

AGENDA
YREKA PLANNING COMMISSION
Yreka City Council Chamber – 701 Fourth Street, Yreka, Ca.
September 16, 2015 at 6:30 P.M.

Call to Order

Pledge of allegiance

Conflict of Interest Declaration – Planning Commissioners

PUBLIC COMMENTS: This is the time for public comments. Commissioners may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. If you are here to make comments on a specific agenda item, you may speak at that time. If not, this is the time. Please limit your remarks to 5 minutes.

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 item:

a. Approval of Minutes of the meeting held August 19th, 2015.

2. Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit to construct, establish and operate a storage yard.
Property location 1752 S. Oregon Street, Yreka, California,
CH (Commercial Highway) Zone and GC (General Commercial) General Plan Designation.
Assessor’s Parcel Number: 062-011-280.

Project applicant is Hunter Communications Inc.
Project Number: Conditional Use Permit # 4261

- a. Staff Report
- b. Public Hearing
- c. Decision
 - Categorical Exemption
 - Adopt Resolution No. 2015-8 Approval of Conditional Use Permit # 4261 at 1752 S. Oregon Street (062-011-280).

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 19th OF AUGUST 2015

On the 19th day of August, 2015 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 Osborn and present were:

Commissioners: Duane Kegg, Diane Knitter, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent – Steve Leal

Conflict of Interest Declaration – Commissioner McCoy declared a conflict of interest on Item 2, Sign Use Permit (Applicant: Siskiyou Central Credit Union).

PUBLIC COMMENTS:

Consent Calendar - Chair Osborn 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 May 20, 2015.

Following Commission discussion, Commissioner Rolzinski moved to approve the minutes of the regular meeting held May 20, 2015 as submitted.

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

Chair Osborn thereupon declared the motion carried.

Discussion/Possible Action – Discussion/Possible Action – Consideration of proposed categorical exemption and Sign Use Permit for a double sided internally illuminated sign cabinet post sign with Electronic Time and Temperature Reader Board 84” x 60” (70 sq. ft. total).

Planning Commission McCoy announced his recusal, stating that he has a conflict of interest by reason of serving as a Board of Director for the Siskiyou Central Credit Union and therefore recused himself and left the Council Chambers.

The Commission reviewed Resolution No. PC 2015-07 Sign Use Permit for a reader board sign. Property location is 845 Fourth Street, Yreka, California, RPO (Residential Professional Office) Zone and MDR (Medium Density Residential) General Plan Designation. Assessor’s Parcel Number: 061-162-050.

Assistant City Manager Liz Casson presented the Commission with the staff report and the following background – Yreka Municipal Code (YMC) Section 13.08.040 (b) states that Sign Use Permit requests are discretionary applications and shall require planning commission approval pursuant to the requirements of Chapter 16.44 of the Zoning Ordinance. YMC 13.08.050 gives additional criteria for sign approval applicable only to use permits.

YMC Section 13.12.030 states in part: “Time and temperature and electronic reader boards may be permitted by approval of a sign use permit only when it can be determined such electronic sign will not have a negative effect on traffic safety or otherwise negatively affect the neighborhood.”

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 CEQA Guidelines Section 15311(a), “On-premise Signs”.

Notification of the public hearing was mailed to property owners/occupants located within 300 feet of the proposed project on August 3, 2015 and a Notice of Public Hearing was published in the Siskiyou Daily News on August 7, 2015.

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

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

Applicants Pat Veale and Becky Ives from the Siskiyou Central Credit Union and Michael Sunday of Signs Etc. Inc. was present to answer questions regarding the application.

Correspondence was received from Charles T. Harrison Jr. in opposition to allow a reader board sign in the evening hours within the RPO zone.

Following Commission discussion, Commissioner Ohlund moved to make the findings that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311(a), “On-premise Signs” of the CEQA Guideline.

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

Chair Osborn thereupon declared the motion carried.

Commissioner Ohlund moved to adopt Planning Commission Resolution #PC 2015- 07 making the findings and subject to the Conditions and Approval and approve Sign Use Permit # 4257, to allow the Reader Board Sign.

