



550 Main Street
P. O. Box 470
Weed, CA 96094
(530) 938-5020
(530) 938-5096 (FAX)

PLANNING COMMISSION AGENDA REGULAR MEETING

Date of Meeting: July 16, 2025
Time of Meeting: 5:30 p.m.
Place of Meeting: Commission Chambers, 550 Main Street

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL:
- | | |
|--------------|-----------------|
| Chair | Martin Nicholas |
| Vice-Chair | Veronica Rivera |
| Commissioner | Derek Dewhurst |
| Commissioner | Brian Palmer |
| Commissioner | Robert Thomas |

3. NON-AGENDA PUBLIC COMMENT

This is the time set aside for those wishing to address the Commission on matters that fall under the authority of the Commission and are not listed on this agenda. No action may be taken by the Commission except to set the matter presented for the next regular Commission meeting.

4. CONFLICTS OF INTEREST

If a member of the Commission has a conflict of interest on any item on this agenda, this is the time to declare it. The Commissioner will step from the dais at the time the matter comes under Commission consideration.

5. AGENDA -

PUBLIC HEARING PROTOCOL

1. The Mayor/Chair introduces the agenda item.
2. Staff Report is presented.
3. Public Hearing is opened.
 - a. Presentation by Project Proponent/Consultant
 - b. Testimony by Interested Parties.
 - c. Rebuttal by Project Proponent.
 - d. Staff Response.
4. Public Hearing is closed.
5. City Council/Commission Discussion of Project.
6. Action.

Planning Commission will hold public hearing(s) to consider the following:

- A. Request for Use Permit to operate a short-term vacation rental:
651 Liberty Ave. 060-091-180 Jayson Jay.**

6. **APPROVAL OF MINUTES:** May 21, 2025

No formal motion is required to accept the minutes. If there are no corrections, the minutes stand approved as written.

7. **COMMISSIONER'S REPORTS**

Items presented here will be informational or for the purpose of inquiry and may result in subsequent action by staff responding at this time or at a future meeting.

8. **STAFF REPORTS**

9. **ADJOURNMENT**

Staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Office of the City, Clerk and are available for public inspection during normal weekday business hours. Information may be obtained by calling (530) 938-5020. City Council Minutes and Agendas may also be available on the City's website: <http://www.ci.weed.ca.us>. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 550 Main Street during normal business hours, or on the City's website at www.ci.weed.ca.us.



**CITY OF WEED
PLANNING COMMISSION
Staff Report**

MEETING DATE: July 16, 2025

REQUEST: Request for a Use Permit to Operate Short-Term Vacation Rental

LOCATION: 651 Liberty Ave, Weed, CA 96094
APN: 060-091-180

APPLICANT: Jayson Jay
9055 Redwater Dr. Antelope, CA 95843

PROPERTY OWNER: The Jayson and Michelle Jay Family Trust

RECOMMENDATION

"I move that the Planning Commission find that the proposed project is exempt from CEQA per CEQA Guidelines Section 15332 and approve a Conditional Use Permit for Jayson Jay, 651 Liberty Ave, Weed, CA 96094, APN 06-091-180, subject to conditions of approval in this Staff Report."

PROJECT/AREA DESCRIPTION

General Plan Designation: R-1, Single Family Residential
Zoning Designation: R-1, Single Family Residential
Property Size: 0.14 Acre (approx.)

PROPOSED PROJECT

The proposed project is for a conditional use permit (CUP) to allow a short-term vacation rental through Airbnb at 651 Liberty Avenue. (see Figure 1).



Figure 1 Site Location



Figure 2 Street View North



Figure 3 Street View South

ANALYSIS

The Weed Zoning Code (section 5.24) establishes the following requirements for a short-term vacation rental:

1. Applicants must pay an application fee to the city clerk. (§ 5.24.030c)
2. Applicant shall apply and pay the fee for a city business license upon the issuance of a permit and before offering any short-term rentals. (§ 5.20.040)
3. The applicant shall pay to the city a transient occupancy tax in the same amount and on the same terms and conditions as is required of hotels and motels operations within the city. (§ 5.24.050)
4. The applicant cannot offer the leased premises for short-term rental occupancy if the lease prohibits it. (§ 5.20.060)

The 1,406 square foot home was built in 1916, a 3-bedroom, 2-bathroom home. Concerns about short-term vacation rental usually come from parking issues, noise levels from occupants, and neighboring residents having a contact in case there are issues with the rental. (loud parties, etc.).

