mitigation measures can be found in **Attachment E – Mitigation Monitoring Program**. The initial study indicates that there is no substantial evidence, in light of the whole record before the Planning Commission, that the project will have a significant effect on the environment if the mitigation measures are adopted and implemented. In order to approve the environmental determination of a mitigated negative declaration, the Planning Commission must adopt the findings in **Attachment C**, the Mitigated Negative Declaration, and the Mitigation Monitoring Program.

Recommendation:

Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration #4189 and the Mitigation Monitoring Program with the Findings of Approval in **Attachment C**. Staff also recommends that the Commission grant approval for Conditional Use Permit #4188 with the Findings and Conditions of Approval in **Attachment D** to permit sales of large equipment and the use of permanent outdoor sales areas for the Tractor Supply Company to be located at 1455 South Main Street.

Staff recommends the following process for the consideration of this matter:

1. Accept report by staff;
2. Open the public hearing and take public testimony;
3. Close the public hearing and initiate consideration of the project by the Planning Commission; and
4. Motion and vote by the Planning Commission.

If the Planning Commission determines that it intends to approve the proposed project as requested in application CUP #4188, staff presents the following motions for consideration:

1. Mitigated Negative Declaration #4189:
I move that the Planning Commission determine that the contents of the mitigated negative declaration and the procedures through which it was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, the State CEQA Guidelines, and Title 19 Environmental Impact Procedure of the Yreka Municipal Code and that the significant

Title 19 Environmental Impact Procedure of the Yreka Municipal Code and that the significant environmental impacts that have been identified are mitigated by the mitigation measures/conditions of approval to a less than significant level. I move that the Planning Commission adopt the findings in Attachment C, the Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act, and the Mitigation Monitoring Program.

2. Conditional Use Permit #4188:

I move that the Planning Commission adopt the findings presented as Attachment D, and approve Conditional Use Permit #4188, a request to allow for large equipment and outdoor sales, subject to the Conditions of Approval also presented as Attachment D.

Attachments:

Attachment A – Conditional Use Permit Application

Attachment B – Site Plan

Attachment C – Findings of Approval for MND #4189

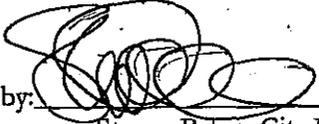
Attachment D – Findings and Conditions of Approval for CUP #4188

Attachment E – Mitigation Monitoring Program

Attachment F – Initial Study/Mitigated Negative Declaration

Attachment G – Comment Letter from Caltrans for MND

Approved by: _____


Steven Baker, City Manager

CITY OF YREKA
PLANNING DEPARTMENT
APPLICATION

4188 - Use Permit
4189 - EIR

CITY FEES:

- Annexation.....\$750.00 deposit/cost
- Appeals - Planning Commission.....\$100.00
- Appeals - City Council.....\$150.00 plus publication
- E.R.-Preliminary review.....\$25.00
- E.R.-Negative Declaration.....\$200.00 deposit/cost
- E.R.-Mitigated Negative Declaration.....Actual cost
- Environmental Impact Report.....Actual cost
- General Plan Amendment.....\$750.00 deposit/cost
- Historic Exterior Alteration Permit.....\$75.00
- Public Hearing.....\$ 60.00
- P.H. - Project notice circulation. 1-20 notices.....\$ 25.00
- P.H. - 21 or more notices.....\$25.00 plus 1.00/parcel over 20
- Rezone.....\$750.00 deposit/cost
- Site Plan Review - (No Use permit required)...\$100.00 deposit/cost

- Lot Merger - Administrative approval.....\$200.00
- Lot Merger - P.C. approval.....\$250.00
- Reversion to Acreage.....\$200.00
- Use Permit- Administrative approvals.....\$ 75.00
- Use Permit - P.C. approvals.....\$150.00
- Planned Unit Development.....\$750.00 deposit cost
- Variance.....\$250.00 deposit cost
- Other.....

Separate CK Siskiyou County Clerk

STATE FISH AND WILDLIFE FEES*:

- County Processing Fee.....\$ 50.00
- Fish and Wildlife fee \$ 2,156.25
- Other.....