The following conditions shall be complied with at all times that the sign use permit is in effect:

1. The installation of a double-sided internally illuminated sign cabinet post sign with electronic time and temperature reader board shall comply with the specifications and plans approved by the Planning Commission on August 19, 2015 and shall serve only to identify the business carried on said premises as stated in Yreka Municipal Code Section 13.12.050.
2. The sign shall be erected in accordance with the specifications and plans submitted for Siskiyou Central Credit Union by Signs Etc. Inc. approved by the Planning Commission on August 19, 2015, and shall not be deviated from without prior review and approval of the Planning Commission.
3. The sign shall be erected in accordance with the California Building Standards Code and Title 13, Signs, of the Yreka Municipal Code. Including Section 13.080.050 (4) that provides sign illumination, where allowed by provisions of Title 13 shall be at the lowest level consistent with adequate identification and readability.
4. Permittee shall obtain a building permit and shall pay the necessary fees therefore prior to installing an internally illuminated electronic time and temperature reader board post sign.
5. The sign shall harmonize with the materials, colors, textures, sizes, shape, heights, locations, and designs of the buildings, properties, or neighborhood of which they are a part, and as approved by the Planning Commission.
6. The reader board sign shall comply with Yreka Municipal Code Section 13.12.030. The electronic reader board sign shall not flash on and off or simulate any motion through a series of rapid light changes and shall not be installed, designed or used to attract attention by any flashing on and off, or simulating any motion through a series of rapid light changes. For purposes of this permit, "flashing on and off" means blinking, flashing or fluttering lights, or a changing light intensity, brightness or color.
7. The reader board sign shall be placed on a timer that would turn off in the evening hours so that it will not disturb the residents in the vicinity.
8. The sign shall be removed within thirty days after the business closes and is no longer in operation on the property upon which the sign is located.
9. The sign use permit shall expire and terminate if not used within one (1) year from the date of approval. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

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

08/19/2015

-4- PC

Chair Osborn thereupon declared the motion carried.

The foregoing Resolution #2015-07 was adopted by the Planning Commission on the 19th day of August, 2015 by the following vote: Ayes: 5, Nays: 0

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

Matt Osborn, Chair
Approved by motion of the Planning
Commission on September 16, 2015



CITY OF YREKA
PLANNING COMMISSION AGENDA MEMORANDUM

To: Yreka Planning Commission

Prepared by: Steve Baker, City Manager

Agenda Title: Discussion/Possible Action – Consideration of proposed categorical exemption and Conditional Use Permit for the establishment and operation of a Storage Yard Facility for the storage of equipment and materials associated with fiber optic cable construction.

Meeting date: September 16, 2015

Discussion:

The City has received the attached application for a Conditional Use Permit (Attachment A) for the establishment and operation of a Storage Yard Facility for the storage of equipment and materials associated with fiber optic cable construction to be located at 1752 S. Oregon Street, Yreka.

Upon review of the application, staff finds that the proposed use is in conformance with the applicable policies of the City of Yreka General Plan and is consistent with the applicable zoning provisions. With the conditions of approval, attached as Attachment “C”, the proposed use as a Storage Yard Facility meets with the intent and requirements of the CH (Commercial Highway) zoning district, and staff is recommending approval.

Background:

The subject property is zoned CH – Commercial Highway. Yreka Municipal Code (YMC) Section 16.36.070 (k) provides that a use such Storage buildings and yards is a permitted use in the CH Zone upon approval of a conditional use permit.

Parking:

The proposed use is for a private storage facility. Off-street parking facilities are not required for this use, however, parking facilities would be required if an office was built on site. At such time, Permittee will be required to comply with YMC Section 16.54.090, standards for off-street parking facilities.

Analysis:

The CH Zone is intended to serve as the commercial land use zone district for areas outside of the commercial downtown district. Located along major roadways, this district provides a variety of commercial uses. The proposed use will not generate significant noise or lighting; and will not increase traffic beyond the capacity of existing infrastructure in the area, which is sufficient to accommodate commercial uses.

In accordance with YMC Section 16.44.040, a conditional use permit may 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.

Environmental Determination:

The Planning Department believes that the proposed project meets the requirements for an exemption from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines

Section 15332 In-fill Development Projects - "Development on a vacant site or underutilized parcel of land within and established urban area."

- The project is an allowable use pursuant to the City of Yreka General Plan and Zoning Ordinance.
- The proposed development occurs within the city limits on a project site of approximately 0.600 acres substantially surrounded by urban uses.
- The project site has no known value as habitat for endangered, rare or threatened species.
- The project site is located on S. Oregon Street, which is considered a Collector Street, designed to carry moderately heavy traffic volumes. The proposed project is not anticipated to create significant additional traffic or result in significant effects relating to noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

The Planning Commission must consider the proposed CEQA exemption together with any comments received during the public review process. Further, the exemption can only be approved if the Commission finds, based on the whole record before it, that there is not substantial evidence that the project will have a significant effect on the environment.