In order to address parking issues, the applicant must designate a parking spot for the unit and set a limit on motor vehicles for the unit.

As for noise levels, future occupants would need to comply with the maximum permissible sound levels for residential designations as established in the City's Municipal Code Chapter 9.18, Noise Control. Staff recommend applicant register with the Weed Police Department include contact information containing a phone number that can be reached during all hours in case of emergency at the home or loud parties, etc.

As for snow maintenance, the applicant as a property owner shall take reasonable and prompt measures to remove snow from, and treat ice with sand or other appropriate

material, to provide traction on sidewalks as stated in the City's Municipal Code Section 12.16.060, Snow removal from sidewalks.

With these provisions in place, Staff believes the short-term vacation rental at this location would not significantly disrupt the surrounding homes in the area.

ENVIRONMENTAL REVIEW

The proposed project meets the criteria for an exemption from the California Environmental Quality Act Guidelines (CEQA) Section §15061(3)

Project is exempt because it is a passive use in an existing facility. Renting residential rooms on short term basis is not a use that requires additional construction that expands the structure or otherwise requires construction or disturbance.

Per conditions of approval, the applicant will need to be responsible for maintaining the property.

FINDINGS

Section 18.32.040 of the Weed Municipal Code requires that the Planning Commission make the following findings to approve a Use Permit.

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of this development code.

Comment: The project site is zoned R-1, Single Family Residential. As mentioned in 5.24.030b vacation rentals are allowed in all zoning districts only upon the application and issuance of a conditional use permit by the planning commission. The proposed project requests a conditional use permit as a short-term vacation rental, therefore if the Commission approves the conditional use permit the project will be consistent with the R-1 zone district.

2. The proposed use is consistent with the general plan and any applicable specific plan.

Comment: The project site is designated Single Family Residential on the Land Use Map of the City of Weed General Plan. Since the conditional use permit allowing short-term vacation rental operations would be similar to the existing residential environment, the proposed use is consistent with the General Plan.

3. That the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.

Comment: The proposed use of the site is consistent with the surrounding uses in the residential area. The conditions of approval will ensure that impacts from future occupants are contained within the project site and would not affect the neighborhood. The combination of compliance with Weed municipal code and the conditions of approval included in this staff report, support the Commission making this finding.

4. That the proposed project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

Comment: The proposed project does not include permanent improvements. Applicants offering the leased premises for short-term rental occupancy would be held responsible for maintenance of the property such as snow removal and disclosing the acceptable noise level for the residential area as mentioned in the City's Municipal Code. As these are not permanent changes to the site, there is no conflict with the area or the city.

5. Application for use permits shall be made in writing by the owners of the property, lessee, purchaser in escrow, or optionee with the consent of the owners.

The application materials include written permission from the property owner to the City clerk.

CONDITIONS OF APPROVAL

Staff's recommended conditions of approval for the proposed project are included in the attachments to this report.

PUBLIC HEARING NOTICE

Legal Notice for this item were sent to all property owners of record within a 300-foot radius of the project site as required by California State Law §65091(a)3.

ALTERNATIVE PLANNING COMMISSION ACTIONS

- Approve the Conditional Use Permit with attached or alternate conditions.
- Deny the Conditional Use Permit
- Continue the item to a future meeting.

