

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 21<sup>TH</sup> DAY OF AUGUST, 2013

On the 21<sup>th</sup> day of August, 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 Chair Leal and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: None

Disclosure: – Commissioner Baird disclosed that she had been approached by Mary Stidham of Thanks a Latte (143 Moonlit Oaks Ave.) regarding Item # 2 – Vesting Tentative Parcel Map. Commissioner Baird stated that she advised Ms. Stidham that since this was a matter for Planning Commission consideration, that she was unable to discuss the matter, and invited Ms. Stidham to attend the meeting.

**PUBLIC COMMENTS** - None.

Consent Calendar: Chair Leal 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 special meeting held on June 26, 2013.

Following Commission discussion, Commissioner Knitter moved to approve the minutes of the special meeting on the consent calendar as submitted.

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

Chair Leal thereupon declared the motion carried.

Discussion/Possible Action – Proposed Vesting Tentative Parcel Map: VTPM2013-01 (Willis) application submitted by Best Development Group to create two parcels of 0.70 acres and 0.63 acres from an existing 1.38 acre parcel.

The Commission reviewed the Vesting Tentative Parcel Map: VTPM2013-01 (Willis). Consideration of a proposed general rule exemption and vesting tentative parcel map for a minor subdivision creating two parcels of 0.70 acres and 0.63 acres, M-1 (Light Industrial) zone, General Plan designation I (Industrial). Project Address: 1805 Ft. Jones Road (State Route 3) Yreka, California. Assessor's Parcel No. 62-161-230. Project applicant is Best Development Group.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background - The proposed project is a request to divide an existing 1.38-acre parcel into two (2) parcels of 0.70 acres and 0.68 acres in size. The subject property is currently a vacant and unoccupied parcel of land located south of and adjacent to the Burger King fast-food restaurant, located at 1803 Ft. Jones Road. The property is zoned M-1 (Light Industrial) zone, General Plan designation I (Industrial).

The proposed project to be considered by the Planning Commission is only the request to divide the property into two (2) parcels. The Planning Commission previously approved a Conditional Use Permit and Negative Declaration with mitigation measures for this site. Best Development Group from Sacramento has submitted a Site Plan Application to construct a new 1,800 sq. ft. single story structure for the operation of a Starbucks Coffee shop with a drive through window on Parcel "A" of the proposed Parcel Map, in accordance with the previously approved Conditional Use Permit and Negative Declaration.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on August 5, 2013 and A Notice of Public Hearing was published in the Siskiyou Daily News on August 7, 2013.

City Staff recommends approval of the Vesting Tentative Parcel Map Permit No. 4177 subject to the proposed findings and conditions with the determination that this project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061 (b)(3).

Public Hearing - This being the time and date set for the public hearing, Chair Leal opened the hearing to the audience.

Brian Lee Smith of Bray & Associates Civil Engineering & Land Surveying was present to answer questions regarding the proposed Vesting Tentative Parcel Map.

There being no statements or comments from the audience, Chair Leal closed the public hearing and discussion was opened to the Commission.

Following Commission discussion, Commissioner Ohlund's moved to make the finding that the proposed project is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061 (b) (3) and approve Permit No. 4177 approving the Vesting Tentative Parcel Map creating two (2) parcels subject to the findings and conditions as submitted.

#### FINDINGS:

1. The proposed map complies with the requirements of Title 15, Subdivisions, of the Yreka Municipal Code, the Subdivisions Map Act, and zoning laws of the City, and all applicable state laws.
2. The vesting tentative parcel map is consistent with the applicable general and specific plans of the City of Yreka.

3. The design and improvements of the proposed vesting tentative parcel map are consistent with the applicable general and specific plans of the City of Yreka.
4. The site is physically suitable for the proposed density of development.
5. The site is physically suitable for the type of development.
6. The design of the vesting tentative parcel map and the proposed improvement will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
7. The design of the vesting tentative parcel map and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed vesting tentative parcel map.
8. The Vesting Tentative Map is exempt from an environmental review pursuant to California Environmental Quality Act (CEQA) Section 15061(b)(3).