Staff Recommendation:

Staff recommends that the Planning Commission utilize the following process for the consideration of this matter:

1. Accept a presentation of the project 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.

Recommended Motion:

If the Planning Commission determines that it intends to approve the proposed project as requested in the application for CUP #4261, staff presents the following motions for consideration

1. Categorical exemption:

I move that the Planning Commission determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill Development of the CEQA Guidelines.

2. Conditional Use Permit #4261:

I move that the Planning Commission adopt Planning Commission Resolution #PC 2015-8 making the findings and subject to the Conditions of Approval presented as Attachment C, and approve Conditional Use Permit #4261, to allow the establishment and operation of a storage yard facility.

Attachments: Attachment A - Conditional Use Permit Application and project description.

Attachment B – Site Plan and Aerial of Proposed Site.

Attachment C – Findings and Conditions of Approval for CUP #4261.

Attachment D – Planning Commission Resolution # PC 2015-8.

Approved by:



Steven Baker, City Manager

CITY OF YREKA
PLANNING DEPARTMENT APPLICATION

CITY FEES:

- Use Permit - Administrative approval...\$ 75.00
Minor Conditional Use Permit - P.C. approval... \$150.00
Moderate Conditional Use Permit - P.C. approval...\$200.00
Major Conditional Use Permit - P.C. approval...\$500.00 deposit/cost
Public Hearing...\$ 75.00 (Minimum fee) deposit/cost
P.H. - Project notice circulation, 1-20 notices...\$ 25.00
P.H. - 21 or more notices...\$25.00 plus 1.00/parcel over 20
E.R. - Preliminary review...\$ 50.00
E.R. - Negative Declaration...\$ 200.00 deposit/cost
E.R. - Mitigated Negative Declaration... Actual cost
Environmental Impact Report... Actual cost
Site Plan Review - (No Use permit required)...\$ 200.00 deposit/cost
Site Plan Review - (Use permit required)...\$ 200.00 deposit/cost
Lot Line Adjustment (BLA) - Administrative approval...\$ 200.00

- Annexation...\$ 750.00 deposit/cost
Appeals - Planning Commission...\$ 100.00
Appeals - City Council...\$ 150.00 plus publication
Certificates of Compliance...\$250.00 deposit/cost
Reversion to Acreage...\$ 500.00 deposit/cost
General Plan Amendment...\$ 750.00 deposit/cost
Rezone...\$ 750.00 deposit/cost
Planned Unit Development...\$ 750.00 deposit/cost
Variance...\$250.00 deposit/cost
Other \$

STATE FISH AND WILDLIFE FEES*:

- County Clerk Processing Fee...\$ 50.00 actual cost
Fish and Wildlife fee * \$ To Be Determined
Other \$

DATE: August 6, 2015

ASSESSOR'S PARCEL NUMBER: 062-011-280

APPLICANT: Hunter Communications Inc.

TELEPHONE NUMBER: (541) - 414-1440

APPLICANT ADDRESS: 801 Enterprise Dr., Central Point, OR 97502

IF OTHER THAN APPLICANT,
NAME OF PROPERTY OWNER:

PROPERTY OWNER ADDRESS: 801 Enterprise Dr., Central Point, OR 97502

PROJECT LOCATION: 1752 S. Oregon St. , Yreka, CA 96097

DESCRIPTION OF PROPOSED PROJECT: Construction of storage yard with a 6' security fence, lighting, and security cameras, and construction of a Point of Presence (POP) compound consisting of a 20'x11'-6" prefab utility building, emergency generator, & propane fuel tank, surrounded by a 6' high security fence with a vehicle gate.

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 \$3,069.75 if an Environmental Impact Report is prepared or \$2,210.00 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 Categorically exempt requires no further fees.

APPLICANT SIGNATURE:

PROPERTY OWNER'S SIGNATURE: (REQUIRED)

Property Owner's Acknowledgement of application submittal

***TO BE COMPLETED BY CITY STAFF:

*** DATE APPLICATION RECEIVED AS COMPLETE:

*** ZONE:

*** GENERAL PLAN DESIGNATION:

*** PERMIT NUMBER: 4261

Project Description

The property is located at 1752 S. Oregon Street, Assessor's Parcel No. 062-011-280, and is currently vacant.

