

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: January 12, 2017
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
Patrick Wallner	District 5
Jim Chapin	District 1

Staff Present:

Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Bill Walker, Senior Planner
Kent Hector, Senior Planner
Lio Salazar, Senior Planner
Lisa Lozier, Senior Planner
Ken Henderson, Environmental Health Division
Jimmy Zanotelli, Shasta County Fire Department Marshal
Eric Wedemeyer, Public Works/Subdivision Engineer
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary
Tracie Huff, Typist Clerk III/Recording Secretary

Note: All unanimous actions reflect a 5-0 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

ELECTION OF 2017 CHAIRMAN AND VICE CHAIRMAN:

ACTION: By motion made, seconded (Chapin/Wallner), and carried unanimously, the Commission named Commissioner Ramsey to serve as Chairman for 2017.

ACTION: By motion made, seconded (Ramsey/Chapin), and carried unanimously, the Commission named Commissioner MacLean to serve as Vice-Chairman for 2017.

PRESENTATION OF PLAQUES TO THE 2015 & 2016 PLANNING COMMISSION CHAIRMAN:

Director of Resource Management Richard Simon presented plaques to Commissioner Wallner for his service as Chairman in 2015 and Commissioner Parham for his service as Chairman in 2016.

APPROVAL OF

MINUTES: November 10, 2016 - Minutes

By motion made, seconded (Wallner/MacLean) carried by a 4-0 vote, the Commission approved the Minutes of November 10, 2016, as submitted. Commissioner Chapin abstained from voting due to not being in attendance at the November 10, 2016 Planning Commission meeting.

CONFLICT OF INTEREST DECLARATIONS:

Commissioner MacLean recused from R4, due to his affiliation with the engineering company for the project.

CONSENT ITEMS: None

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: **TRACT MAP 1946 (SHINGLE GLEN PROPERTIES) EXTENSION OF TIME:** The project is located within the Shingletown West Rural Community Center on a 121.7-acre parcel, west of Wilson Hill Road and Emigrant Trail, north of State Highway 44, with access from Shingle Glen Trail. The request is for approval of a 3-year extension of time for approved Tract Map 1946. The Planning Commission approved Tract Map 1946 on December 13, 2007 for a 23-lot subdivision consisting of 5-acre parcels for single-family residential development. Staff Planner: Kent Hector. District: 5. Proposed CEQA Determination: N/A

Senior Planner Kent Hector presented the staff report.

The public hearing was opened and with there being no speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Chapin/MacLean), and carried unanimously by Resolution 2017-001, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3-year extension of time for Tract Map 1946 (to December 13, 2019) based on the findings listed in the Resolution, and subject to the findings and conditions listed in the original Resolution of approval Planning Commission Resolution 2007-150.

Ex-parte Communications Disclosures: None

R2: **CONSIDERATION OF EXCEPTION TO COUNTY DEVELOPMENT STANDARDS FOR CONDITIONAL CERTIFICATE OF COMPLIANCE 16-003 (Main)**: The project site is located in the South Redding area on a 1.45-acre designated remainder parcel, approximately 840 feet south of the intersection of Wilshire Drive and Henderson Road. The request is for an exception from the County's Fire Safety Standards that requires a fire hydrant for single-family dwellings to be located within 750 feet of the parcel being created. The Conditional Certificate of Compliance document for the subject property was prepared by the County Departments at the request of the property owner and is not the object of the Planning Commission's consideration here. The Commission is considering only the property owner's request for an exception from standards as described in the project application and in this report. Staff Planner: Kent Hector. District: 2. Proposed CEQA Determination: N/A

A memo was presented to the Commission prior to the meeting with an attached revised draft resolution which incorporates additional findings pursuant to Fire Safety Standards Section 6.31 (g), supporting the request for an exception from the County Fire Safety Standards Section 6.31 (c)(1).

Senior Planner Kent Hector presented the staff report.

Commissioner Wallner asked whether or not it is a common occurrence that county parcels rely on the City of Redding for water. Mr. Hector stated it is not a common occurrence.

Commissioner Parham asked if the Certificate of Compliance would allow the property to be developed and sold legally. Mr. Hector explained that the Conditional Certificate would allow the property to be sold legally, but the remaining conditions would have to be met before the parcel could be developed.

The public hearing was opened and with there being no speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Wallner/Chapin), and carried unanimously by Resolution 2017-002, the Commission found that the exception to the County's Development Standards is exempt from CEQA and approved an exception to the County's Development Standards, based on the findings listed in the Resolution.

Ex-parte Communications Disclosures: None

R3 **PARCEL MAP 16-006 (MUNSON)**: The proposed project is located in the Cottonwood area on a 33.2-acre parcel on the north side of Black Lane, about 0.6 miles east of the intersection of Black Lane and Balls Ferry Road (21500 and 21528 Black Lane). The request is for approval of a Parcel Map to create four parcels of 2.0 acres, 5.1 acres, 10.0 acres and 16.1 acres. There is one existing single-family residence on each of the proposed 2.0-acre and 16.1-acre parcels. Related to this parcel map, the applicant has requested an exception to Section 6.11.1 of the County Fire Safety Standards which limits dead-end road length to 1,000 feet. The Cottonwood Fire Protection District and the Shasta County Fire Marshall have recommended approval of this exception. Staff Planner: Bill Walker. District: 5. Proposed CEQA Determination: ND

A memo was presented to the Commission prior to the meeting regarding recommended additional findings to Item 3 of the draft resolution.