The foregoing findings are based upon the following:

The design of the vesting tentative parcel map and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for an M-1 zone within an existing M-1 zone neighborhood. There will be adequate street access and traffic circulation for the newly created lots in that the subject property has frontage on Fort Jones Road (State Route 3).

Conditions of approval will provide maximum land use compatibility between the proposed M-1 zone development and the existing M-1 zone neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

The following conditions shall be met prior to the recordation of the final parcel map except as otherwise specified in the conditions:

1. Parcels to conform to the minimum lot sizes and improvements required in an M-1 zone as set forth in Chapter 16.40 of the Yreka Municipal Code.
2. Extension of water mains, sewer mains, and storm drains along the frontage of each parcel created as determined by the Director of Public Works.
3. Construction of sewer laterals and water services to each parcel created.
4. The following statement shall be placed on the Parcel Map: "At such time as a permit or other grant of approval for development of a parcel is issued the following improvements are required: installation of curb, gutter, sidewalk, street light, and street repair and/or construction between existing pavement and gutter lip along the street frontage adjoining the parcel in accord with City standard specifications."

5. A five (5) foot utility easement along all street frontages for public utilities shall be shown on the map per Instrument # 05-0006557 of Official Records.
6. A twenty (20) foot sewer easement along all street frontages for public utilities shall be shown on the map per Document # 05-0006558 of Official Records.
7. A twenty-four (24) foot wide non-exclusive easement for the purposes of providing a secondary point of ingress/egress and for public utility purposes along the western parcel boundary per Parcel Map Book 13, page 65, shall be shown on the map.
8. A final grading plan for proposed vesting tentative parcel map shall be submitted to the Building Official and approved prior to developer being issued a grading permit by the Yreka Building Department.
9. A storm water drainage plan and detention analysis shall be submitted and approved by Building Official/Director of Public Works prior to start of construction of any on-site grading. Onsite storm water detention is required. A Storm Water Pollution & Prevention Plan (SWPPP) may be required to comply with California State Law.
10. Improvement plans for all public improvements must be approved by the Director of Public Works, prior to improvement construction. All improvement plans shall be prepared by a registered civil engineer licensed to practice in the State of California. Contractor shall obtain an Encroachment Permit from the City of Yreka Public Works Department prior to any construction in the public right of way of the City or any construction affecting any City public improvements. Public improvements include, but are not limited to water, sewer, storm drain, street, curb, gutter, sidewalk, and street lights. The street pavement structural section shall be based on "R" values with a minimum section of 2 inches asphalt concrete over 6 inches of aggregate base rock. Reference: Yreka Municipal Code, Chapter 15.32.
11. Contractor shall obtain an Encroachment Permit from Caltrans prior to any construction in the public right of way of the State (Main Street/State Route 3).
12. Construction/installation of all other necessary improvements pursuant to Yreka Municipal Code and the City's Public Works Standards.
13. Should any previously unidentified archaeological and/or paleontological resources be revealed during any 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.
14. Should any human remains be found during construction in the area, work 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.

15. All grading and construction work on the project site shall 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.

16. As required in the Noise Element of the General Plan, construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m. and all internal combustion engines used in conjunction with construction activities will be muffled in accordance with equipment manufacturer requirements.

17. Full compliance with the Subdivision Map Act and Title 15, Subdivisions, of the Yreka Municipal Code, and all other applicable city, state, and federal codes.

18. Filing of final subdivision map within twenty-four months from date of Planning Commission approval, with a copy to the Planning Department.

19. Applicant shall within one business day of initial project approval, submit to the Planning Department a check payable to the Siskiyou County Recorder's Office in the amount of \$50.00 (or fee as may be modified by Fish and Game) to cover posting costs in order to allow the project's Notice of Exemption to be filed within the statutorily required timeframes. The applicant has the sole responsibility to ensure timely compliance with this condition.

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

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

---

Steve Leal, Chair  
Approved by motion of the Planning  
Commission on October 16, 2013