Within 4 days

- County Map Check - 4 or less lots.....\$300.00 + additional as required by County
- County Map Check - 5 or more lots.....\$600.00 + additional as required by County

DATE: 6-25-13 ASSESSOR'S PARCEL NUMBER: 062-011-200

APPLICANT: Norton Investments Inc. TELEPHONE NUMBER: 530-870-8086

APPLICANT ADDRESS: 1210 Stabler Ln, Yuba City, CA

IF OTHER THAN APPLICANT.
NAME OF PROPERTY OWNER:

PROPERTY OWNER ADDRESS:

PROJECT LOCATION: 1455 S. Main Street, Yreka, CA

DESCRIPTION OF PROPOSED PROJECT: Develop and Construct 19,097 SF Agricultural Retail Facility.

Construction materials include pre-fabricated steel building with concrete masonry block at front elevation.

The site includes approximately 17,500 SF of fenced outside sales area plus outside display areas.

I agree to abide by all of the ordinances of the City of Yreka, state law, and federal law; and I authorize city representatives to enter upon the above mentioned property for inspection purposes, and to record any notice of code violation pursuant to Y.M.C. Ch. 11.40 and/or Ch. 16.08 with the office of the Siskiyou County Recorder.

I certify that I have read this application and state that the above information is correct. I agree to comply with any terms or conditions of any entitlement issued or permitted by the City pursuant to this application.

*In the event the project's effect on natural resources or wildlife is other than negligible, State Fish and Wildlife requires an additional fee of \$2,995.25 if an Environmental Impact Report is prepared or \$2,156.25 for a Negative Declaration. These fees are subject to change and the applicant is responsible for payment of the fees in full. If required, the permit cannot be issued until such time as the fee is paid. A project that is Statutorily or Categoricaly exempt requires no further fees.

APPLICANT SIGNATURE: *[Signature]*

PROPERTY OWNER'S SIGNATURE: (REQUIRED) *Jim A. Bolam, Siskiyou County Administrator*

Acknowledgment of application submittal

*****TO BE COMPLETED BY CITY STAFF: DATE APPLICATION RECEIVED AS COMPLETE: _____

ZONE: CH GENERAL PLAN DESIGNATION: GC

Revised 1/22/2013

CITY OF YREKA
MITIGATED NEGATIVE DECLARATION PERMIT NO. #4189
FINDINGS OF APPROVAL

The following findings of fact have been determined by the Planning Department, based upon the facts set forth in the City of Yreka Environmental Initial Study for the Yreka Tractor Supply Project Mitigated Negative Declaration:

Findings for Adoption of the Mitigated Negative Declaration -

1. The Planning Commission has considered the proposed Mitigated Negative Declaration before making a decision on the project.
2. The Planning Commission has considered comments received on the Mitigated Negative Declaration during the public review process.
3. The Planning Commission finds that the initial study identified potentially significant effects, but: a) mitigation measures agreed to by the Applicant before the mitigated negative declaration and initial study were released for public review would avoid the effects or mitigate the effects to a point where clearly no significant impact would occur, and b) there is no substantial evidence, in light of the whole record before the City, that the project as revised to include the mitigation measures may have a significant effect on the environment.
4. With the Mitigation Monitoring Program, there is no substantial evidence of a fair argument that the project will have a significant effect on the environment.
5. The Mitigated Negative Declaration has been prepared in compliance with CEQA, the State CEQA Guidelines, and Yreka Municipal Code Title 19 *Environmental Impact Procedure*, and is determined to be complete and final.
6. The Mitigation Monitoring Program ensures implementation of mitigation measures identified in the Mitigated Negative Declaration. The Planning Commission finds that these mitigation measures are fully enforceable as conditions of approval of the project, and shall be binding on the Applicant, future property owners, and affect parties.

Dated: _____

Signed: _____

CITY OF YREKA
CONDITIONAL USE PERMIT NO. #4188
PROPOSED FINDINGS AND CONDITIONS OF APPROVAL

The following findings of fact have been determined by the Planning Department for the construction, establishment, and operation of a +/- 19,000 square foot retail store (Tractor Supply Company) with an outside sales area of +/- 15,000 square feet on a +/- 3 acre parcel located at 1455 S. Main Street (1455 State Route 3), APN: 062-011-430:

Findings of Approval:

1. The proposal will not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use.

The proposal of a new +/- 19,000 square foot retail store with an outside sales area of +/- 15,000 square feet would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood. The proposal would not generate significant noise, and lighting would be fully cut-off or hooded to prevent glare on adjacent properties. Subject to the issuance of a Conditional Use Permit by the Planning Commission and subject to the Conditions of Approval, use of the site would remain consistent with the intent of the General Plan designation and zone district. As such, the project will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood.

