

# SHASTA COUNTY PLANNING COMMISSION SPECIAL MEETING

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## MINUTES

### Special Meeting

Date: August 23, 2018  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

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

**Staff Present:** Paul A. Hellman, Director of Resource Management  
Rubin Cruse, County Counsel  
Kim Hunter, Planning Division Manager  
David Schlegel, Associate Planner  
Jimmy Zanolli, 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.

**PUBLIC COMMENT PERIOD - OPEN TIME:** No Speakers.

**CONFLICT OF INTEREST DECLARATIONS:** Chairman MacLean declared a conflict of interest for Item R1 due to his employment association with Sharrah Dunlap Sawyer, Inc., who has completed work on behalf of some of the property owners residing in those areas. Commissioner Kerns declared a conflict of interest for Item R2 due to biological and wetlands delineation work he conducted.

## PUBLIC HEARINGS:

Chairman MacLean left the room.

**Ex-parte Communications Disclosures:** None.

**R1:** General Plan Map Amendment GPA18-0001 and Zoning Plan Map Amendment ZA18-0002  
continued from August 9, 2018

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Plan Map as part of the 2014-2019 Housing Element Update program to bring the

County's General Plan Housing Element into compliance with State Housing Law. GPA18-0001 and ZA18-0002: *East Redding - 299 East Corridor/Collyer Drive and Old Oregon Trail* (Area 1) consists of approximately 48 acres currently designated Commercial (C) and Suburban Residential (SR) in the General Plan, and zoned Community Commercial (C-2), Commercial Light Industrial (C-M), and Interim Residential (IR). Area 1 in its entirety would be designated Urban Residential-25 dwelling units per acre UR(25) and would be rezoned to Multiple-Family Residential-25 dwelling units per acre (R-3-25) on 33.3 acres, and Open Space (OS) on 14.6 acres. Assessor's Parcel Numbers: 076-070-012; 076-070-016; 076-100-018, 076-060-018 (portion); and 076-100-011. GPA18-0001 and ZA18-0002 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759.

Planning Division Manager Kim Hunter presented the staff report. Ms. Hunter discussed housing elements and adoption requirements related to the General Plan, Regional Housing Needs Allocation (RHNA), Unaccommodated Housing Needs, and Default Density. She noted the proposed General Plan and Zoning Plan Map amendments were not associated with any proposal for onsite development and that an initial study and environmental assessment were prepared for each.

Commissioner Kerns asked if additional analysis would occur for a future project given significant impacts to air quality and biological considerations. Ms. Hunter affirmed that was correct. Vice Chairman Chapin asked about the County matching adjacent City density zoned at 20 units per acre. Ms. Hunter responded, noting requirements of Housing and Community Development's RHNA requirements. Discussion centered on current versus potential future rezones.

Vice Chairman Chapin opened the public hearing.

**Speaker's Name**

**Comments/Concerns/Questions**

Dan Woolery

Mr. Woolery commented that the potential significant impacts denoted in the environmental assessments for Cottonwood were not addressed in the initial study. Mr. Woolery commented on downstream impacts from rezoning as they direct developers. Ms. Hunter pointed out that the initial study referenced was the wrong initial study for Item R1 but was the correct initial study for Item R5.

Carolyn Morgan

Ms. Morgan asked if Area 1 was annexed to the City of Redding, would the County no longer meet its housing needs since the project would no longer fall within the County. Ms. Hunter stated should an annexation be proposed in the future, the City and County would work together on an agreement and that there are ways for the County to receive credits through the RHNA process following annexation.

Vice Chairman Chapin called for any other speakers. There being none, the public hearing was closed.

Commissioner Wallner clarified that even though the proposed rezones were not subject to CEQA, initial studies had been conducted to identify any potential issues that would be addressed prior to

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future development. Ms. Hunter confirmed that was correct.

By motion made, seconded (Wallner/Ramsey) and carried 4-0, the Planning Commission adopted a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0001 and Zone Amendment ZA18-0002 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0001; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0002.

Chairman MacLean returned to the meeting. Commissioner Kerns left the room.

