

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: February 9, 2017
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners Present:

Roy Ramsey	District 4
Tim MacLean	District 2
Patrick Wallner	District 5
Jim Chapin	District 1
Steven Kerns	District 3

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
David Schlegel, Associate Planner
Ken Henderson, Environmental Health Division
Jimmy Zantelli, 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

APPROVAL OF

MINUTES: January 12, 2017 - Minutes

By motion made, seconded (Chapin/Wallner) carried by a 4-0 vote, the Commission approved the Minutes of January 12, 2017, as submitted. Commissioner Kerns abstained from voting due to not being in attendance at the January 12, 2017 Planning Commission meeting.

CONFLICT OF INTEREST DECLARATIONS: None

CONSENT ITEMS: None

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: TRACT MAP 1869 – SECOND EXTENSION OF TIME (TRINITY EQUIPMENT COMPANY): The project is located in the Palo Cedro area on a 77-acre property between the western end of Topland Drive and the eastern end of Gilbert Drive. The request is for approval of a 3½-year extension of time for approved Tract Map 1869. The Planning Commission approved Tract Map 1869 on July 13, 2006 for a 29-lot subdivision consisting of 1.0-acre to 4.36-acre parcels for single-family residential development, along with a 24.9-acre non-disturbance/non-building parcel. Staff Planner Kent Hector. District 3. Proposed CEQA Determination: N/A

A memo was presented to the Commission prior to the meeting regarding a request from the applicant to continue the project to the March 9, 2017 Planning Commission meeting.

Senior Planner Kent Hector stated that the project representative requests the Commission continue item R1 to the next Planning Commission meeting, March 9, 2017.

The public hearing was opened and Griffith Tonkin a neighbor who lives near the project explained he had items to discuss on this project, but would wait for the March 9th meeting.

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

ACTION: By motion made, seconded (Chapin/MacLean), and carried unanimously, the Commission continued Tract Map 1869-Second Extension of time (Trinity Equipment Company) to March 9, 2017.

Ex-parte Communications Disclosures: None

R2: **TRACT MAP 1961 (CHUCK) EXTENSION OF TIME:** The project is located in the Burney area on a 5.76-acre parcel immediately northwest and adjacent to the intersection of Mackinac Street and Superior Avenue. The Mitchell Donald Chuck and Janet Marie Chuck Family Trust have requested approval of an extension of time for approved Tract Map 1961. The tentative map for Tract Map 1961 was approved by the Planning Commission on December 13, 2007, for the creation of twenty parcels ranging in size from approximately 6,300 square feet to approximately 24,000 square feet in size. The recommended 3-year extension of time would extend the tentative map approval to December 13, 2019. Staff Planner Lio Salazar. District 3. Proposed CEQA Determination: N/A

Senior Planner Lio Salazar 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.

Director of Resource Management Richard Simon stated there was an error on the Agenda for this project. He explained the agenda shows district 5, but in fact it is in district 3. Mr. Simon also explained that the staff report and related notices for this project are correct, the only error was on the agenda.

ACTION: By motion made, seconded (Wallner/MacLean), and carried unanimously by Resolution 2017-007, 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 1961 (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 2007-145.

Ex-parte Communications Disclosures: None

R3 **PARCEL MAP 07-007 (YOUNT) EXTENSION OF TIME:** The project is located in the Cottonwood area on a 28.65-acre parcel on the southwest corner of the intersection of Locust Road and Vantage Drive (APN: 090-380-074). Larry Yount and Louis Rizzo have requested approval of an extension of time for approved Parcel Map 07-007. The tentative map for Parcel Map 07-007 was approved by the Planning Commission on December 09, 2010 for the creation of two approximately 8-acre undeveloped parcels and an approximately 12-acre undeveloped parcel. The recommended 3-year extension of time would extend the tentative map approval to December 9, 2019. Staff Planner Lio Salazar. District 5. Proposed CEQA Determination: N/A

Senior Planner Lio Salazar 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.

Director of Resource Management Richard Simon stated there was an error on the Agenda for this project. He explained the agenda shows district 3, but in fact it is in district 5. Mr. Simon also explained that the staff report and related notices for this project are correct, the only error was on the agenda.

ACTION: By motion made, seconded (Chapin/Wallner), and carried unanimously by Resolution 2017-008, 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 Parcel Map 07-007 (to December 09, 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 2010-046.

Ex-parte Communications Disclosures: None

R4 **TRACT MAP 1913 (CANTO DE LAS LUPINE, LLC) SECOND EXTENSION OF TIME:**
The project is located in the west Redding area on portions of four existing parcels totaling approximately 334 acres, north of Clear Creek Road and west of Honeybee Road and Texas Springs Road. The request is for approval of an extension of time for a Tract Map for a gated community of 33 residential lots ranging in size from 3.00 to 63.82 acres. This map would be the second unit of the Canto De Las Lupine subdivision. The first unit (Tract 1880) was approved in 2004, for 15 residential lots on 127 acres, and recorded May 26, 2005. Staff Planner: Bill Walker. District: 2. Proposed CEQA Determination: N/A

Senior Planner Bill Walker presented the staff report.

The public hearing was opened and the applicant's representative Leonard Bandell stated he was available for questions.