2. The proposal will not be materially detrimental to property or improvements in the neighborhood.

The proposal will not be materially detrimental to property or improvements in the neighborhood. The granting of the Conditional Use Permit would contribute significantly to the streetscape and landscape improvements will provide an aesthetic enhancement of the site and the area. Conditions of Approval will provide for land use compatibility between the proposed commercial development and the existing commercial neighborhood and adjacent streets.

3. The proposal will not be materially detrimental to the general welfare of the city.

The use is compatible with the policies and objectives of the zoning ordinance for a CH, Commercial Highway zone which allows a commercial retail business with large equipment and outdoor sales upon approval and validation of a conditional use permit as set forth in Section 16.36.070 (D) and (U) of the Yreka Municipal Code. The Tractor Supply Company keeps with the character of the surrounding area, and is found to be consistent with the General Plan. The proposal will not increase traffic beyond the capacity of existing infrastructure in an area which has been planned to have commercial uses on it.

4. An initial study has been prepared by the Planning Department to evaluate the potential for adverse environmental impacts. The Planning Commission finds that there is no evidence before the Planning Commission that the proposed project would not be a mitigated negative declaration. A mitigated negative declaration has been prepared.

The foregoing findings are based upon the following:

The design of the project and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for a commercial use within an existing commercial neighborhood.

Conditions of approval will provide maximum land use compatibility between the proposed commercial development and the existing commercial neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

The following conditions shall be complied with at all times while the use permitted by this permit occupies the premises:

1. Permittee granted a permit to construct, establish and operate a +/- 19,000 square foot commercial retail facility including approximately +/- 15,000 square feet of fenced outside sales plus display areas on a project site of +/- 3.0 acres at 1455 S. Main Street (1455 State Route 3), APN: 062-011-430. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the permittee.**
2. All elements of the project application including the site plan shall be complied with as approved.
3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each two hundred (200) square feet of floor area for eighty (80) percent of the main structure square footage; one (1) space for each six hundred (600) square feet of floor area for twenty (20) percent of the main structure square footage; plus one (1) space per 2,000 square feet of outdoor sales area as set forth in Chapter 16.54 of the Yreka Municipal Code. As submitted the project requires eighty four (84) parking spaces.
4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the City Building Official, Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.
5. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of four (4) accessible parking spaces are required for a parking lot with 76 to 100 parking spaces.
6. Use shall be conducted in accordance with the site plan as submitted for the property located at 1455 State Route 3, as approved by the Planning Commission on December 18, 2013, and the site plan shall not be changed or deviated from without 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.
7. Prior to building permit issuance, an in-ground automated irrigation system designed with specifications that meets the requirements of Section 11.38.050 of the Yreka Municipal Code shall be submitted and approved by the City Manager or Building Official.
8. An encroachment permit from the California Department of Transportation shall be obtained prior to any work in the State Route 3 right-of-way, including landscaping, curb, gutter, sidewalk, or driveway approach. The encroachment permit will need to address that the sidewalk facilities and driveway aprons meet current Americans with Disabilities Act requirements. Final driveway widths on State Route 3 are subject to Caltrans approval.
9. Prior to building permit issuance, a drainage study report shall be submitted to both Caltrans (for

approval) and the City (for concurrence) and shall include adequate information to demonstrate that drainage shall either be directed away from the State's facilities or that the facilities have adequate capacity for the drainage.