ATTACHMENTS:

- A. Application Materials

**Conditional Use Permit for
Jayson Jay, 651 Liberty Avenue, Weed, CA 96094**

**Conditions of Approval
APN: 060-091-180**

1. Applicant must provide accessible parking space or disclose to the occupant about public parking along city street.
2. Applicant as property owner within a single-family residential area shall take reasonable and prompt measures to remove snow from, and treat ice with sand or other appropriate material, to provide traction on such sidewalks (§12.16.060).
3. Applicants must pay an application fee to the city clerk for a conditional use permit. (§ 5.24.030c)
4. Upon the issuance of a permit and before offering any short-term rentals, the applicant shall apply and pay the for a city business license. (§ 5.20.040)
<https://www.ci.weed.ca.us/page/business-license>
5. The applicant shall pay the city a transient occupancy tax in the same amount and on the same terms and conditions as is then requires of hotels and motels operations within the city. (§ 5.24.050) <https://weed.hdlgov.com/home/index/tot>
6. The applicant shall not offer the leased premises for short-term rental occupancy where the lease prohibits it. (§ 5.20.060)

Notice of Exemption

To: Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

County Clerk
County of Siskiyou
Post Office Box 338
Yreka, California 96097

Project Title: Conditional Use Permit Short Term Rental

Project Location – 651 Liberty Street Weed CA.

Project Location – City: City of Weed

Project Location – County: Siskiyou

Description of Nature, Purpose & Beneficiaries of Project:

Use permit for short term rental of one room

Name of Public Agency Approving Project: City of Weed

Name of Person or Agency Carrying Out Project: Weed Planning Department

Exempt Status: Categorical Exemption CEQA Reference §15061(3)

Reasons Why Project Is Exempt

Project is exempt because it is a passive use in an existing facility. Renting residential rooms on short term basis is not a use that requires additional construction that expands the structure or otherwise require construction or disturbance.

Lead Agency Contact Person: Tim Rundel **Area Code/Phone:** 530-938-5020

Signature: _____ **Date:** _____ **Title:** City Manager/
Planning Director

Date received for filing at OPR:



CITY OF WEED
P. O. Box 470, Weed, CA 96097
530.938.5020 530.938.5096 (FAX)

APN 060-091-180-000
PROJECT NO. _____

Conditional Use Permit Application
(Print or Type in Black Ink Only)

- | | |
|--|---|
| ☐ Conditional Use Permit \$150 | ☐ Special Animal Permit \$25 |
| ☐ Architectural Review / Design \$100 | ☐ Second Dwelling Unit \$150 |
| ☐ Subdivision (4 or Less) \$200* | ☐ Boundary / Lot Line Adjustment \$100 |
| ☐ Subdivision (5 or More) \$500* | ☐ Variance \$150 |
| ☐ Zone Amendment \$160 | ☐ Tree Cutting Permit – Residential \$25 / Commercial \$75 / Home Firewood \$0 |
| ☐ General Plan Amendment \$500 | If not listed, check with Planner for fees and description |
| ☐ Home Occupation Permit \$75 | |
| ☐ Sign \$75 | |

In addition to the above fees, applicants shall be required to reimburse the City of Weed for any additional costs of issuing permit, including but not limited to, extraordinary fees for legal counsel and/or consultant costs.

* Engineering and planning consultant fees are assessed on a per hour basis. An initial fee, based on an estimated number of hours for the individual project will be determined at the start of the project, and must be paid by the applicant in addition to the application fee prior to commencement of the application process.

USE PERMIT APPLICATION

OWNER AND REPRESENTATIVE

Applicant: Name Jayson Jay
Address 9055 Redwater Dr. Antelope, CA 95843
Phone (916) 208-1746

Landowner: Name The Jayson & Michell Jay Family Trust
Address: 9055 Redwater Dr. Antelope, CA 95843
Phone Number: (916) 208-1746

Representative: Name Mary Julianne Grossman
Address: 780 S. Weed Blvd. Weed, CA 96094
Phone Number: (530) 261-5854

DESCRIBE IN DETAIL YOUR PROPOSED PROJECT
(INCLUDING ALL PROPOSED USES)

Home on parcel is intended to be used
as both short-term and long-term
rental.

LOCATION:

Township _____, Range _____, Section(s) _____

Zoning: _____ Deed Reference: _____

Total Acreage: _____

List of Assessor's Parcel Numbers of Properties on which this Use Permit is proposed.