The applicant intends to construct a storage yard with a 6' security fence, lighting, and security cameras and a Point of Presence (POP) compound consisting of a 20' x 11'-6" utility shelter to house electronic equipment associated with fiber optic cable, an emergency generator and propane fuel tank, to keep the shelter equipment electrified in the event of an emergency power outage surrounded by a 6' security chain link fence, with an entrance separate from the security yard.

The entire lot will be landscaped along the frontage facing the street. The areas inside the fencing will be covered with 4" of crushed rock on top of landscape fabric to prevent weed growth.

Nature of the Use:

The storage yard will be used to store equipment and materials associated with fiber optic cable construction and installation, and will be unoccupied except for occasional visits (weekly) to collect equipment and material for use or to store equipment or material for later use.

The utility shelter will be used to house electronic equipment and will be unoccupied except for occasional (monthly) visits by maintenance personnel.

Potential Traffic Generation:

The storage yard will be generally unoccupied except for occasional (2± visits per week) visits by personnel to store or collect equipment and/or materials. The traffic generated would be one or two trucks per visit, and would be negligible.

Benefit to surrounding neighborhood:

The benefit to the community for the storage yard is to put into appropriate use, currently unused land, thereby increasing the value of the currently unused land, and enhancing the value of the neighboring properties.

The benefit to the community for the POP installation is to help meet the growing public demand for the use of smart phone and personal electronic devices which stream large volumes of data over cellular communications networks. This demand has required an increase in the capacity for transmitting data. This POP will increase the bandwidth available to the public and increase the functionality of smart phones and wireless media devices to enhance public safety and economic development, as well as provide additional communication capacity for 911, schools and healthcare providers. Certain new generation data services will also be enhanced and made usable for the area covered by this particular project. These services include future enhancements in the ability to "geo-locate" users who initiate 911 calls in remote areas.

Adverse affect on surrounding neighborhood:

None. The surrounding neighborhood consists of vacant property and commercial property. The proposed use will not generate noise, traffic, odors, or create any other impacts to the surrounding neighborhood. Parking will be on-site within the storage yard. And lighting will utilize cut-off or hooded fixtures to prevent glare on adjacent properties.

Size and placement:

The storage yard will consist of a fenced area encompassing the full width of the .6 acre parcel at 1752 S. Oregon Street, Yreka, CA., from the back lot line to the East to the rear of the fenced POP compound to the West, an area of approximately 100' (width) x 150' (length).

Point of Presence (POP) compound will be a fenced area approximately 50' x 60', enclosing a 20' x 11'6" utility shelter, a generator, and a propane fuel tank, located in the Southwest corner of the .6 acre parcel.

Attachment B
Proposed Site



FINDINGS AND CONDITIONS OF APPROVAL

In accordance with the application for approval of a Conditional Use Permit for a storage yard facility on the property located at 1752 S. Oregon Street, Yreka, CA. Assessor's Parcel No. 062-011-280, the City of Yreka approves the Conditional Use Permit subject to the following findings and conditions:

The following findings of fact have been determined:

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 vicinity of the proposed use.

The proposal to construct, establish and operate a storage yard for the storage of equipment and materials associated with fiber optic cable construction would not be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the vicinity. The proposal would not generate significant noise, and lighting would utilize cut-off or hooded fixtures to prevent glare on adjacent properties. The proposed use of the site is 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 use is compatible with the policies and objectives of the zoning ordinance for the CH (Commercial Highway) zone. The use is consistent with the existing uses of the surrounding area and is consistent with the City of Yreka General Plan.

3. The project meets the requirements for an Exemption from further review under the provisions of the California Environmental Quality Act pursuant to Section 15332, In-fill Development Projects, of the California Public Resources Code:

- The project is an allowable use pursuant to the City of Yreka General Plan and Zoning Ordinance.
- The proposed development occurs within the city limits on a project site of approximately 0.600 acres substantially surrounded by urban uses.
- The project site has no known value as habitat for endangered, rare or threatened species.
- The project is located on S. Oregon Street, which is considered a Collector Street, designed to carry moderately heavy traffic volumes. The proposed project is not anticipated to create significant additional traffic or result in significant effects relating to noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Conditions of Approval:

Permittee is granted a Conditional Use Permit to construct, establish and operate a storage yard for the storage of equipment and materials associated with fiber optic cable construction and installation on the property located at 1752 S. Oregon Street, Assessor's Parcel No. 062-011-280 **subject to full compliance with the following conditions:**

1. All conditions hereinafter set forth shall be complied with by the Permittee prior to issuance of a certificate of occupancy. 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. Permittee shall comply with all elements of the project application including site and landscape plans as approved.
3. Minor changes may be approved by the City Manager, or his designee, upon receipt of a substantiated written request by the applicant, or their respected designee, with all required fees. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require an application for amendment for approval by the City of Yreka with all applicable fees paid by the applicant.
4. Site development and grading shall be designed to provide access to all entrances and exterior ground-floor exits and to normal paths of travel and shall incorporate pedestrian ramps, curb ramps, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger-loading zones if provided, and public streets or sidewalks. When more than 1 building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities, accessible element, and accessible spaces that are on the same site. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site.
5. Sewer lines, waterlines, electric-service facilities, and other utilities; drainage facilities; necessary electric- and public-service easements; and street dedications are to be provided in accordance with the Yreka Municipal Code and as specified by the Engineering Division.
6. New utilities within the project, including, but not limited to, electric, cable television, and phone, shall be installed underground.

7. All commercial developments shall have backflow prevention devices on domestic and fire services as required by the City of Yreka Construction Standards.

8. Applicant shall note that the California Green Building Code Section 5.304.2 requires a separate water meter and water service for irrigation of landscape areas when a commercial project includes more than 1,000 square feet of irrigated landscape. All utility and landscape plans shall depict the proposed location of the water meter and identify the total area of landscape proposed with the project.

9. On-site and street-side fire hydrants are to be installed in accordance with the California Fire Code in locations approved by the City Fire Marshal. Fire hydrants shall have a fire flow meeting Appendix III-B of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter. If a hydrant is located on private property, adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.

10. Storm-drain facilities shall be designed consistent with the requirements of City Construction Standards. Project design shall incorporate Best Management Practices (BMPs) to minimize the polluting of stormwater, both during construction and long-term. Should the maintenance costs of the long-term pollution control measures exceed typical storm-drain-system costs, such costs shall be borne by the project by way of a landscape maintenance district, escrow account, or other such financing mechanism.

11. Prior to improvement-plan approval, the developer must obtain approval for proper management of stormwater peak flows in accordance with Technical Memorandum Storm drain system design & Evaluation Criteria for City of Yreka, dated July 14, 2006 and the specifications of the City Engineer. Such measures shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. A drainage report shall be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of project improvement plans.

12. Permittee shall obtain approval of all required public improvements through the Department of Public Works and its encroachment permit process for construction of and/or connection to any City sewer, water, or storm drain. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed. Site plan approval does not include approval of any public improvements.

13. Streetlights will be installed in accordance with City Construction Standards as need.

14. An encroachment permit shall be obtained prior to any work, including curb, gutter,

sidewalk, and driveway approach, in the public right-of-way, or affecting public improvements.

15. Permittee shall submit a grading plan for review and approval prior to construction or any on-site grading. The plans for public improvements and for grading are to be submitted to and approved by the Department of Public Works and the Building Official, respectively.

16. The site and landscape plans submitted by Hunter Communications and approved by the City shall not be deviated from unless prior written approval is secured.

17. Off-street parking facilities are not required for this Use Permit, however, parking facilities would be required if an office was built on site. At such time, Permittee will be required to comply with Yreka Municipal Code Section 16.54.090 (Standards for off-street parking facilities), including but not limited to: The parking area, aisles and access drives shall be constructed with a minimum six-inch base and double chip seal so as to provide a durable, dustless surface and shall be so graded and drained to dispose of surface water, with the design and specifications of such work subject to the approval of the City Engineer and Building Official.

18. Aesthetics

- a. Storage area to be improved with compacted $\frac{3}{4}$ " – (4" deep) porous base rock over prepared subgrade with filter fabric in accordance with approved site plan. Permittee shall implement regular weed control of the storage area to prevent weeds from growing up through the gravel.
- b. Landscaping shall be installed to screen the property.

19. Landscaping shall be installed in accordance with the landscape plan submitted and approved by the Planning Commission, and shall be completed prior to issuance of a certificate of occupancy or until security is posted in the amount of one hundred fifty percent (150%) to cover the costs of the unfinished work.