10. Permittee shall obtain approval of all required public improvements through the Department of Public Works' encroachment permit process for construction of and/or connection to any City sewer, water, or storm drain. For any public infrastructure improvements that need to be constructed, the Department of Public Works may require plans prepared by a registered civil engineer. The required plans would be in addition to the plans prepared for the Building Department.
11. Permittee shall submit a grading plan for review and approval by the Building Official prior to construction or any on-site grading.
12. All on-site exterior lighting shall be full cut-off fixtures, have hooded devices, or be designed in such a way to prevent glare on adjoining properties or sky-reflected glare.
13. Permittee shall submit a storm water detention analysis and drainage plan for review and approval by the Director of Public Works and/or Building Official prior to start of construction or any on-site grading. On-site detention or storm drain extension may be required.
14. Permittee shall comply at all times with the zoning district regulations for a *CH, Commercial Highway* zone as set forth in section 16.36 of the Yreka Municipal Code.
15. Permittee shall obtain a building permit and shall pay the necessary fees including Utility Services, Impact and Connection fees prior to making any building, electrical, mechanical, or plumbing installations and/or improvements to the structure. Driveway approaches and street lights are required. Public infrastructure improvements such as curb, gutter, sidewalk, curb ramps, and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030. If such improvements already exist, damaged public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works in accordance with Yreka Municipal Code Section 11.24.030.
16. Prior to the use of the commercial retail store, the permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that the structure meets the building standards and the fire regulations of the California Building Standards.
17. The project shall be constructed as depicted as warranted to the City on the Site Plan dated October 8, 2013 unless otherwise approved by the City Manager.
18. The proposed fence shall be vinyl coated chain-link painted to match the primary structure or black in color and shall have a maximum height of eight (8) feet in accordance with Yreka Municipal Code 16.46.050 (a). Posts and supports shall match the color and properties of the primary fencing material.
19. Per YMC Section 16.38.080, the outdoor sales areas shall be paved with a minimum six-inch (6")

base and double chip sealed. The area shall be graded and drained as to dispose of surface water. The design and specifications are subject to approval by the City Engineer.

20. Prior to any building plans submittal, a landscape plan shall be submitted and approved by the City Manager. Per Section 16.52.030 of the Yreka Municipal Code, the following is required:
 - a. Five percent of the parking area shall be planted with trees, shrubs and ground covers.
 - b. A minimum of one 5-gallon sized tree is required per ten (10) parking spaces.
 - c. Parking areas provided adjacent to the street shall be separated from the street by landscaping within the required building setback area. One 15-gallon sized tree for each one hundred (100) feet of street frontage and one-gallon sized shrub for each five (5) feet of street frontage is required. This landscape area does not qualify for the five percent requirement in subsection (a.).
21. The installation and maintenance of the landscaping shall be per the approved landscape plan. As necessary, replacement of landscaping is required to match the approved plan. Water efficient irrigation system shall be installed for the landscaping per Yreka Municipal Code Section 16.52.030 (E).
22. No signs shall be placed on the premises without first obtaining a sign permit.
23. Permittee shall secure an annual City business license to carry on the business of a commercial retail facility.
24. The 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.
25. The site plan approval shall expire and terminate if not used within one (1) year from the date of approval unless, prior to the expiration of one year, a building permit is issued and construction is commenced. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

Date: December 18, 2013

**MITIGATION MONITORING
AND REPORTING PROGRAM
FOR THE
CITY OF YREKA
TRACTOR SUPPLY COMPANY
CONDITIONAL USE PERMIT PROJECT**

December 2013

Prepared for:

**CITY OF YREKA
701 FOURTH STREET
YREKA, CA 96097**



INTRODUCTION

This document is the Mitigation Monitoring Program (MMP) for the Tractor Supply Conditional Use Permit Project Initial Study/Mitigated Negative Declaration. This MMP has been prepared pursuant to California Environmental Quality Act (CEQA) Section 15097 requires public agencies to adopt reporting or monitoring programs whenever they approve projects subject to an environmental impact report or a mitigated negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects. An MMP is required for the proposed project because the Initial Study/Mitigation Negative Declaration has identified potentially significant adverse impacts, and measures have been identified to mitigate those impacts.

This law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate effectiveness of mitigation measures and subsequent conditions of project approval are implemented.

The numbering of the individual mitigation measures follows the numbering sequence as found in the Initial Study/Mitigation Negative Declaration adopted for the project by the City of Yreka.

MITIGATION MONITORING PROGRAM

The basis for this monitoring program is the mitigation measures included in the project mitigated negative declaration. These mitigation measures are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. These mitigation measures become conditions of project approval. Which the project proponent is required to complete during and after implementation of proposed project.

The MMP, as outlined in the following table, describes mitigation timing, monitoring responsibilities, and compliance verification responsibility for all mitigation measures identified in the Initial Study/Mitigation Negative Declaration.

The City of Yreka Public Works Department and Siskiyou County Air Pollution Control District will be the primary agency responsible for implementing the mitigation measures that are required to be implemented during the operation of the project.