**Ex-parte Communications Disclosures:** None.

**R2**                    **General Plan Map Amendment GPA18-0002 and Zoning Plan Map Amendment ZA18-0003**  
**continued from August 9, 2018**

Consider a proposed amendment to the Shasta County General Plan Land Use Maps and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0002 and ZA18-0003: *North Redding - Old Oasis Road/I-5 Corridor* (Area 2) consists of approximately 52 acres currently designated Suburban Residential (SR) in the General Plan, and zoned Interim Residential (IR) and Designated Floodway (F-1). Area 2 would be designated Urban Residential-25 dwelling units per acre UR(25) and rezoned to Multiple-Family Residential-25 dwelling units per acre (R-3-25) on 10.2 acres; designated Urban Residential (UR) on 41.7 acres and rezoned as follows: Multiple-Family Residential-10 dwelling units per acre (R-3-10) on 13.1 acres; and Open Space (OS) on 20 acres; the Designated Floodway (F-1) portion would be unchanged. Assessor's Parcel Number 073-010-006. GPA18-0002 and ZA18-0003 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759.

Planning Division Manager Kim Hunter presented the staff report. Commissioner Ramsey asked if the terrain of the site dictated the Open Space designation. Ms. Hunter affirmed it did, stating that the flood zone, small drainages and steep topography warrant the proposed zoning. Ms. Hunter discussed topography and access related to densities and flood zones. Chairman MacLean asked for clarification on access points and the rezone process, to which Ms. Hunter responded.

Chairman MacLean called for a short recess to review a memorandum prepared by staff. The meeting reconvened at 3:22 p.m.

Chairman MacLean opened the public hearing.

**Speaker's Name**

**Comments/Concerns/Questions**

Michael Elrite

Mr. Elrite expressed concerns about flooding from Buckeye Creek and the potential for runoff for a future project and commented there were currently unoccupied apartments in other areas.

Richard Janssen Mr. Janssen expressed concern about flooding on New Town Creek, lack of maintenance on Randolph Road, and air quality concerns.

Mose Perizzolo Mr. Perizzolo expressed concerns about the creek being made bigger.

Merideth Parks Ms. Parks expressed concerns about flooding, traffic congestion, and impacts related to runoff from Buckeye Creek into Churn Creek.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

Commissioner Chapin asked about utility access. Ms. Hunter affirmed the current landowner possessed existing allocations provided by the City of Redding. Commissioner Wallner asked about current flooding. Ms. Hunter noted the F-1 flood zone reflects FEMA mapping and that flooding may occur in other areas on a seasonal basis. Public Works representative Eric Wedemeyer requested individuals contact Public Works regarding any flood concerns.

By motion made, seconded (Ramsey/Wallner) and carried 4-0, the Planning Commission adopted a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0002 and Zone Amendment ZA18-0003 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0002; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0003.

Commissioner Kerns returned to the meeting.

**Ex-parte Communications Disclosures:** None.

**R3 General Plan Map Amendment GPA18-0003 and Zoning Plan Map Amendment ZA18-0004 continued from August 9, 2018**

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0003 and ZA18-0004: *Southwest Palo Cedro - Gilbert Drive* (Area 3) consists of 9.8 acres currently designated Commercial (C) in the General Plan and zoned Community Commercial (C-2). Area 3 in its entirety would be designated Urban Residential-25 dwelling units per acre UR(25), and would be rezoned to Multiple-Family Residential-25 dwelling units per acre (R-3-25) on 8 acres, and Open Space (OS) on 1.8 acres. Assessor's Parcel Number 059-360-019. GPA18-0003 and ZA18-0004 are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65759.

Planning Division Manager Kim Hunter presented the staff report.

Chairman MacLean opened the public hearing. There being no speakers, the public hearing was closed.

By motion made, seconded (Chapin/Kerns) and carried unanimously, the Planning Commission adopted a resolution recommending that the Board of Supervisors: a) find General Plan Amendment GPA18-0003 and Zoning Amendment ZA18-0004 are not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code Section 65759 (CEQA does not apply to any proposed action necessary to comply with court order or judgement to bring an agency's general plan or relevant mandatory elements of the plan into compliance with State Law); b) adopt a resolution approving General Plan Map Amendment GPA18-0003; and c) introduce, waive the reading of and enact an ordinance amending the Zoning Plan maps pursuant to ZA18-0004.

