Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # TBD

Project Title: Morrill Zone Change and Use Permit (Z-23-01, UP-23-04)

Lead Agency: County of Siskiyou | Contact Person: James Phelps
Mailing Address: 806 South Main Street | Phone: 530-841-2100
City: Yreka | Zip: 96097 | County: Siskiyou

Project Location: County: Siskiyou | City/Nearest Community: Yreka
Cross Streets: South Phillipe Lane and Oberlin Road | Zip Code: 96064
Longitude/Latitude (degrees, minutes and seconds): 41 ° 43 ′ 00 ″ N / 122 ° 35 ′ 54 ″ W Total Acres: 81.82
Assessor's Parcel No.: 013-110-330, 013-110-340, 013-110-350 | Section: 25 | Twp.: 45N | Range: 07W | Base: MDB&M
Within 2 Miles: State Hwy #: SR 3, I 5, SR 263 | Waterways: Yreka Creek, Shasta River
Airports: | Railways: Yreka Western | Schools: Delphic, Northern United, Jackson St.

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 7754 Acres 0.18 Employees 14
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☒ Agricultural Land
☐ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☒ Solid Waste
☐ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☐ Other:

Present Land Use/Zoning/General Plan Designation:

Residential (Single Family Dwelling) and Commercial (Dog Kennel). Zoning: Prime Agricultural (AG-1). General Plan: Building Foundation Limitations: High Shrink-Swell Behavior Soils, Prime Agricultural Soils.

Project Description: *(please use a separate page if necessary)*

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

The proposed project is a zone change from Prime Agricultural (AG-1) to Non-Prime Agricultural (AG-2) and use permit to legalize a previously established commercial Labrador Retriever dog kennel. Commercial dog kennels are not allowed in the Prime Agricultural (AG-1) district; however, they are allowed in the Non-Prime Agricultural district with approval of a use permit. If this zone change and use permit project is approved, the proposed use permit will bring the illegal commercial dog kennel operation into compliance.

The project site is approximately 81.82 acres. Approximately 1.5 acres of APN: 013-110-340 is developed with residential uses, including a single-family dwelling, detached garage, and accessory structures. The detached garage has been partially converted to commercial kennel use under the Marble Mountain Kennel name. Fourteen outdoor runs are east of the single-family dwelling on the same parcel. The remainder of the project site (APN: 013-110-330, 013-110-350) is vacant.

APN 013-120-320 is approximately 40.92 acres in size and is currently undeveloped with the exception of a domestic groundwater well. It is accessed via an existing 60-foot non-exclusive easement for ingress, egress, and public utilities. A seasonal pond is on the southern portion of the parcel.

APN 013-110-330 is approximately 20.46 acres in size and is currently undeveloped with the exception of a domestic groundwater well. A seasonal pond is in the east half of the parcel.

APN 013-110-340 is approximately 20.44 acres in size and is currently developed with a single-family dwelling, detached garage that is being used for the unpermitted kennel, and the outdoor kennel area called, “Puppyville”. Two seasonal ponds in the south and the northeast corner of the property.

The applicant is proposing two phases for the kennel business. Phase I proposes to continue to utilize the existing outdoor runs, which the applicant calls “Puppyville”, and the detached garage. Water for this parcel is from an existing groundwater well. The parcel is served by an engineered sand filter for on-site sewage disposal. Entrance to Phase I of the project site is provided by an existing 14-foot-wide gravel driveway that leads to a large turn-around area in front of the single-family dwelling and garage. Parking is available in front of the house and detached garage. Fencing for Phase I is proposed to be the existing 3-foot barbless cable, with 4-foot improved pasture fencing on the eastern half. Phase I occupancy numbers are below.

Dogs 50
Puppies 140

Employees 4
Customers 4
Vehicles 12

Phase II proposes to construct a new 7,754 square foot kennel building, outdoor runs ("Puppyville"), and a training pavilion. The applicant is proposing Phase II on APN: 013-110-330 with APN: 013-110-350 as an alternate site for some or all of the proposed facilities. A caretaker's residence is also proposed for APN: 013-110-350. Water for both Phase II parcels is from existing groundwater wells. Both parcels also have approved locations for alternative, engineered, on-site sewage disposal. Access to Phase II parcels is from 60-foot-wide non-exclusive easement for ingress, egress, and public utilities. A parking lot with eleven parking spaces is proposed for this phase. Included within the eleven proposed spaces is an accessible space with ramp access to the kennel and training pavilion. 3-foot barbless cable fencing is proposed for the perimeter of the Phase II parcels. 6-foot chain-link fencing is proposed around the play areas adjacent to the kennel. Phase II occupancy numbers are below.

Dogs 102
Puppies 188
Employees 10
Customers 10
Vehicles 10

The applicant requests that both Phase I and Phase II potentially be permitted to operate concurrently. Should that occur, the proposed maximum occupancy for both phases to concurrently operate is shown below.

Dogs 152
Puppies 208
Employees 14
Customers 14
Vehicles 22

The majority of the boarding dogs will be part of either the training program or a dog daycare program. The training program is proposed to take place in three areas: in the main kennel building training room, in the training pavilion, and outside training areas. The plan calls for the possible expansion of the existing natural ponds, which could potentially be used for gundog training sites. APN: 013-110-350 is proposed to be used as an upland hunting field for gundog training and a caretaker's residence. Gundog training would involve the periodic use of shotguns. Fenced play areas adjacent to the main kennel building and the training pavilion will also be used for exercising, training, and dog daycare operations.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 2	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # _____
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 1	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 3/10/2026 Ending Date 4/9/2026

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: Rachel Jereb Digitally signed by Rachel Jereb Date: 2026.03.09 16:04:36 -07'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.