20. 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 in accordance with Yreka Municipal Code Section 16.52.030 (E).

21. Permittee shall obtain a building permit and shall pay the necessary fees including Utility Services, Impact and Connection fees prior to starting construction. Public infrastructure improvements such as curb, gutter, sidewalk, streetlights, curb ramps, driveway approaches 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.

22. Exterior lighting shall be directed inward to reduce off-site light impacts. Exterior lighting shall be limited to a maximum off-site light escape of one-foot candle at the property line.
23. Exterior Mechanical equipment and/or HVAC units must be screened. Trash enclosure must contain opaque gates to screen visibility of the trash dumpster.
24. Permittee shall comply at all times with the zoning district regulations for the *CH Commercial Highway zone* as set forth in section 16.36 of the Yreka Municipal Code.
25. Permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that structure meets building standards and the fire regulations of the Uniform Building and Fire Codes prior to use.
26. Permittee shall comply with Yreka Municipal Code Section 11.01.075 - It shall be the responsibility of anyone engaging in construction or demolition work to restrict the hours of work activity on the site as follows: No construction equipment shall be operated nor any outdoor construction or repair work shall be permitted within five hundred feet from any occupied residence except during the hours of seven a.m. to seven p.m., Monday through Saturday, and eight a.m. to five p.m., on Sunday. Interior work which would not create noise or disturbance noticeable to a reasonable person of normal sensitivity in the surrounding neighborhood shall not be subject to these restrictions.
27. All grading and construction work on the project site shall incorporate the following debris and dust control measures:
 - The project shall apply for and receive approval of all necessary permits from the Siskiyou County Air Pollution Control District.
 - If visible soil material is carried onto adjacent public streets, such streets will be cleaned of the debris.
28. Permittee shall obtain a Sign Permit from the Planning Department prior to placing signs on the premises.
29. The site plan approval shall expire and the City may set hearings and take action to 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.
30. The applicant shall submit a signed copy of the Conditions of Approval to the City of Yreka Planning Division within ten (10) days of approval.

31. Within ten (10) days following the date of the decision of the Planning Commission, the decision may be appealed to the Yreka City Council. The appeal shall be filed with the Yreka City Clerk.

32. Applicant shall within one business day of initial project approval, submit to the Planning Department a check payable to the Siskiyou County Clerks Office in the amount of \$50.00 (or fee as may be modified by Fish and Game) to cover posting cost in order to allow the project's Notice of Exemption to be filed within the statutorily required timeframes. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days. The applicant has the sole responsibility to ensure timely compliance with this condition.

Required Signatures:

Print Name (Landowner)

Date

Signature (Landowner)

Date

Print Name (Applicant)

Date

Signature (Applicant)

Date

**PLANNING COMMISSION RESOLUTION PC 2015-8
APPROVING CONDITIONAL USE PERMIT # 4261
AT 1752 S. OREGON STREET, APN: 062-011-280
APPLICANT: HUNTER COMMUNICATIONS**

WHEREAS, Hunter Communications Inc. (applicant) has requested a Conditional Use Permit for a Storage Yard Facility to be located at 1752 S. Oregon Street, Yreka, California; APN: 062-011-280; and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments and to review and consider the application on September 16, 2015; and

WHEREAS, the Planning Commission has determined that, subject to approval of the Conditional Use Permit and the project Conditions of Approval, the request is consistent with the Yreka General Plan and the standards of Yreka Municipal Code; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 In-fill Development Projects of the California Public Resources Code:

- The project is an allowable use pursuant to the City of Yreka General Plan and Zoning Ordinance.
- The proposed development occurs within the city limits on a project site of approximately 0.600 acres substantially surrounded by urban uses.
- The project site has no known value as habitat for endangered, rare or threatened species.
- The project is located on S. Oregon Street, which is considered a Collector Street, designed to carry moderately heavy traffic volumes. The proposed project is not anticipated to create significant additional traffic or result in significant effects relating to noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

WHEREAS, the Planning Commission has made the following findings with respect to the requested Conditional Use Permit:

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 the proposed use.
2. The proposal will not be materially detrimental to property or improvements in the neighborhood.
3. The proposal will not be materially detrimental to the general welfare of the city.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF YREKA AS FOLLOWS:

Section 1. The Planning Commission hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The Planning Commission does hereby approve Conditional Use Permit #4261, subject to the following conditions:

