

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: December 14, 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
Jim Chapin	District 1
Steven Kerns	District 3
Patrick Wallner	District 5

Staff Present: Richard W. Simon, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Lio Salazar, Senior Planner
Ken Henderson, Environmental Health Division
Jimmy Zanotelli, Shasta County Fire Marshal
Eric Wedemeyer, Public Works/Subdivision Engineer
Jessica Cunningham-Pappas, Staff Services Analyst II/Recording Secretary

Note: All unanimous actions reflect a 5-0 vote.

ELECTION OF 2018 CHAIRMAN AND VICE CHAIRMAN:

ACTION: By motion made, seconded (Wallner/Chapin), and carried unanimously, the Planning Commission named Commissioner MacLean to serve as Chairman for 2018.

ACTION: By motion made, seconded (Wallner/Kerns), and carried unanimously, the Planning Commission named Commissioner Chapin to serve as Vice-Chairman for 2018.

APPROVAL OF MINUTES:

November 9, 2017 – Minutes

By motion made, seconded (MacLean/Kerns) and carried unanimously, the Planning Commission approved the Minutes of November 9, 2017, as submitted.

PUBLIC COMMENT PERIOD - OPEN TIME: No Speakers.

CONFLICT OF INTEREST DECLARATIONS: None.

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None.

R1: **PARCEL MAP 17-003 – (PRESIDIO):** A Parcel Map to divide a 15.6-acre property into two parcels of 10.4 acres and 5.23 acres for residential uses. The property is currently developed with two one-family residences and multiple accessory buildings. Each of the resulting parcels would contain an existing residence and the accessory buildings incidental to that residence. No site constraints have been identified for the project site. **Applicant:** Lynn Presidio and Cynthia R. Presidio Trust; **Assessor's Parcel Number:** 704-010-026; **Project Location:** 24527 and 24555 Dersch road in the Millville area; **Supervisor District:** 5; **Recommended Environmental Determination:** Negative Declaration; **Planner:** Lio Salazar, Senior Planner. **Simple Majority Vote**

Senior Planner Lio Salazar presented the staff report. The proposed division would result in the potential for future development of a second residence on proposed Lot A as it would be large enough to do so. The applicant does not plan to develop a second residence as part of this project. The General Plan for the area is Rural Residential B (RB). The Zone District is Limited Residential combined with Mobile Home and Restrictive Flood (R-L-T-F-2). Mr. Salazar noted both parcels would be served by a shared well located on Lot A.

Approval of the proposed land division is recommended as it is consistent with the Shasta County General Plan and Zoning Development standards; including residential density allowance of one dwelling unit per five acres. The recommended project conditions ensure that the project is consistent with Shasta County Development Standards including requirements for right of way dedication on Dersch Road and access improvements.

Commissioner Wallner asked when the requirement kicks in for a separate well for each property. Mr. Salazar noted that the well has been serving both residences and has been adequate. It will come down to the preference for the property owners when the map is recorded. Commissioner Chapin asked what the purpose was for the flag lot. Mr. Salazar noted that it would keep existing access consolidated at Dersch Road.

The public hearing was opened. Edward Pearson addressed the Planning Commission on behalf of EDS Engineering and Land Surveying as the authorized agent noting that the applicant was in the audience to address any questions. Mr. Pearson thanked the Planning Commission and stated that planning staff did a wonderful job. Commissioner Ramsey asked if Mr. Pearson was satisfied with the project's conditions. Mr. Pearson stated he was.

Commissioner Ramsey asked if anyone else wished to address the Commission in favor of the project. There being none, Commissioner Ramsey asked if anyone else wished to speak in opposition of the project. There being none, the Public Hearing was closed.

ACTION: By motion made, seconded (Kerns/Chapin), and carried unanimously by Resolution 2017-043, the Planning Commission adopted a Negative Declaration under the California Environmental Quality Act for Parcel Map 17-003 based on the recommended environmental findings and subject to the conditions listed in the attached resolution.

NON-HEARING ITEMS: None.

CONSENT ITEMS: None.

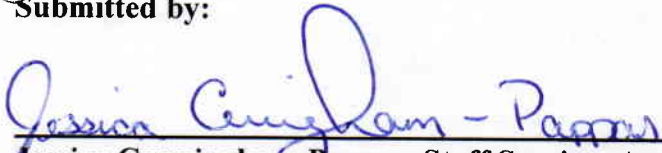
PLANNING DIRECTOR'S REPORT:

Mr. Simon noted that he has been working with County Counsel to re-work the format of the Planning Commission's Agenda. The goal is to have the new format for the agenda starting in 2018. Mr. Simon also noted that Commissioner Wallner has been working hard as a member of the County Planning Commissioner's Association to bring the annual conference to Shasta County.

Commissioner Chapin asked for the dates of the conference. Commissioner Wallner stated it would be May 4th and May 5th, 2018.

ADJOURNMENT: The Planning Commission adjourned at 2:17p.m.

Submitted by:


Jessica Cunningham-Pappas
Jessica Cunningham-Pappas, Staff Services Analyst II
Recording Secretary