

# SHASTA COUNTY PLANNING COMMISSION

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## MINUTES

## Regular Meeting

Date: July 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  
Lisa Lozier, AICP, Senior Planner  
Bill Walker, AICP, Senior Planner  
Mark Cramer, Environmental Health Division  
Al Cathey, Public Works/Subdivision Engineer  
Don Gordon, 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 (Easley/Ramsey), and carried unanimously, the Commission approved the minutes of June 10, 2010, as submitted.

## CONSENT

**ITEMS:** None.

## PUBLIC HEARINGS:

**R1:** **Parcel Map 05-062 Continued from 11/09/2006, 12/14/2006, and 06/10/2010 (Sutherland):** The project is located in the Shingletown area on a 10.5-acre parcel at the intersection of Ritts Mill Road and Emigrant Trail (Old County Road) approximately 600 feet west of Starlight Pines Road. The request is for approval of a four-parcel land division. Parcels will range in size from approximately 2.52 to 2.75 acres. Staff Planner: Lozier. District 5. Proposed CEQA Determination: ND. Ex-parte Communications Disclosures: None.

Senior Planner Lisa Lozier presented the staff report. The public hearing was opened and Bob Richardson, representing the applicant spoke in favor of the project. There being no other speakers for or against the project, the public hearing was closed.

**ACTION:** By motion made, seconded (Rutledge/Easley), and carried unanimously, by Resolution 2010-026, the Commission adopted a CEQA determination of a Negative Declaration and approved Parcel Map 05-062, based on the findings and subject to the conditions listed in the Resolution.

**R2:** **General Plan Amendment 08-004, Zone Amendment 08-013, & Tract Map 1986 (Signature Northwest):** The property is located in the west Redding area on both sides of Purple Elm Drive, approximately 0.15 miles north of the intersection of Purple Elm Drive and Placer Road. The request is for approval of a land division of 403.07 acres into 10 residential lots ranging in size from 4.44 acres to 19.44 acres, with a 306.19-acre remainder parcel. The land division is in conjunction with a request for an amendment of the General Plan land use designation of the 10 proposed lots from the Natural Resource Protection - Open Space (N-O) designation to the Rural Residential A (RA) designation, and an amendment of the zoning of the proposed 10 lots from the Open Space (OS) zone district to the Rural Residential zone district combined with a minimum lot area of 4 acres (R-R-BA-4). Most of the remainder parcel would remain in the N-O designation and the OS zone district, however, a small portion of the remainder parcel would be rezoned from the Unclassified (U) zone district to the OS zone district. Staff Planner: Walker. District 2. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker presented the staff report. A memorandum was distributed to the Commission containing a public comment letter as well recommended revisions to Conditions 13, 15, 36, 49, 56, and 61 for Tract Map 1986. The public hearing was opened and speaking in favor of the project was Eihnard Diaz, representing the applicant who requested that Condition 81 for Tract Map 1986 be modified to add the words, "This condition may be modified with written concurrence from the Shasta County Fire Marshall." Mr. Diaz also stated that the Westside Trail had been deeded to the City of Redding and the City would be responsible for maintenance of the Trail.

Don Gordon from the Shasta County Fire Department advised the Commission that he was satisfied with Condition 81 as written in the staff report, but would defer the decision to modify the Condition to the Commission.

Rubin Cruse, County Counsel, advised the Commission that it was not appropriate for the Commission to abdicate its authority to modify a condition of approval for a project to the Fire Marshall.

Paul Edgren, the applicant, stated that he was not in disagreement with the conditions but asked for flexibility to work with the Fire Marshall on meeting the conditions.

Bill Goodwin voiced concerns regarding areas of archeological significance and effects on wildlife habitat.

Neighbor, Judy Husky spoke in favor of the project. There being no other speakers for or against the project, the public hearing was closed.

**ACTION:**

By motion made, seconded (Rutledge/Ramsey), and carried unanimously, by Resolution 2010-027, the Commission recommended that the Board of Supervisors conduct a public hearing and adopt a CEQA determination of a Mitigated Negative Declaration and approve General Plan Amendment 08-004, based on the findings and subject to the condition listed in the Resolution, and by Resolution 2010-028, 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 08-013, based on the findings and subject to the condition listed in the Resolution and by Resolution 2010-029, adopted a CEQA determination of a Mitigated Negative Declaration and approved Tract Map 1986, based on the findings and subject to the conditions, as amended (revised Conditions 13, 15, 36, 49, 56, and 61 as recommended in the memorandum to the Planning Commission), listed in the Resolution.

**NON-HEARING ITEMS:** None.

**ADJOURNMENT:** The Planning Commission adjourned at 2:47 p.m.

**Submitted by:**

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