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

Director of Resource Management Richard Simon requested a 5 minute recess to clarify something on the project that was brought to his attention. The Commission recessed for approximately 5 minutes. After the recess Mr. Simon explained, that after consulting with the applicant and staff he recommended the item be continued to the March 9, 2017 meeting, to allow staff to further research the Emergency Fire Escape Road easements on the project.

ACTION: By motion made, seconded (MacLean/Chapin), and carried unanimously, the Commission continued Tract Map 1913-Second Extension of time (Canto De Las Lupine, LLC) to March 9, 2017.

Ex-parte Communications Disclosures: None

- R5** **USE PERMIT AMENDMENT 27-94 A2 (YATES)**: The project site is located in the Palo Cedro area on a 7-acre parcel on the west side of Deschutes Road, about 0.2 miles south of the intersection of Deschutes Road and Brundage Road (8502 Deschutes Road). The request is for approval of an amendment to Use Permit 27-94. This amendment would change the facility from a covered horse riding arena and boarding stable for up to 32 horses to primarily an equestrian training facility with up or three competition “dressage” style events per year, with as many as 40 people and 20 horses on site during these events. The covered riding arena would be lengthened by 90 feet, and an office and covered viewing area would be added. The boarding facility would be reduced to 6 horses. Staff Planner: Bill Walker. District 3. Proposed CEQA Determination: ND

Senior Planner Bill Walker presented the staff report and answered Commissioner Chapin’s question regarding parking.

The public hearing was opened and the applicant John Yates spoke in favor of the project and agreed to the conditions.

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

- ACTION:** By motion made, seconded (Wallner/Kerns), and carried unanimously by Resolution 2017-010, the Commission adopted the CEQA determination of a Negative Declaration and approved Use Permit Amendment 27-94 A2, based on the finding and subject to the conditions listed in the Resolution.

Ex-parte Communications Disclosures: None

- R6** **GENERAL PLAN AMENDMENT 16-002, ZONE AMENDMENT 16-005, AND ADMINISTRATIVE PERMIT 16-036 (DE JONG)**: The project is located in the north Redding area on approximately 20.61 acres. The project is to: 1) A General Plan Amendment from the Mineral Resource (MR) designation to the Open Space (N-O) designation, 2) A Zone Amendment from the Mineral Resource (MR) zone district to the Open Space (OS) zone district and; 3) An Administrative Permit to approve a residence and residential accessory buildings on the project site within the OS zone district. The project requires the relocation and installation of a sewage disposal system. No other physical changes to the property are proposed at this time. Staff Planner: David Schlegel. District: 1. Proposed CEQA Determination: ND

Associate Planner David Schlegel presented the staff report.

Mr. Schlegel answered questions from Commissioner Chapin in regards to whether or not proposed rezone would allow for the current development. Mr. Schlegel explained the General Plan policy that requires a transition from mining to a more appropriate zoning once a mine operation ceases. He explained in this case Open Space was the most appropriate zoning for the area and the current development would be allowed with an Administrative permit.

Commissioner Kerns asked questions regarding drainage on the property. Mr. Schlegel explained that the drainage stays onsite. He also explained that the project was referred to the California Regional Water Quality Control Board and he did not received any letters of concern for this project.

The public hearing was opened and the applicant's representative Flora Davis stated she was there for any questions. Ms. Davis agreed to the conditions.

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

Commissioner Chapin made a motion to approve the Administrative permit and recommended approval by the Board of Supervisors, Commissioner MacLean Seconded. With further questions from Commissioner Kerns regarding the drainage, Commissioner Chapin withdrew his motion and Commissioner MacLean withdrew his second.

Commissioner MacLean and Resource Management Director Richard Simon explained that the project is to authorize existing development on the property and that the only disturbance would be to re-locate the septic system which must be setback from any intermittent drainage.

ACTION: By motion made, seconded (MacLean/Wallner), and carried unanimously, the Commission made the appropriate environmental findings and adopted the CEQA determination of a Negative Declaration for Administrative Permit 16-036; and made the appropriate findings and approved Administrative Permit, subject to approval by the Board of Supervisors of a General Plan Amendment and Rezone, and subject to the conditions listed in Resolution 2017-012 as amended to include a finding that no physical changes will occur to the property, beyond the improvements that are already in place, other than the installation of a sewage disposal system that would be nowhere near any of the natural drainage corridors.

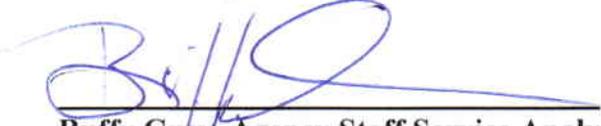
By motion made, seconded (MacLean/Chapin), and carried unanimously, the Commission recommended that the Board of Supervisors conduct a public hearing and adopt a CEQA determination of a Negative Declaration for General Plan Amendment 16-002 and Zone Amendment 16-005; and approve General Plan Amendment 16-002; 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 16-005, based on the findings listed in Resolution 2017-011.

PLANNING DIRECTOR'S REPORT:

Director of Resource Management Richard Simon introduced and welcomed the new Commissioner, Steven Kerns.

ADJOURNMENT: The Planning Commission adjourned at 03:11 p.m.

Submitted by:



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

PLANNING COMMISSION MEETING MINUTES

February 9, 2017

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