AP #	Owner	Address
060-091-180-000	Jay Family Trust	651 Liberty Ave. Weed, CA 96094
_____	_____	_____
_____	_____	_____

ATTACH A COPY OF YOUR GRANT DEED WITH THIS APPLICATION

PROPERTY FOR WHICH THE USE PERMIT IS BEING REQUESTED

_____ Acres _____ Square Feet

ACCESS TO THE PROPERTY: (show access on the map)

☒ City Street Liberty Ave. (Name)

_____ State Highway _____ (Name)

_____ Recorded Private Road Easement Official Record No. _____

_____ Other _____

FLOOD WATER DRAINAGE CONTROL

Are there any natural or man-made water sources on the property?

_____ Yes ☒ No If yes show high water mark on the map.

IS THE PROPERTY SUBJECT TO SATURATION DUE TO:

_____ Yes	☒ No	Springs
_____ Yes	☒ No	Seeps
_____ Yes	☒ No	Irrigation Ditches
_____ Yes	☒ No	Surface Water
_____ Yes	☒ No	Other

If you answer yes to any of the above, show location on the map.

ARE THERE ANY BUILDINGS LOCATED ON THE PROPERTY:

☒ Yes, If the answer is yes, indicate location on map and label according to use.
_____ No

APPROXIMATE PERCENTAGE SLOPE OF PROPERTY

_____ 0-5% _____ 5-10% _____ 10-15% _____ 15-20% _____ 20-25%

_____ 25-35% _____ over 30% (show direction and percentage on map)

DESCRIBE THE PRESENT USE BEING MADE OF THE PROPERTY

Home designed and furnished for dwelling.

DESCRIBE ANY GRADING AND/OR CONSTRUCTION THAT MUST BE DONE TO
ESTABLISH YOUR PROJECT FOR WHICH THIS USE PERMIT IS BEING REQUESTED

None

DO POWER AND TELEPHONE LINES EXIST TO THE PROPERTY

 Yes X No If not, how far must each be extended?

Power: Telephone:

ARE YOU PROPOSING TO DO ANY BURNING DURING THE ESTABLISHMENT OR
OPERATION OF YOUR PROJECT?

 Yes X No

If yes, check with Air Pollution Control Office to verify that proposed burning operation
conforms to their rules. Burn Permit is required.

ATTACH PHOTOGRAPHS OF THE PROPERTY TAKEN FROM ALL DIRECTIONS
(north, south, east and west)

FILING FEES:

\$ 150.00 Make your check payable to the City of Weed.

****Your application will not be accepted by the Planning Department unless the appropriate filing fee accompanies it****

****If the project is approved other fees may include the following****

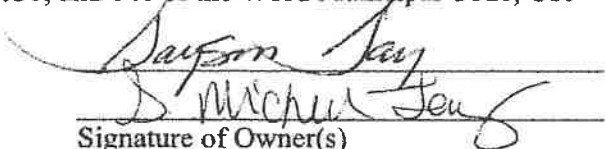
CEQA Document	Fees Effective January 1, 2025
Negative Declaration (ND)	\$2,968.75
Mitigated Negative Declaration (MND)	\$2,968.75
Environmental Impact Report (EIR)	\$4,123.50
Environmental Document pursuant to a Certified Regulatory Program (CRP)*	\$1,401.75

\$ 50.00 payable to the Siskiyou County Clerk.

****These fees are not paid until the City adopts the environmental determination and paid at the County Clerk's office upon filing****

PROPERTY OWNER SIGNATURE REQUIREMENTS:

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form. I certify that I have read and understand Chapter 18.32.020, 030, and 040 of the Weed Municipal Code; Use Permit.