1. All conditions hereinafter set forth shall be complied with by the Permittee prior to issuance of a certificate of occupancy. 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. Permittee shall comply with all elements of the project application including site and landscape plans as approved.
3. Minor changes may be approved by the City Manager, or his designee, upon receipt of a substantiated written request by the applicant, or their respected designee, with all required fees. Prior to such approval, verification shall be made by each Department that the modification is consistent with the application, fees paid, and environmental determination as conditionally approved. Changes deemed to be major or significant in nature shall require an application for amendment for approval by the City of Yreka with all applicable fees paid by the applicant.
4. Site development and grading shall be designed to provide access to all entrances and exterior ground-floor exits and to normal paths of travel and shall incorporate pedestrian ramps, curb ramps, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger-loading zones if provided, and public streets or sidewalks. When more than 1 building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities, accessible element, and accessible spaces that are on the same site. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site.
5. Sewer lines, waterlines, electric-service facilities, and other utilities; drainage facilities; necessary electric- and public-service easements; and street dedications are to be provided in accordance with the Yreka Municipal Code and as specified by the Engineering Division.
6. New utilities within the project, including, but not limited to, electric, cable television, and phone, shall be installed underground.
7. All commercial developments shall have backflow prevention devices on domestic and fire services as required by the City of Yreka Construction Standards.
8. Applicant shall note that the California Green Building Code Section 5.304.2 requires a separate water meter and water service for irrigation of landscape areas when a commercial project includes more than 1,000 square feet of irrigated landscape. All utility and landscape plans shall

depict the proposed location of the water meter and identify the total area of landscape proposed with the project.

9. On-site and street-side fire hydrants are to be installed in accordance with the California Fire Code in locations approved by the City Fire Marshal. Fire hydrants shall have a fire flow meeting Appendix III-B of the California Fire Code. In no case shall the water mains be less than 6 inches in diameter. If a hydrant is located on private property, adequate access shall be provided to and around the hydrant as determined by the Fire Marshal.

10. Storm-drain facilities shall be designed consistent with the requirements of City Construction Standards. Project design shall incorporate Best Management Practices (BMPs) to minimize the polluting of stormwater, both during construction and long-term. Should the maintenance costs of the long-term pollution control measures exceed typical storm-drain-system costs, such costs shall be borne by the project by way of a landscape maintenance district, escrow account, or other such financing mechanism.

11. Prior to improvement-plan approval, the developer must obtain approval for proper management of stormwater peak flows in accordance with Technical Memorandum Storm drain system design & Evaluation Criteria for City of Yreka, dated July 14, 2006 and the specifications of the City Engineer. Such measures shall address impacts from the 10-, 25-, and 100-year-storm events. Projects shall address peak flows to maintain predevelopment levels at all locations downstream of the project. A drainage report shall be prepared to the format outlined by the Engineering Division, stamped and signed by a qualified engineer, and provided to the Engineering Division with submittal of project improvement plans.

12. Permittee shall obtain approval of all required public improvements through the Department of Public Works and its encroachment permit process for construction of and/or connection to any City sewer, water, or storm drain. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed. Site plan approval does not include approval of any public improvements.

13. Streetlights will be installed in accordance with City Construction Standards as needed.

14. An encroachment permit shall be obtained prior to any work, including curb, gutter, sidewalk, and driveway approach, in the public right-of-way, or affecting public improvements.

15. Permittee shall submit a grading plan for review and approval prior to construction or any on-site grading. The plans for public improvements and for grading are to be submitted to and approved by the Department of Public Works and the Building Official, respectively.

16. The site and landscape plans submitted by Hunter Communications and approved by the City shall not be deviated from unless prior written approval is secured.

17. Off-street parking facilities are not required for this Use Permit, however, parking facilities would be required if an office was built on site. At such time, Permittee will be required to comply with Yreka Municipal Code Section 16.54.090 (Standards for off-street parking facilities), including but not limited to: The parking area, aisles and access drives shall be constructed with a minimum six-inch base and double chip seal so as to provide a durable, dustless surface and shall be so graded and drained to dispose of surface water, with the design and specifications of such work subject to the approval of the City Engineer and Building Official.

18. Aesthetics

- a. Storage area to be improved with compacted ¾" – (4" deep) porous base rock over prepared subgrade with filter fabric in accordance with approved site plan. Permittee shall implement regular weed control of the storage area to prevent weeds from growing up through the gravel.
- b. Landscaping shall be installed to screen the property.

