

SHASTA COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting

Date: October 14, 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, Assistant Director of Resource Management
Rubin Cruse, County Counsel
Kent Hector, Senior Planner
Bill Walker, Senior Planner
Lio Salazar, Associate 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 September 9, 2010, as submitted.

CONSENT

ITEMS: None.

PUBLIC HEARINGS:

R1: **Parcel Map 09-014 (Springer)**: The project is located in the Happy Valley area on a 76.57-acre parcel on the southeast corner of the intersection of Cloverdale Road and Heavenly Valley Lane. The request is for a four-parcel residential land division with a 40-acre remainder parcel. Three of the proposed parcels would range from 2.59 acres to 3.03 acres in size. The fourth proposed parcel would be 27.76 acres in size. Staff Planner: Salazar. District: 2. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Associate Planner Lio Salazar presented the staff report. 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/Franks), and carried unanimously, by Resolution 2010-042, the Commission adopted a CEQA determination of a Mitigated Negative Declaration and approved Parcel Map 09-014, based on the findings and subject to the conditions listed in the Resolution.

R2: **Use Permit 09-009 (Wooten)**: The 78.98-acre project site is located on the east side of Deschutes Road, approximately 1.4 miles north of the intersection of Deschutes Road and Boyle Road. The applicant has requested approval of a 125-foot wireless telecommunication tower with collocation capability, six radio cabinets, and a 12' X 20' equipment shelter. Staff Planner: Salazar. District: 3. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Associate Planner Lio Salazar recommended the project be continued (as requested by the applicant) to the December 9, 2010 Planning Commission meeting to allow the applicant time to further analyze and evaluate the feasibility of the wireless telecommunication tower foundation design. 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 Use Permit 09-009 to the December 9, 2010 Planning Commission meeting.

R3: **Variance 10-001 (Bianco)**: The project site is located in the Castella area at 29226 and 29228 Main Street, on a 0.6887-acre parcel on the west side of Main Street, approximately 0.4 miles south of the intersection of Main Street and Frontage Road. The request is for approval of a Variance from the front-yard setback for a residence and a shed. The required setback is 20 feet from the front property line. The requested setbacks for the residence would be 12 feet and for the shed would be 14 feet. Staff Planner: Walker. District: 4. Proposed CEQA Determination: CE. Ex-parte Communications Disclosures: None.

Senior Planner Bill Walker presented the staff report. The public hearing was opened and Stephen Dean, representing the applicant, spoke in favor of the project and indicated that the conditions were acceptable to the applicant. There being no other speakers for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Franks/Rutledge), and carried unanimously, by Resolution 2010-044, the Commission found the project Categorical Exempt from CEQA and approved Variance 10-001, based on the findings and subject to the conditions listed in the Resolution.

R4: **Variance 10-002 (North Valley School)**: The project is located in the Happy Valley area on a 17.5-acre parcel on east side of Canyon Road at its intersection with China Gulch Drive. The request is for approval of a Variance from the minimum building setback requirements of the Shasta County Zoning Plan for a new 960-square-foot classroom building and two other buildings already built on site consisting of a 1,440-square-foot classroom building and a 750-square-foot storage building. The applicant proposes location of the two classroom buildings to be 7 feet, and the storage building to be 14 feet, from the south property line near Canyon Road. Staff Planner: Hector. District: 2. Proposed CEQA Determination: CE. Ex-parte Communications Disclosures: None.

Senior Planner Kent Hector presented the staff report. The public hearing was opened and Tim Welch, 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 2010-045, the Commission found the project Categorical Exempt from CEQA and approved Variance 10-002, based on the findings and subject to the conditions listed in the Resolution.

ADJOURNMENT: The Planning Commission adjourned at 2:35 p.m.

Submitted by:

Dawn Duckett, Staff Services Manager
Recording Secretary