Signature of Owner(s)

651 Liberty Ave
Weed, CA 96094
Address

In addition to those items indicated, Use Permit Plot Plan and diagrams shall be no larger than

REC. BY MSTC

RECORDING REQUESTED BY:

Mt. Shasta Title & Escrow Company

MAIL TAX STATEMENT**AND WHEN RECORDED MAIL DOCUMENT TO:**

Jayson and Michelle Jay Family Trust, dated
December 1, 2005
9055 Redwater Drive
Antelope, CA 95843

**Siskiyou County Recorder**

Craig S. Kay, Assessor-Recorder

DOC - 2025-0002851

Requested By: Mt. Shasta Title and Escrow

May 8, 2025 08:02 AM

Total Paid: \$182.00

Receipt No.: 2025385327

pjohnson/ASR-1621-2

Space Above This Line for Recorder's Use Only

A.P.N.: 060-091-180

File No.: 4702-7260961 (TT)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$165.00; CITY TRANSFER TAX \$;

- [☒] computed on the consideration or full value of property conveyed, OR
 [] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 [] unincorporated area; [☒] City of **Weed**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Andrew Fay Grossman and Mary Julianne Grossman, Trustees of The A.F. Grossman Family Trust, dated June 19, 2024, an any amendments thereto**

hereby GRANTS to **Jayson H. Jay and Susan Michell Jay, Trustees of The Jayson and Michell Jay Family Trust, dated December 1, 2005**

the following described property in the City of **Weed**, County of **Siskiyou**, State of **California**:

LOT 18, BLOCK 14, ACCORDING TO THE MAP OF "WEED SUBDIVISION UNIT NO. 2", FILED IN THE OFFICE OF THE SISKIYOU COUNTY RECORDER ON DECEMBER 10, 1958 IN TOWN MAP BOOK 3, PAGES 13 THROUGH 18, INCLUSIVE.

Mail Tax Statements To: **SAME AS ABOVE**

Grant Deed - continued

File No.: 4702-7260961 (TT)

Dated: May 01, 2025

Andrew Fay Grossman and Mary Julianne
Grossman, as Trustees of The A.F. Grossman
Family Trust, dated June 19, 2024, an any
amendments thereto

Andrew Fay Grossman, Trustee

Mary Julianne Grossman, Trustee

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

STATE OF California)SSCOUNTY OF Siskiyou)

On May 5, 2025 before me, Keleen Hilleary, Notary Public, personally appeared
Andrew Fay Grossman and Mary Julianne Grossman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

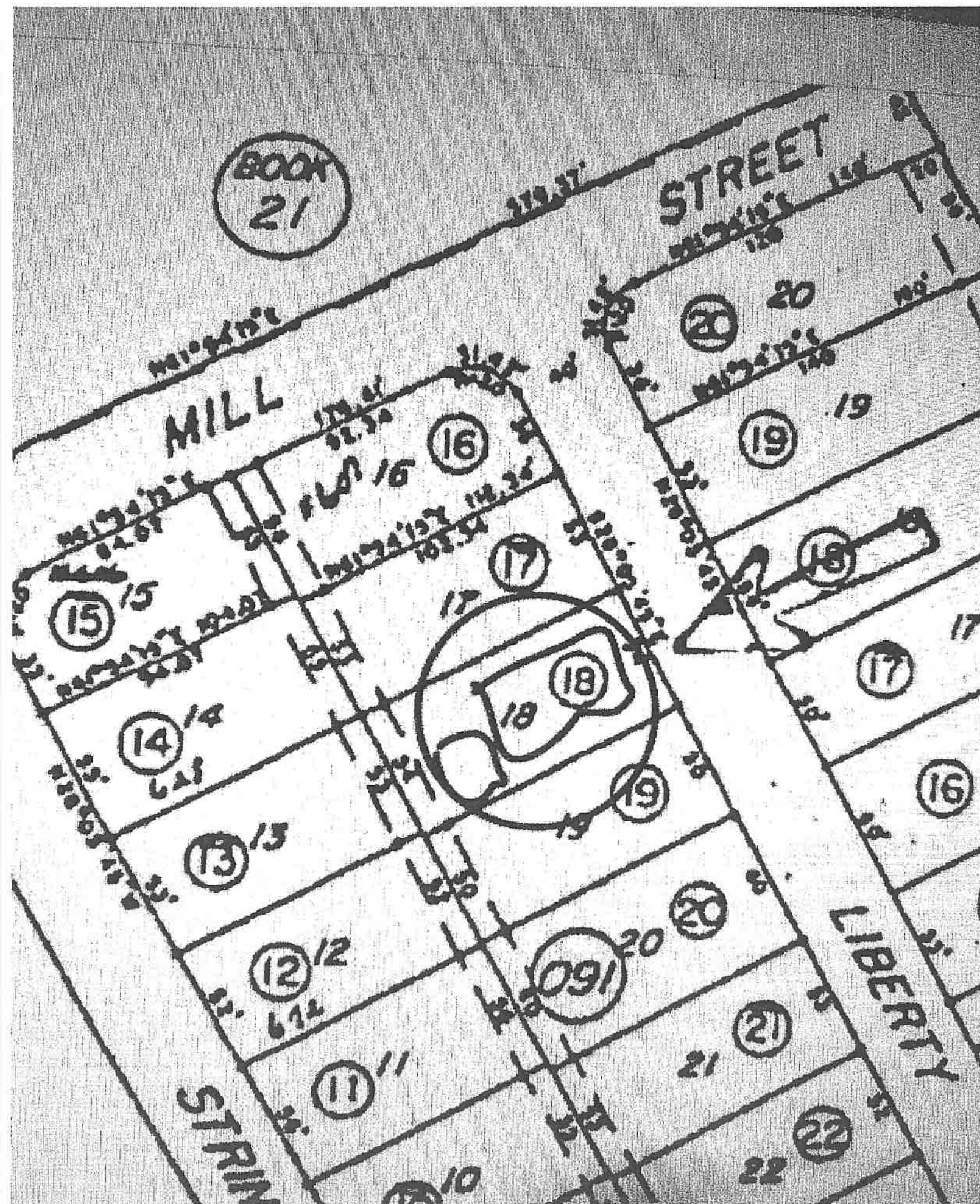
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