The MMP is presented in tabular form on the following pages. The components of the FMMP are described briefly below:

- **Mitigation Measures:** The mitigation measures are taken from the Administration Draft Initial Study/Mitigated Negative Declaration, in the same order that they appear in the Administration Draft Initial/Study Mitigated Negative Declaration. No revisions were necessary to the mitigation measures included in the Administration Draft Initial Study/Mitigated Negative Declaration.
- **Mitigation Timing:** Identifies at which stage of the project mitigation must be completed.
- **Monitoring Responsibility:** Identifies the party that is responsible for mitigation monitoring.

- **Compliance Verification Responsibility:** Identifies the party that is responsible for verifying compliance with the mitigation. In some cases, verification will include contact with responsible state and federal agencies.

TABLE 1
MITIGATION MONITORING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
4.3 Air Quality				
MM 4.3.1	<p>The following dust control measures shall be incorporated into the project to reduce short-term emissions resulting from construction. Depending on weather and site conditions, measures shall include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1) Use regular watering to control dust generation as described below. 2) When transporting soil and other dust-generating materials by truck during construction activities, cover materials and/or maintain 2 feet of freeboard. 3) Wash or wet-sweep paved streets adjacent to construction sites as necessary to remove accumulated dust. 4) During earth-moving operations, conduct watering as necessary to prevent visible emissions from extending beyond active areas. 5) Water all unpaved roads used for any vehicular traffic at least once per every two hours of active operations and restrict vehicle speed on unpaved roads to 15 miles per hour (mph), or as appropriate to reduce dust. 6) Pave, maintain a wet surface, or apply dust suppressants on all unpaved access roads, parking areas, and staging areas. 7) Suspend land clearing, grading, earth-moving, or excavation activities when winds exceed 20 miles per hour. 8) Cover inactive storage piles of topsoil or landscape materials. 	City of Yreka Public Works Department; Siskiyou County Air Pollution Control District	Prior to and during construction.	

MITIGATION MONITORING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	<p>9) Post a publicly visible sign with the number and person to contact regarding dust complaints. This person shall have the authority and responsibility to respond and take corrective action within 24 hours.</p> <p>10) No temporary asphalt or concrete batch plants will be allowed to operate on-site.</p> <p>11) Construction staging areas should be located at a distance that would reduce odors and dust emissions from existing schools and residential areas.</p>			
4.5 Cultural Resources				
MM 4.5.1	<p>If, during the course of project implementation, cultural resources (i.e., prehistoric sites, historic features, isolated artifacts, and features such as concentrations of shell or glass) are discovered, work shall be halted immediately within 50 feet of the discovery, the City of Yreka Public Works Department shall be immediately notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist and implement a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.</p>	City of Yreka Public Works Department	During construction activities.	
MM 4.5.2	<p>If, during the course of project implementation, paleontological resources (e.g., fossils) are discovered, work shall be halted immediately within 50 feet of the discovery, the City of Yreka Public Works Department shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. The City shall consider the mitigation recommendations presented by a professional paleontologist and implement a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or</p>	City of Yreka Public Works Department	During construction activities.	

MITIGATION MONITORING PROGRAM

Proposed Mitigation	Summary of Measure	Monitoring Responsibility	Mitigation Timing	Verification (Date and Initials)
	other appropriate measures.			
MM 4.5.3	If, during the course of project implementation, human remains are discovered, all work shall be halted immediately within 50 feet of the discovery, the City of Yreka Public Works Department shall be immediately notified, and the County Coroner must be notified, according to Section 5097.98 of the California Public Resources Code and Section 7050.5 of the California Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in California Code of Regulations Section 15064.5(d) and (e) shall be followed.	City of Yreka Public Works Department	During construction activities.	