19. Landscaping shall be installed in accordance with the landscape plan submitted and approved by the Planning Commission, and shall be completed prior to issuance of a certificate of occupancy or until security is posted in the amount of one hundred fifty percent (150%) to cover the costs of the unfinished work.

20. 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 in accordance with Yreka Municipal Code Section 16.52.030 (E).

21. Permittee shall obtain a building permit and shall pay the necessary fees including Utility Services, Impact and Connection fees prior to starting construction. Public infrastructure improvements such as curb, gutter, sidewalk, streetlights, curb ramps, driveway approaches 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.

22. Exterior lighting shall be directed inward to reduce off-site light impacts. Exterior lighting shall be limited to a maximum off-site light escape of one-foot candle at the property line.

23. Exterior Mechanical equipment and/or HVAC units must be screened. Trash enclosure must contain opaque gates to screen visibility of the trash dumpster.

24. Permittee shall comply at all times with the zoning district regulations for the *CH Commercial Highway zone* as set forth in section 16.36 of the Yreka Municipal Code.

25. Permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that structure meets building standards and the fire regulations of the Uniform Building and Fire Codes prior to use.

26. Permittee shall comply with Yreka Municipal Code Section 11.01.075 - It shall be the responsibility of anyone engaging in construction or demolition work to restrict the hours of work activity on the site as follows: No construction equipment shall be operated nor any outdoor construction or repair work shall be permitted within five hundred feet from any occupied residence except during the hours of seven a.m. to seven p.m., Monday through Saturday, and eight a.m. to five p.m., on Sunday. Interior work which would not create noise or disturbance noticeable to a reasonable person of normal sensitivity in the surrounding neighborhood shall not be subject to these restrictions.

27. All grading and construction work on the project site shall incorporate the following debris and dust control measures:

- The project shall apply for and receive approval of all necessary permits from the Siskiyou County Air Pollution Control District.
- If visible soil material is carried onto adjacent public streets, such streets will be cleaned of the debris.

28. Permittee shall obtain a Sign Permit from the Planning Department prior to placing signs on the premises.

29. The site plan approval shall expire and the City may set hearings and take action to 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.

30. The applicant shall submit a signed copy of the Conditions of Approval to the City of Yreka Planning Division within ten (10) days of approval.

31. Within ten (10) days following the date of the decision of the Planning Commission, the decision may be appealed to the Yreka City Council. The appeal shall be filed with the Yreka City Clerk.

32. Applicant shall within one business day of initial project approval, submit to the Planning Department a check payable to the *Siskiyou County Clerks Office* in the amount of \$50.00 (or fee as may be modified by Fish and Game) to cover posting cost in order to allow the project's Notice of Exemption to be filed within the statutorily required timeframes. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days. The applicant has the sole responsibility to ensure timely compliance with this condition.



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



September 1, 2015

Dear Property Owner/Property Occupant:

This is to notify you that property located within 300 feet of your parcel is being considered for a Conditional Use Permit as described below. State and City Code requires that you be notified of the time and place of the hearing on the application so you may attend the meeting and be heard on the matter should you so desire. The meeting date and time are listed in the public hearing notice as it appears below:

NOTICE OF PUBLIC HEARING

The Yreka City Planning Commission will hold a public hearing at 6:30 p.m., Wednesday, September 16, 2015 in the Council Chambers, 701 Fourth Street, Yreka, California, on the following proposed project:

CATEGORICAL EXEMPTION/CONDITIONAL USE PERMIT

An application for a proposed Categorical Exemption and Conditional Use Permit to construct, establish and operate a private storage yard facility to store equipment and materials associated with fiber optic cable construction and installation. Property location 1752 S. Oregon Street Yreka, California, CH (Commercial Highway) Zone and GC (General Commercial) General Plan designation. Assessor's Parcel No. 062-011-280. Project applicant is Hunter Communications.

It is anticipated that the proposed Conditional Use Permit will be determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill Development Projects of the CEQA Guidelines.

The application is on file in City Hall for public review. All interested persons are invited to attend the meeting and to participate in the public hearings or deliver written comments regarding the proposed project on or before **4 p.m. September 16, 2015**, to the following address:

YREKA PLANNING DEPARTMENT, 701 Fourth Street, Yreka, CA 96097.

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)

Liz Casson,
City Clerk