

SHASTA COUNTY PLANNING COMMISSION

MINUTES

Regular Meeting

Date: December 11, 2008
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present: Dave Rutledge District 1
Roy Ramsey District 4
John Wilson District 2
John Cornelius District 3
Shirley Easley District 5

Staff Present: Richard Simon, Assistant Director of Resource Management
Rubin Cruse, Senior Deputy County Counsel
Bill Walker, Senior Planner
Kent Hector, Senior Planner
Lio Salazar, Associate Planner
Mark Cramer, Senior Environmental Health Specialist
Jim Diehl, Shasta County Fire Department
Al Cathey, Public Works/Subdivision Engineer
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), General Exemption from CEQA (GE); Not Subject to CEQA (N/A).

CONFLICT OF INTEREST

DECLARATIONS: None.

OPEN TIME: No speakers.

APPROVAL OF

MINUTES: By motion made, seconded (Cornelius/Easley), and carried unanimously, the Commission approved the minutes of November 13, 2008, as submitted.

CONSENT

ITEM: By motion made, seconded (Easley/Wilson), and carried unanimously the Commission approved the following Consent Item:

C1: **Parcel Map 08-023 (Amdun)**: By Resolution 2008-117, approved a Parcel Map to divide a 72.2-acre parcel into a 20-acre parcel and a 52-acre remainder parcel. The project is located in the east Anderson area on a parcel designated and zoned industrial, on the east side of Locust Road, approximately 0.5 miles south of the intersection of Locust Road and Kimberly Road. Staff Planner: Walker. District 5. Proposed CEQA Determination: ND. NOTE: A memorandum was distributed to the Commission containing a comment letter from the Anderson-Cottonwood Irrigation District.

PUBLIC HEARINGS:

R1: **Use Permit 17-92A (Adams)**: The project is located on a 47.29-acre property in the Shingletown area approximately ½ mile north of the intersection of Hidden Meadows Road and State Highway 44. The request is for an amendment to existing Use Permit 17-92 to allow for an increase in the current permitted water extraction operation from 26,000 gallons-per-day to 288,000 gallons-per-day, along with increasing the amount of traffic to the project site from 5 trucks per day to 48 trucks per day. Staff Planner: Hector. District 5. Proposed CEQA Determination: MND.

Commissioner Wilson said because he owns several properties near the project site, he would recuse himself from the hearing and leave the room. Senior Planner Kent Hector recommended that the project be continued to a date uncertain in order to undertake additional research to develop mitigation measures and to ensure that the project is processed in compliance with CEQA. 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 with Commissioners Ramsey, Easley, Cornelius, and Rutledge voting AYE and a recusal by Commissioner Wilson for a 4-0 vote, the Commission continued Use Permit 17-92A to a date uncertain.

R2: **Use Permit 08-007 (Ramstad)**: The project is located in the Palo Cedro area in the Palo Cedro Village shopping complex at the northwest corner of Deschutes Road and State Highway 44. The request is for approval of a Use Permit (to amend the approved plans in the Planned Development district) for expansion of an existing commercial building for a new drugstore consisting of the development of a 15,789-square-foot building, removal of two existing buildings totaling 12,283 square feet in area, and reconstruction of a portion of the parking area in the shopping complex. Staff Planner: Hector. District 3. Proposed CEQA Determination: ND.

Senior Planner Kent Hector recommended that the project be continued to the January 8, 2009, Planning Commission meeting. He explained that the project was under new ownership by CVS Drugstore and the new proponent was evaluating the application as proposed. A memorandum was distributed to the Commission containing a copy of an email from the applicant requesting that the project be continued to January 2009.

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 (Cornelius/Easley), and carried unanimously, the Commission continued Use Permit 08-007 to the January 8, 2009, Planning Commission meeting.

R3: **Zone Amendment 08-007 (Richards):** The project site is two parcels totaling approximately 200 acres. The parcels are located in the east Redding area at the terminus of Ambrosia Drive, approximately three-tenths of a mile south of its intersection with Unforgettable Avenue. The applicants, in order to facilitate a property line adjustment, propose to rezone the property from the Exclusive Agricultural combined with the Agricultural Preserve zone district to the Limited Agricultural (A-1) zone district. Staff Planner: Salazar. District 5. Proposed CEQA Determination: ND.