CITY OF YREKA
YREKA TRACTOR SUPPLY PROJECT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:

CITY OF YREKA
701 FOURTH STREET
YREKA, CA 96097

Prepared by:

PMC
140 INDEPENDENCE CIRCLE, SUITE C
CHICO, CA 95973

NOVEMBER 2013

ATTACHMENT F
1/70 pages

SEE WEBSITE WWW.CI.YREKA.CA.US FOR REPORT

DEPARTMENT OF TRANSPORTATION
 OFFICE OF COMMUNITY PLANNING
 1657 RIVERSIDE DRIVE
 REDDING, CA 96001-0536
 PHONE (530) 229-0517
 FAX (530) 225-3020

RECEIVED

NOV 18 2013

CITY OF YREKA



*Flex your power!
 Be energy efficient!*

November 14, 2013

Ms. Liz Casson, City Clerk
 City of Yreka
 701 Fourth Street
 Yreka, CA 96097

IGR/CEQA Review
 Sis-3-L47.84
 Tractor Supply - Norton Investments Use Permit
 Mitigated Negative Declaration
 SCH# 2013112017

Dear Ms. Casson:

Thank you for the opportunity to review the Mitigated Negative Declaration prepared for the Use Permit submitted on behalf of Norton Investments Inc. to construct a 19,028 square foot retail building with 15,320 square feet of outdoor retail area. The site is located at the northwest intersection of Greenhorn Road and Main Street, which is also State Route (SR) 3 in Yreka.

The environmental document adequately addresses our concerns including that a Caltrans encroachment permit will be required for the driveway connections onto SR 3 and any utility relocations, if needed. The encroachment permit will need to address stormwater management for any drainage into the state facilities. The applicants will be responsible for providing a drainage study to demonstrate that no net increase in runoff would occur from the project. Prior to the issuance of building permits, Caltrans requests that a copy of the drainage report be submitted to Caltrans for review and concurrence including adequate information to demonstrate that drainage shall either be directed away from the State's facilities or that the facilities have adequate capacity for the drainage.

The encroachment permit will also need to address that the sidewalk facilities and driveway aprons meet current Americans with Disabilities Act (ADA) requirements.

Prior to the hearing please provide our office with a copy of the staff report, recommended conditions of approval, and the notice of the public hearing on this matter. If you have any questions, or if the scope of this project changes, please call me at 225-3369.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcelino".

MARCELINO GONZALEZ
 Local Development Review
 District 2

**Notice of Availability/Notice of Intent to Adopt/ Notice of Public Hearing
Mitigated Negative Declaration**

NOTICE IS HEREBY GIVEN that the City of Yreka invites public review and written comment on the environmental document prepared for the following project:

Conditional Use Permit: CUP # 4188 and MND #4189(Norton Investments, Inc.). The proposed project consists of construction, establishment, and operation of a new 19,028 square foot retail store (Tractor Supply Company) with an outside sales area of 15,320 square feet on an existing +- 3-acre parcel. The vacant parcel is located at 1455 State Route 3 which is at the northwest corner of Greenhorn Road and South Main Street/State Route 3 in the City of Yreka. The parcel is zoned CH, Commercial Highway and the General Plan designation is GC, General Commercial. The Assessor's Parcel Number is 062-011-430.

The City of Yreka has prepared a Mitigated Negative Declaration for the project. The Mitigated Negative Declaration is being circulated to the general public and to public agencies for their review and comment. The document is being circulated for a 30-day public comment period which begins on **November 8, 2013** and ends on **December 9, 2013**. The Mitigated Negative Declaration and all attachments are available for review at City Hall, on the City's website at www.ci.yreka.ca.us, and posted in the County Clerk's Office. Written comments on the Mitigated Negative Declaration will be accepted until 5 p.m. on **December 9, 2013** at the following address:

Yreka City Hall - Planning Department
701 Fourth Street
Yreka, CA 96097

All comments will be included as part of the public record for this project. Unsigned, facsimile, or illegible comment letters cannot be accepted by the City.

The project will be scheduled for a public hearing before the Yreka Planning Commission on December 18, 2013 at 6:30 p.m. Should any person challenge either the environmental determination or the project proposal in court, that person may be limited to raising only those issues delivered to the City of Yreka prior to the close of the public comment period on **December 9, 2013**. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the decision making body may require and/or approve an alternative environmental determination pursuant to the requirements of CEQA.

For more information regarding the proposed project or the public hearing, please contact Liz Casson at casson@ci.yreka.ca.us or 530-841-2324.