This area for official notarial seal.

Keleen Hilleary
Notary Signature

















CITY OF WEED PLANNING COMMISSION
MEETING MINUTES
MAY 21, 2025

The Planning Commission of the City of Weed held a regular meeting on Wednesday May 21, 2025, at 5:30 p.m. in the Council Chambers at City Hall. Chair Martin Nicholas called the meeting to order at 5:30pm and led the Pledge of Allegiance. Present, in addition to Chair Nicholas, were Vice-Chair Rivera, Commissioners Derek Dewhurst, Brian Palmer, Robert Thomas, Contract Planner Mark Teague, Acting City Manager and Police Chief Justin Mayberry, Public Works Director Chris Davis., and Acting Planning Director/Commission Secretary Sandra Duchi.

NON-AGENDA PUBLIC COMMENT

Bruce Shoemaker invited the Commissioners to an event at the Weed Historic Lumber Museum to celebrate the Water for Weed success on May 28, 2025, from 4pm to 7pm.

CONFLICTS OF INTEREST

There were none.

PUBLIC HEARING

- A. Request for a Conditional Use Permit, Architectural Review, and Sign Permit for construction and operation of a 7-Eleven at the east side of Interstate 5 (Vista Drive and Black Butte). The proposed project includes vehicle fueling stations, truck fueling stations, a convenience store, underground fuel and diesel storage tanks, and truck and auto parking. The project site is on the south side of E. Vista Dr., 0.15 mile east of the intersection of E. Vista Dr. with Black Butte Dr. A portion of the project site extends to the southwest to connect with Black Butte Dr. The project site is 0.27 miles east of Interstate-5 (I-5). The project site is comprised of portions of APNs 060-552-380, 060-552-390, 060-601-360, and 060-601-390. The project would develop an approximately 4,761-square-foot 7-Eleven convenience store, six conventional gas station islands, six commercial gas station islands, two electric vehicle charging stations serving four parking stalls, and standard vehicle and truck parking, and landscaping on an approximately 6-acre parcel (APN 060-601-360). Site access would be at four points along E. Vista Dr., and via a driveway constructed to Black Butte Dr. through APN 060-601-390. An approximately 390-foot-long stretch of Black Butte Dr. totaling approximately 0.6 acre would be widened and paved along the northeast side of the roadway and a sidewalk constructed along the same roadway segment to connect the project driveway to existing sidewalks to the northwest (i.e., ROW improvements). A pylon sign would be installed along I-5 in APN 060-552-390 which would require a temporary access driveway and trenching in APN 060-552-380 to install underground electrical connections. Off-site improvements may include installation of stop signs and restriping existing turn lanes to add storage along E. Vista Dr. at the I-5 southbound ramp and Shastina Dr. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and was circulated for agency and public review with the comment period beginning on April 1, 2025, and closing on April 30, 2025. State Clearinghouse Number 2025040058. Zoned Commercial/General Commercial.