Associate Planner Lio Salazar distributed a memorandum recommending that the project be continued to the January 8, 2009, Planning Commission meeting as requested by the California Department of Fish and Game to address concerns regarding effects on wetlands resources in the vicinity of the project. 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 (Wilson/Ramsey), and carried unanimously, the Commission continued Zone Amendment 08-007 to the January 8, 2009, Planning Commission meeting.

R4: **Zone Amendment 07-025 & Use Permit 07-025 (Stierli):** The project is located in the Mountain Gate area on a 4.2-acre parcel on the east side of Wonderland Boulevard, at its intersection with Tunnel Road. The request is for approval of a Zone Amendment from the Rural Residential (R-R) zone district to the Mixed Use (MU) and Open Space (OS) zone districts in conjunction with a request to construct two 5,000-square-foot buildings to be used for a contractor's yard with outdoor storage. The existing Mineral Resource Buffer (MRB) combining zone district would be retained. Staff Planner: Salazar. District 4. Proposed CEQA Determination: MND.

Associate Planner Lio Salazar presented the staff report. The public hearing was opened and Mike Stierli spoke in favor of the project and agreed to the conditions of approval. There being no other speakers for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Easley/Cornelius), and carried unanimously, by Resolution 2008-119, 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 07-025, based on the findings and subject to the condition listed in the Resolution, and by Resolution 2008-120, adopted a CEQA determination of a Mitigated Negative Declaration and approved Use Permit 07-025, based on the findings and subject to the conditions listed in the Resolution.

R5: **Zone Amendment 07-031 & Parcel Map 07-041 (Lasater):** The property is located in the Anderson area on a twenty-acre parcel, approximately 170 feet southeast of the terminus of Hopson Road. The request is for a Zone Amendment from the Unclassified zone district (U) to the Limited Agriculture (A-1) zone district in conjunction with a two-parcel residential land division with a ten-acre remainder parcel. Existing residences would be located on the two proposed five-acre parcels. Staff Planner: Salazar. District 5. Proposed CEQA Determination: MND.

Associate Planner Lio Salazar presented the staff report. A memorandum was distributed to the Commission containing a comment letter from the Anderson-Cottonwood Irrigation District recommending additional conditions for the Parcel Map (Conditions 56, 57, and 58).

The public hearing was opened and Duane Miller, representing the applicant, spoke in favor of the project and indicated that the conditions were satisfactory. Speaking in opposition was Ron Merrick who discussed the history of un-permitted structures on the property and concerns regarding the width of the current road. Also opposed was Robert Daley who stated opposition to the added development in the area and voiced concerns regarding access. Vivian Harris questioned the proposed sewage disposal system and the effects on neighboring properties.

Duane Miller made rebuttal remarks stating that the conditions of approval require certain road standards be met and that the site had passed an inspection by the Environmental Health Division for sewage disposal standards. There being no other speakers for or against the project, the public hearing was closed.

Mark Cramer from the Environmental Health Division confirmed that the site meets the requirements for pecculation and soils profiles. Al Cathey from the Department of Public Works confirmed that the conditions of approval for the project require the road to be 18 feet wide in order to meet minor road standards in the County.

ACTION: By motion made, seconded (Easley/Cornelius), and carried unanimously, by Resolution 2008-121, 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 07-031, based on the findings and subject to the condition listed in the Resolution, and by Resolution 2008-122, adopted a CEQA determination of a Mitigated Negative Declaration and approved Parcel Map 07-041, based on the findings and subject to the conditions, as amended (adding Conditions 56, 57, and 58), listed in the Resolution.

NON-HEARING ITEM:

NH1: Nomination and election of Chairman and Vice-Chairman for 2009.

ACTION: By motion made, seconded (Cornelius/Easley), and carried unanimously, the Commission named Commissioner Roy Ramsey to serve as Chairman for 2009.

ACTION: By motion made, seconded (Easley/Wilson), and carried unanimously, the Commission named Commissioner John Cornelius to serve as Vice-Chairman for 2009.

ADJOURNMENT: The Planning Commission adjourned at 2:45 p.m.

Submitted by:

Dawn Duckett, Staff Services Manager
Recording Secretary