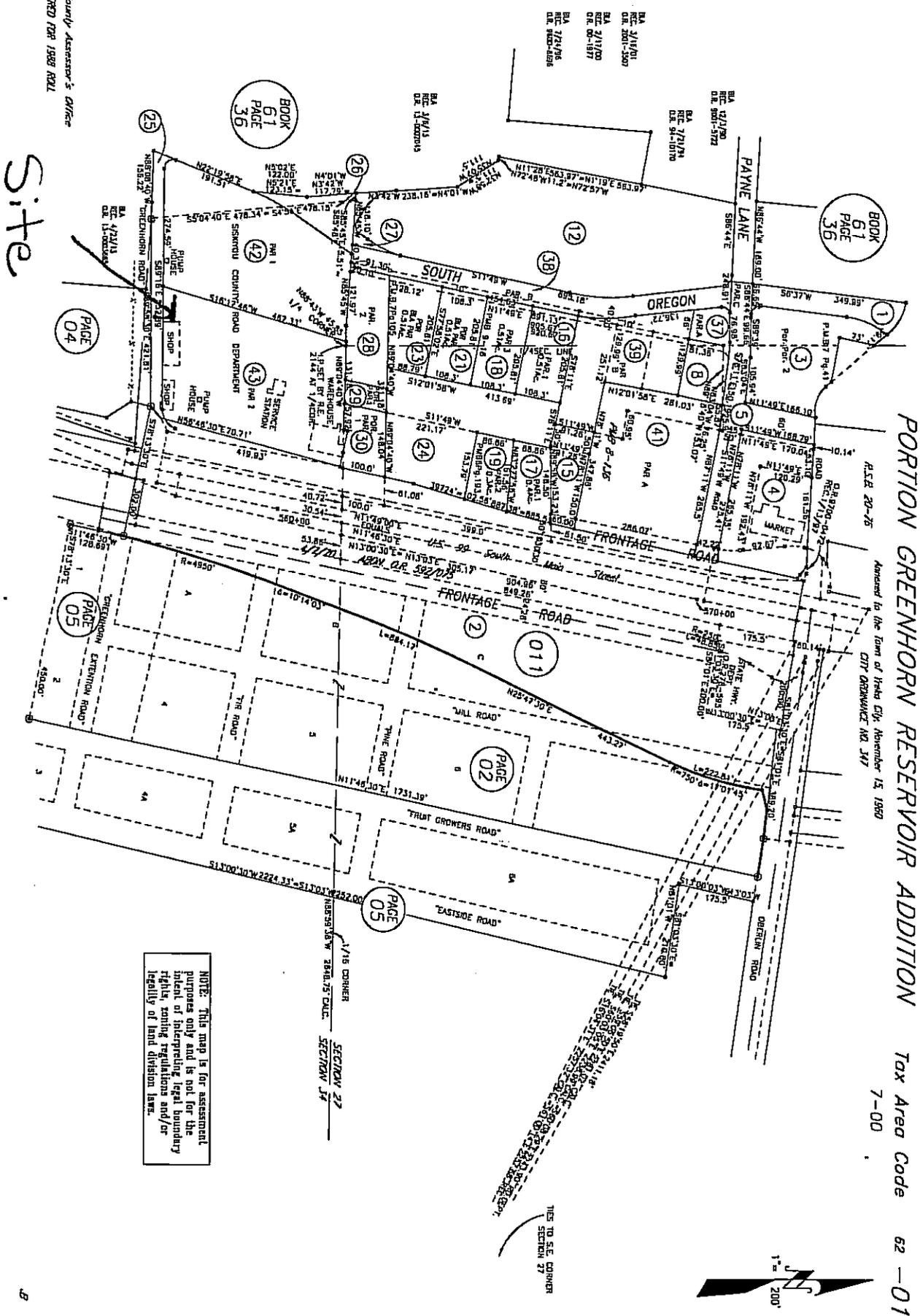
Liz Casson, City Clerk

PORTION GREENHORN RESERVOIR ADDITION Tax Area Code 62-01

Amended to the form of Idaho City, November 13, 1980
CITY ORDINANCE NO. 317

7-00

62-01



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Site

Shoshone County Assessor's Office
RECOMMENDED FOR 1988 ROLL

BA REC 3/11/81
CR 2001-3500
BA REC 3/11/80
CR 00-1877
BA REC 7/21/81
CR 94-1070
BA REC 7/21/81
CR 102-988

BA REC 12/1/80
CR 5001-3772
BA REC 7/21/81
CR 94-1070

BOOK 61
PAGE 36

BOOK 61
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THIS TO SE CORNER
SECTION 27

1/16 CORNER
SECTION 27