

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: May 12, 2016
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present:

Gene Parham	District 3
Roy Ramsey	District 4
Tim MacLean	District 2
Jim Chapin	District 1

Absent: Patrick Wallner District 5

Staff Present:

Bill Walker, Planning Division Manager
James Ross, Assistant County Counsel
Lisa Lozier, Senior Planner
Ken Henderson, Environmental Health Division
J.T. Zulliger, Shasta County Fire Department
Eric Wedemeyer, Public Works/Subdivision Engineer
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary

Note: All unanimous actions reflect a 4-0 vote.

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

OPEN TIME: No Speaker's

APPROVAL OF MINUTES:

April 21, 2016 - Minutes

By motion made, seconded (Chapin/MacLean) carried unanimously by a 4-0 vote, the Commission approved the minutes of April 21, 2016, as submitted.

CONFLICT OF INTEREST

DECLARATIONS: None

CONSENT

ITEMS: None

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: **PARCEL MAP 15-007 (ADAMS):** The parcel is located in the Fall River Mills area on the south side of McArthur Road approximately 450 feet west of Metzger Road. The request is for a subdivision of an 83-acre parcel into two 19.5-acre parcels and a 44.37-acre remainder. Staff Planner: Lisa Lozier. District: 3. Proposed CEQA Determination: MND

Senior Planner Lisa Lozier presented the staff report. Ms. Lozier stated the applicant would like to amend the Conditions by striking out Condition #7. Senior Planner Lozier answered questions from Commissioner Chapin on whether the property slopes and whether or not there are any wetlands, Commissioner Parham asked what the right of way is through parcel B, and Commissioner MacLean asked questions on the area map presented during the presentation. Ms. Lozier stated that the property slopes up to the back of the property and referred to the shaded areas on the map in her presentation. Ms. Lozier stated there are no wetlands on the property. In response to Commissioner Parham, Ms. Lozier stated there is a roadway easement across parcel B and referred the Commission to the applicant for further information on the right away.

The public hearing was opened and the applicant's representative Steve Dean responded to the questions regarding areas on the map. Mr. Dean explained that the easement is for emergency access for the parcel to the west. He also stated that the easement was from a proposed subdivision from the 1970's. Mr. Dean agreed to the amended conditions.

There being no speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Ramsey/Chapin), and carried unanimously by Resolution 2016-010, the Commission adopted the CEQA determination of a Mitigated Negative Declaration, approved Parcel Map 15-007, based on the finding and subject to the conditions as amended listed in the Resolution.

Ex-parte Communications Disclosures: Commissioner MacLean recused himself due to his affiliation with the applicant's engineer, Sharrah Dunlap Sawyer.

R2: **ZONE AMENDMENT 15-005 AND PARCEL MAP 15-006 (TSERN):** The project site is located in the northeast Redding area on a 27.6-acre parcel adjacent to Mylindas Way and east of the intersection of Bernard Way and Mylindas Way. The project site is currently developed with one single-family residence and an accessory garage/storage building which would be located on the proposed single parcel. Zone Amendment 15-005 would amend the current Unclassified (U) zone district to Rural Residential combined with 4-acre Minimum Lot Area (R-R-BA-4) on the proposed 4.3-acre parcel. The proposed parcel map would create a single 4.3-acre parcel and a 23.3-acre

remainder. The 23.3-acre remainder would remain in the Unclassified (U) zone district. Staff Planner: Lisa Lozier. District: 4. Proposed CEQA Determination: Exempt

Senior Planner Lisa Lozier presented the staff report and answered questions from Commissioner Chapin on secondary access requirements. Ms. Lozier stated secondary access is not required and the parcel was legally created. Commissioner Parham asked questions on if the residence was built on an Unclassified zoned parcel and, if so, why not leave the parcel as Unclassified. In response to Commissioner Parham, Ms. Lozier stated, yes, the residence was built in the Unclassified zone district. Ms. Lozier stated the Unclassified district is a holding district that the county has until it has a specific project to look at and consider.

The public hearing was opened and the applicant's representative Mike Dormer spoke in favor of the project. Mr. Dormer stated they are doing a one-parcel map to avoid having to deal with secondary access and the single parcel will be sold to the tenant currently living on the property. Mr. Dormer agreed to the conditions.

Larry Clifford who owns neighboring property spoke neither in favor nor against the project. Mr. Clifford asked the Commission why he has been told he can't build on his property, but the applicant's property can be built on. Planning Division Manager Bill Walker suggested the Commission direct Mr. Clifford to the Planning Division to discuss his concerns further. Commissioner Parham suggested to Mr. Clifford that he talk with Planning staff at the Department of Resource Management.

There being no other speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Chapin/Ramsey), and carried a 3-0 vote, with Commissioner MacLean recusing himself, by Resolution 2016-011, the Commission recommended that the Board of Supervisors conduct a public hearing and find the project exempt from CEQA, waive the reading of the ordinance to amend the Zoning Plan, and approve Zone Amendment 15-005, based on the findings and subject to the condition listed in the Resolution, and by Resolution 2016-012, found the project to be exempt from CEQA and approved Parcel Map 15-006, based on the findings and subject to the conditions listed in the Resolution.

Ex-parte Communications Disclosures: None

R3 **USE PERMIT AMENDMENT 5-92 C (AMEN):** The project site is in the Cottonwood area on three parcels totaling approximately 212 acres located southeast of the intersection of Balls Ferry Road and Black Lane, between Black Lane and Cottonwood Creek. The request is for approval of an amendment to Condition #8 of Use Permit 5-92 to extend the date for completion of the gravel mining operation from December 31, 2015 to December 31, 2035. All other conditions of the Use Permit would remain the same. The existing gravel operation does not include screening, washing, crushing or other processing of gravel. Gravel is excavated, loaded, and trucked from the site. Staff Planner Bill Walker. District: 5. Proposed CEQA Determination: MND

Planning Division Manager Bill Walker presented the staff report and answered questions from Commissioner Chapin on how long the project has been dormant and from Commissioner Parham on whether a 20-year extension is typical. Mr. Walker stated the project has been dormant for

approximately 10 years and stated the length of time is by the applicant's request, and there isn't any typical length of time.

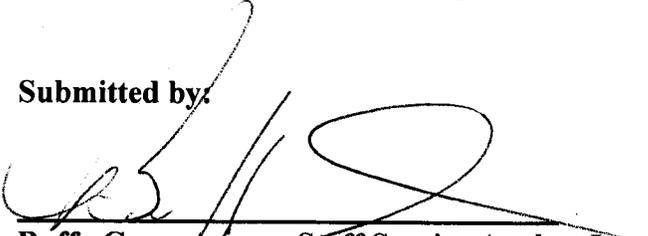
The public hearing was opened and the applicant Iver Amen spoke in favor of the project. Mr. Amen agreed to the conditions.

There being no speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (MacLean/Chapin), and carried unanimously by Resolution 2016-013, the Commission approved Use Permit Amendment 5-92 C, based on the finding and subject to the conditions listed in the Resolution.

ADJOURNMENT: The Planning Commission adjourned at 03:09 p.m.

Submitted by:



Buffy Gray, Agency Staff Service Analyst I
Recording Secretary