Senior Planner Bill Walker presented the staff report.

The public hearing was opened.

Sue Horkey spoke neither for nor against the project. Ms. Horkey feels she met all of the qualifications of a Variance and wants equitable treatment by the Fire Marshall for her property split in comparison to this project.

Director of Resource Management Richard Simon offered to facilitate a meeting with the Fire Marshall and Ms. Horkey to discuss her Palo Cedro property.

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

ACTION: By motion made, seconded (MacLean/Chapin), and carried unanimously by Resolution 2017-003, the Commission adopted the CEQA determination of a Negative Declaration, approved an exception to the County Fire Safety Standards as requested, and approved Parcel Map 16-006, based on the amended findings and subject to the conditions listed in the Resolution.

Ex-parte Communications Disclosures: Commissioner MacLean recused due to his affiliation with the engineering company for the project.

R4 **GENERAL PLAN AMENDMENT 13-002, ZONE AMENDMENT 13-004, AND TRACT MAP 2003 (Stephens)**: The project is located west of Interstate Highway 5, north of Cottonwood and south of Anderson, on approximately 122 acres west of Rhonda Road, and approximately one-mile north of Castlewood Drive. The application is for: 1) a General Plan Amendment from Rural Residential A (RA) to Suburban Residential One Dwelling Unit Per Acre (SR-1), 2) a Zone Amendment from the existing Planned Development (PD) district to a new PD district specific to the proposed project, and 3) a residential land division that would create 102 parcels, consisting of 98 suburban residential lots ranging in size from 6,000 to 16,645-square feet, a 36.6-acre open space

parcel, a large residential parcel of 59.1-acres and two approximately one-acre residential parcels. Staff Planner: Lio Salazar. District: 5. Proposed CEQA Determination: MND

A memo was presented to the Commission prior to the meeting regarding 1) a public comment letter concerning potential traffic impacts; and 2) the recommendation of 2 additional conditions of approval concerning the construction of a bus stop and clearing two violations.

Senior Planner Lio Salazar presented the staff report and answered questions from the Commissioners.

Commissioner Chapin asked if the condition regarding woodstoves is a new requirement of Air Quality and how this condition will be enforced. Mr. Salazar explained that the prohibition of the use of woodstoves is project specific and was recommended by the applicant's consultant. He explained that the condition will be enforced by the permit process.

Director of Resource Management Richard Simon explained that this condition is not intended to set a precedence for all development.

Commissioner Wallner asked questions regarding road improvements and easements. Public Works Subdivision Engineer Eric Wedemeyer explained Parcel D is not being considered for development and Public Works doesn't want to lock into a specific route for possible right-of-ways in the future.

The public hearing was opened and the applicant's representative Roger White agreed to the conditions. Mr. White explained the prohibition of woodstoves was the recommendation of their consultant and they are in agreement with that condition.

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

ACTION: By motion made, seconded (Wallner/Chapin), and carried by a 4-0 vote, the Commission 1) made the appropriate environmental findings and adopted the CEQA determination of a Mitigated Negative Declaration for Tract Map 2003; and made the appropriate findings and approved Tract Map 2003, subject to approval by the Board of Supervisors of a General Plan Amendment and Rezone, and subject to the conditions listed in Resolution 2017-005 as amended; and 2) recommended that the Board of Supervisors conduct a public hearing and adopt a CEQA determination of a Mitigated Negative Declaration for General Plan Amendment 13-002 and Zone Amendment 13-004; and approve General Plan Amendment 13-002; and make the rezone findings, introduce, waive the reading of, and adopt an ordinance to amend the Zoning Plan of the County of Shasta identified in Zone Amendment 13-004, based on the findings listed in Resolution 2017-004.

Note: Commissioner MacLean recused himself due to his affiliation with the applicant's engineering company, and left the Board Chambers for this item.

Ex-parte Communications Disclosures: None

R5 **USE PERMIT 16-006 (Butler):** The project is located in the Columbia Plan area at the northwest corner of the intersection at Crossroads and Old 44 Drive. The request is for approval to construct a 5,625-square-foot professional office building including 2 suites on a 0.55 acre parcel. Staff Planner: Lisa Lozier. District: 4. Proposed CEQA Determination: CE

Senior Planner Lisa Lozier presented the staff report.

The public hearing was opened and there being no speakers for or against the project, the public hearing was closed.

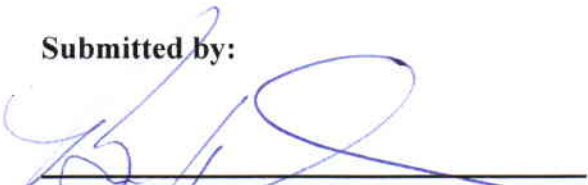
ACTION: By motion made, seconded (Chapin/Parham), and carried unanimously by Resolution 2017-006, the Commission approved Use Permit 16-006, based on the finding and subject to the conditions listed in the Resolution.

PLANNING DIRECTOR'S REPORT:

Director of Resource Management Richard Simon bid Commissioner Parham a farewell and thanked him for his service as a Commissioner.

ADJOURNMENT: The Planning Commission adjourned at 03:41 p.m.

Submitted by:



**Buffy Gray, Agency Staff Service Analyst I
Recording Secretary**