Contract Planner Teague presented the staff report. Chair Nicholas opened the public hearing at 5:38pm. Jesse Kent, representing Guggenheim Development Services, discussed the project. There were no other public comments in support or opposition of the project. Chair Nicholas closed the hearing at 5:47pm. Council Members discussed, and questions were asked and answered.

Contract Planner reported the Planning Commission will certify the Initial Study/Mitigated Negative Declaration not the City Council as was listed on the Resolution and noted that will be corrected.

Commissioner Palmer moved to approve Resolution No. 01-2025 certifying the Initial Study/Mitigated Negative Declaration, DEQA Findings, and approving the Conditional Use Permit, Architectural Review, and Sign Use Permit. Commissioner Rivera seconded the motion and the vote was:

AYES: Commissioner Dewhurst, Nicholas, Palmer, Revera, and Thomas

NOES: None

ABSENT: None

ABSTAIN: None

- B. Request for a Conditional Use Permit to construct a campground. Plans include a 95-site specialty occupancy park featuring cabins, partial hook-up and off-grid camp sites, a Main Lodge with retail, bath and shower houses, hiking & biking trails, and a playground. Aesthetically pleasing and functional landscaping and roadways will be designed within the Natural topography, minimizing tree removal and infringements to the Natural habitat while also meeting all City requirements. In addition to the camping improvements described above, the proposed project would make the necessary infrastructure improvements to service the project site. This would include improvements to access roads through the project site, extension of water, sewer, water quality treatment facilities (bioswales), and electrical connections. Internal roadways are proposed to be 20-foot-wide gravel overlay (i.e., pervious roadways). Assessor's Parcel Number(s) 060-611-020 and 060-601-320. Black Butte Drive and Black Butte Road. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and was circulated for agency and public review with the comment period beginning on April 5, 2025, and closing on May 5, 2025. State Clearinghouse Number 2025040222. The city has prepared responses to all comments received regarding the IS/MND. The responses are included in the final IS/MND. Zoning/General Plan Land Use Designation: Limited Industrial (CM) and Single-Family Residential (R1)

Contract Planner Teague presented the staff report. Chair Nicholas opened the public hearing at 6:06 pm. Clayton Snyder representing Basecamp Mount Shasta LLC discussed the project. There were no other proponents of the project. Bruce Shoemaker, Andrea Clausen, and Geneva Oman spoke in opposition citing concerns in the Initial Study/Mitigated Negative Declaration with fire, reforestation, evacuation, landscape plan, migration, endangered species, water, endangered plant species, and requested an Environmental Impact Report to be completed. There was no rebuttal from the applicant. Contract Planner Teague commented regarding noticing requirements, and the process in which the document was completed. Member Rivera moved to approve Resolution No. 02-2025 certifying the Initial Study/ Mitigated Negative Declaration, CEQA Findings, and approve a Conditional Use Permit. Commissioner Nicolas seconded the motion and the vote was:

AYES: Commissioner Dewhurst, Nicholas, and Palmer

NOES: Commissioner Rivera, and Thomas

ABSENT: None

ABSTAIN: None

APPROVAL OF MINUTES

There was no correction to the minutes of the meeting of April 16, 2025, and they were approved as written, copies of which were distributed to the Commission for review prior to the time of the meeting.

COMMISSIONERS REPORTS

None

STAFF REPORT

None

ADJOURNMENT

Commissioner Dewhurst moved to adjourn the meeting. Commissioner Palmer seconded the motion, and the vote was:

AYES: Commissioners Dewhurst, Nicholas, Palmer, and Rivera

NOES: None

ABSENT: None

ABSTAIN: None

Meeting adjourned 6:30P.M. SINE DIE

ATTEST:

Commission Secretary