

SHASTA COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting

Date: June 12, 2014
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present:

| | |
|-----------------|------------|
| Jim Chapin | District 1 |
| Dick Franks | District 2 |
| Roy Ramsey | District 4 |
| Gene Parham | District 3 |
| Patrick Wallner | District 5 |

Staff Present:

Richard W. Simon, Director of Resource Management
Bill Walker, Senior Planner
Lisa Lozier, Senior Planner
James Ross, Assistant County Counsel
Mark Cramer, Environmental Health Division
Eric Wedemeyer, Department of Public Works
Jimmy Zanotelli, 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 (Franks/Ramsey), and carried unanimously, the Commission approved the minutes of May 8, 2014, as submitted.

CONSENT

ITEMS: None.

NON-HEARING ITEM:

NH1: **General Plan Consistency 14-001 (Shasta County)**: Under the provisions of Government Code Section 65402, the Planning Commission will consider whether or not the project described below is consistent with the Shasta County General Plan. The project is located east of Redding, on the south side of Viking Way, approximately 0.3 miles west of Abernathy Lane. The proposal is for Shasta County to abandon two dedicated road easements; one 30-foot-wide by 496-foot-long easement dedicated June 30, 1998, and one 32-foot-wide by 496-foot-long easement dedication on July 12, 1993. Both easements were dedicated for a future road and are located on the northern portion of Dell Lane. Staff Planner: Lozier. District: 4. Proposed CEQA Determination: N/A. Ex-parte Communications Disclosures: None.

Senior Planner Lisa Lozier presented the staff report and responded to questions from the Commission. Ms. Lozier also noted that the draft Resolution had been revised to more accurately reflect the recommendation.

ACTION: By motion made, seconded (Ramsey/Wallner), and carried unanimously, by Resolution 2014-007 the Commission found the abandonment of public road easements shown on Exhibit A and the acquisition of easements as shown on Exhibit B to be consistent with the Shasta County General Plan, based on the findings listed in the Resolution.

PUBLIC HEARINGS:

R1: **Use Permit 09-010 (AMDUN, LLC)**: The project is located in the southeast Anderson area on a 51.82-acre parcel on the east side of Locust Road, about 0.6 miles south of the intersection of Locust Road and Panorama Point Road. The request is for a revised Use Permit for a variety of industrial uses including a Portland cement concrete plant, an aggregate processing plant including crushing, washing, and screening, wash water recycling ponds, a lime treatment plant for the aggregate, an aggregate storage area, a construction material recycling plant, metal storage and recycling, wood product storage, wood chipping and wood chip storage, hay storage and wholesale sales, a 1,000-gallon diesel storage tank/dispenser, miscellaneous outdoor storage, a contractor's yard, a 2,000-square-foot office building, two employee parking areas with a total of 32 spaces, a caretaker's quarters, and loading and unloading associated with a railroad spur. Staff Planner: Walker. District: 5. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: Commissioner Chapin disclosed that he had recently driven by the project site.

Senior Planner Bill Walker presented the staff report and responded to questions from the Commission. A memorandum was distributed to the Commission containing several comment letters which were received after the staff reports had been circulated.

The public hearing was opened and speaking in favor of the project was Jesse Holland, the property owner, who provided a history of uses on the property, described several studies that had been performed for the site, and responded to questions from the Commission.

Speaking in opposition to the project were:

| <u><i>Speaker's Name</i></u> | <u><i>Comments/Concerns/Questions</i></u> |
|------------------------------|---|
| Steve Brown | Mr. Brown voiced objections to dust, noise, a future asphalt plant, future night-time operations, ground water contamination, light pollution, and stated that project-related traffic should not be allowed to travel south on Locust Road. |
| John Livingston | Mr. Livingston discussed the number of truck trips estimated for the project and questioned the cumulative impact from the proposed project and others in the area. He recommended that the maximum number of allowable truck trips be reduced and that specific noise thresholds be set for the project. |
| Michael Darling | Mr. Darling discussed negative impacts to the health and well-being of the community and agreed with the previous speakers. |
| Margaret Earnest | Ms. Earnest discussed negative impacts and health risks associated with cement dust and submitted a chart listing specific health hazards regarding the same. |
| Max Laughlin | Mr. Laughlin voiced concerns regarding traffic, road conditions, and safety issues on Locust Road. |
| Marta Crooks | Ms. Crooks agreed with the previous speakers and discussed dust, noise, truck traffic, water contamination and health risks. |
| Gary Meek | Mr. Meek agreed with the previous speakers and discussed safety issues for bicyclists on Locust Road. |
| Patricia Parker | Ms. Parker agreed with the previous speakers and discussed dust, noise traffic, safety, and road conditions. |
| Carol Taft | Ms. Taft requested that an Environmental Impact Report (EIR) be prepared for the project. |
| Suzie Clark | Ms. Clark stated that an EIR would address the concerns for the project. |
| William Holmes | Mr. Holmes agreed with the previous speakers and discussed a narrow sub-standard bridge in the area and traffic accidents in the area due to road conditions. |
| Celeste Draisner | Ms. Draisner discussed health risks. |

Becky (no last name given)

Becky voiced concerns that the uses listed for the project are open-ended and a more-detailed project description is needed.

Speaking in support of the project were:

Kathie Muse

Ms. Muse stated that the proposed project was an appropriate use for the area, which is primarily industrial.

Marta Crooks

Ms. Crooks stated she was in favor of clean industrial uses and the proposed use of the railway included in the project.

Max Laughlin

Mr. Laughlin discussed infrastructure needs in the area.

RECESS: The Commission took a brief recess at 3:45 p.m., and reconvened at 3:51 p.m.

Jesse Holland provided rebuttal statements and said that the dust issues would be mitigated and cumulative impacts had been studied for the project. He clarified that the proposal included a concrete mixing plant, and *not* a Portland cement plant.

The Commission had several questions for staff (Eric Wedemeyer – Public Works) regarding traffic, road conditions and future road improvement in the area. Marc Cramer from Environmental Health apprised the Commission that ground water issues are regulated by the Regional Water Quality Control Board. Richard Simon, Director of Resource Management discussed the use permit revocation process, code enforcement procedures, and how a determination is made under CEQA that an EIR will be required for a project.

Commissioner Chapin voiced a concern that questions remained unanswered regarding traffic and noise. Mr. Simon recommended a 60-day continuance of the public hearing so that staff could provide additional details in those areas.

ACTION: By motion made, seconded (Franks/Wallner), and carried by a 4-1 vote, with Commissioners Franks, Chapin, Ramsey and Wallner voting AYE and Commissioner Parham voting NO, the Commission continued the public hearing for Use Permit 09-010 to the August 14, 2014, Planning Commission meeting.

ADJOURNMENT: The Planning Commission adjourned at 4:26 p.m.

Submitted by:

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