

# SHASTA COUNTY PLANNING COMMISSION

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## MINUTES

### Regular Meeting

Date: April 8, 2010  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

### Flag Salute

### ROLL CALL

#### Commissioners

**Present:** John Cornelius District 3  
Shirley Easley District 5  
Dick Franks District 2  
Roy Ramsey District 4  
David Rutledge District 1

**Staff Present:** Richard Simon, AICP, Assistant Director of Resource Management  
Rubin Cruse, County Counsel  
Kent Hector, Senior Planner  
Bill Walker, AICP, Senior Planner  
Lio Salazar, AICP, Associate Planner  
Mark Cramer, Environmental Health Division  
Al Cathey, Public Works/Subdivision Engineer  
Jim Diehl, Shasta County Fire Department  
Dawn Duckett, Staff Services Manager, Recording Secretary

**Note:** All unanimous actions reflect a 5-0 vote.

Key: California Environmental Quality Act (CEQA): Mitigated Negative Declaration (MND), Negative Declaration (ND), Categorically Exempt (CE), Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).

### CONFLICT OF INTEREST

**DECLARATIONS:** None.

**OPEN TIME:** No speakers.

### APPROVAL OF

**MINUTES:** By motion made, seconded (Rutledge/Easley), and carried unanimously, the Commission approved the minutes of March 11, 2010, as submitted.

### CONSENT

**ITEMS:** Ex-parte Communications Disclosures: None. Item C1 - Use Permit 06-008 (Dastrup) was continued to the May 13, 2010 Planning Commission meeting. By motion made, seconded (Easley/Franks), and carried unanimously the Commission approved the following Consent Item:

**C2:** **Parcel Map 09-017 (Pulis):** By Resolution 2010-012, the Commission approved a Parcel Map consisting of the division of a 20.9-acre property into a 10.2-acre parcel and a 10.7-acre parcel. The project is located in the west Cottonwood area on the east side of Gas Point Road, approximately five miles south of Igo. Staff Planner: Hector. District 2. Proposed CEQA Determination: MND.

**PUBLIC HEARINGS:**

**R1:** **Zone Amendment 09-005 & Parcel Map 09-019 (Tangue):** The project is located in the Bella Vista area on a 28.37-acre property at the southwest corner of River Oaks Place and Highway 299. The request is for the approval of a Zone Amendment to change the zoning on the property from the Unclassified (U) zone district to the Rural Residential, minimum lot area as shown by final map (RR-BSM) zone districts. The Zone Amendment is requested in conjunction with a Parcel Map consisting of the division of the property into four parcels being 5.51, 6.55, 6.66, and 9.65 acres in size. Staff Planner: Hector. District 3. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Senior Planner Kent Hector presented the staff report. A memorandum was distributed to the Commission recommending revisions to Conditions 26 and 32 (Public Works) for the Parcel Map. The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

**ACTION:** By motion made, seconded (Rutledge/Ramsey), and carried unanimously, by Resolution 2010-013, the Commission recommended that the Board of Supervisors conduct a public hearing and adopt a CEQA determination of a Mitigated Negative Declaration and approve Zone Amendment 09-005, based on the findings and subject to the condition listed in the Resolution, and by Resolution 2010-014, adopted a CEQA determination of a Mitigated Negative Declaration and approved Parcel Map 09-019, based on the findings and subject to the conditions, as amended (Conditions 26 and 32), listed in the Resolution.

**R2:** **Zone Amendment 09-004 & Parcel Map 09-004 Continued from 03/11/10 (McConnell Foundation):** The project site is located in the west Redding area on seven parcels totaling approximately 68.87 acres adjacent to Skywalker Drive, approximately 0.2 miles north of the intersection of Skywalker Drive and Dillard Way. The request is for approval of a rezoning from the Planned Development (PD) and Unclassified (U) zone districts to the Open Space (OS) zone district in conjunction with a Parcel Map to merge the seven lots into a single parcel and an abandonment of the public right-of-way for the segment of Skywalker Drive that passes through the project site. Staff Planner: Salazar. District 2. Proposed CEQA Determination: OE. Ex-parte Communications Disclosures: None.

Associate Planner Lio Salazar recommended that the project be continued to the May 13, 2010 Planning Commission meeting, as requested by the applicant, to allow additional time for the applicant to discuss revisions with the pertinent agencies. The public hearing was opened and there being no speakers for or against the project the public hearing was closed.

**ACTION:** By motion made, seconded (Ramsey/Easley), and carried unanimously, the Commission continued Zone Amendment 09-004 & Parcel Map 09-004 to the May 13, 2010 Planning Commission meeting.

**R3:** **Tract Map 1992 (Wiebelhaus)**: The project site is in the Palo Cedro area, on the east side of Silver Bridge Road, approximately 1.3 miles south of the intersection of Silver Bridge Road and State Highway 44. The request is to subdivide 154.97 acres into eleven parcels, including six parcels ranging in size from 10.00 acres to 10.26 acres, one parcel of 13.68 acres, and four parcels ranging in size from 20.00 to 20.59 acres. Staff Planner: Walker. Districts 3 & 5. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker recommended that the project be continued, as requested by the applicant, to May 13, 2010, to allow the applicant time to resolve issues concerning adjustment of school district boundaries as well as fire safety clearance setbacks. The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

**ACTION:** By motion made, seconded (Rutledge/Easley), and carried unanimously, the Commission continued tract Map 1992 to the May 13, 2010 Planning Commission meeting.

**R4:** **Parcel Map 09-026 (Oak Run Investments)**: The proposed land division is located in the east Redding area at the southwest corner of the intersection of Porta Deigo Way and Via Serena Drive, approximately 0.5 miles south of the intersection of Porta Deigo Way and Boyle Road. Oak Run Investments has requested approval of a proposed land division of an 80.8-acre residential parcel into two parcels of 40.61 and 40.19 acres. The subject property is currently undeveloped. Staff Planner: Walker. District 4. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker presented the staff report. A memorandum was distributed to the Commission recommending that Condition 25 (Public Works) be deleted. The public hearing was opened and speaking in favor of project was Susan Goodwin, representing the applicant, indicating that the conditions of approval for the project were satisfactory to the applicant. Neighbor Jeff Foster told the Commission that the County had neglected to make repairs to the County-maintained access road for the project. Mr. Foster also said that property owners near the project were not notified of the public hearing. There being no other speakers for or against the project, the public hearing was closed.

Al Cathey from the Department of Public Works informed the Commission that the access road for the project was not a County-maintained road.

**ACTION:** By motion made, seconded (Franks/Rutledge), and carried unanimously, by Resolution 2010-016, the Commission adopted a CEQA determination of a Mitigated Negative Declaration and approved Parcel Map 09-026, based on the findings and subject to the conditions, as amended (delete Public Works' Condition 25), listed in the Resolution and approved an exception from Shasta County Fire Safety Standards - Exception Request Number 09-20.

**R5:** **Zone Amendment 09-012 Continued from 02/11/10 (Shasta County - High Voltage Transmission & Distribution Projects)**: The project is County-wide. The proposal is for amendments to the Shasta County Zoning Plan to regulate the development and location of electrical transmission and distribution lines, substations and related facilities with a capacity of 200 kilovolts or greater, or that are under the operational control of the California Independent System

Operator (referred to as “High Voltage Electrical Transmission and Distribution Projects”). Staff Planner: Walker. Districts: All. Proposed CEQA Determination: N/A. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker recommended that the project be continued to the May 13, 2010 Planning Commission meeting to allow additional time for staff to review and make revisions to the ordinance. The public hearing was opened and speaking in favor of the ordinance were Gary Cadd, Donna Caldwell, Randy Compton, Ed Maren, and Rocky Compton. There being no other speakers for or against the project the public hearing was closed.

**ACTION:** By motion made, seconded (Rutledge/Franks), and carried unanimously, the Commission continued Zone Amendment 09-012 to the May 13, 2010 Planning Commission meeting.

**NON-HEARING ITEMS:** None.

**ADJOURNMENT:** The Planning Commission adjourned at 2:51 p.m.

**Submitted by:**

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**Dawn Duckett, Staff Services Manager**  
**Recording Secretary**