**Ex-parte Communications Disclosures:** None.

**R4**      **General Plan Map Amendment GPA18-0004 and Zoning Plan Map Amendment ZA18-0005**  
**continued from August 9, 2018**

Consider a proposed amendment to the Shasta County General Plan Land Use Map and related County Zoning Map as part of the 2014-2019 Housing Element Update program to bring the County's General Plan Housing Element into compliance with State Housing Law. GPA18-0004 and ZA18-0005: *Southwest Cottonwood/I-5 Corridor* (Area 4) consists of approximately 13 acres currently designated Urban Residential – 8 dwelling units per acre (UR(8)) and zoned Planned Development (PD). Area 4 would be designated Urban Residential-25 dwelling units per acre UR(25) and rezoned to Multiple-Family Residential-25 dwelling units per acre (R-3-25) on 10 acres; designated and zoned Open Space (OS) on 1.6 acres; and designated Commercial (C) and rezoned to Community Commercial (C-2) on 1.4 acres. Assessor's Parcel Number: 087-270-031. GPA18-0004 and ZA18-0005 are not subject to the California Environmental Quality Act (CEQA).

Commissioner Ramsey mentioned he had a conversation with an individual regarding Item R4 in which he recommended they attend the Special Planning Commission meeting.

Planning Division Manager Kim Hunter presented the staff report. Ms. Hunter noted water was provided by the Cottonwood Water District, which had been stated in error in the staff report as County Service Area No. 17, but was correctly identified in the Initial Study and Environmental Assessment.

Commissioner Chapin asked about site access, utilities, and drainage. Ms. Hunter responded, noting traffic access to the site would occur off of 1<sup>st</sup> Street and that there are no wetlands onsite. She noted an open space buffer which appeared to be an area of drainage; however, a project would assess the drainage whereas the rezone would not. Ms. Hunter described the process staff went through to identify sites. Commissioner Wallner asked how losing ten acres from any project would affect the RHNA. Ms. Hunter noted a goal of 1,200 units, which would meet the previous 2009-2012 Housing Element as well as the current period. Mr. Hellman defined the maximum housing allowed versus Housing and Community Development's assumption of 20 units per acre since developers typically do not develop at the highest possible density.

Chairman MacLean opened the public hearing.

**Speaker's Name**

**Comments/Concerns/Questions**

Kayle Spoon

Mr. Spoon stated the proposed densities were inconsistent

with the low density rural nature of the community. He noted the rezone would increase the population of Cottonwood by 750+ persons, a 25% increase on ten acres. Mr. Spoon voiced concerns about the lack of necessary infrastructure, including; fire protection/access, traffic circulation, and the inability of water and sewer districts to absorb impacts. Mr. Spoon expressed the site's owner was approached by the Planning Department versus other sites in which the owner approached the Planning Department.

Dan Woolery

Mr. Woolery expressed concern that impacts would be put off until development and discussed the history of Cottonwood imparting the proposed amendments fell outside of the Cottonwood Specific Plan.

Doug Deese

Mr. Deese described the 1988 General Plan Amendment and zoning changes in which the Board of Supervisors urged the Planning Department to seek out the opinions of the community and the creation of a Citizen's Advisory Committee.

Woody Clendenen

Mr. Clendenen expressed concerns about public safety. He noted the Cottonwood Fire District responded to 762 calls from January through end of July, of which approximately 12% received mutual aid. Mr. Clendenen asserted the proposed rezone would create an additional 150 calls for the same time period. Mr. Clendenen stated the fire department did not have the equipment to fight a three story fire. He stated the average 911 emergency response time was one hour and forty-two minutes, of which 13% received no officer.

Penny Viens

Ms. Viens supported affordable low income housing for those who had legitimate needs; however, she expressed that Cottonwood currently had no public transportation or taxi services. Ms. Viens expressed concerns about traffic, lack of public transportation, fire safety, and the lack of local law enforcement services.

Jeff Alderman

Mr. Alderman noted he was the Chairperson of the Board of the Cottonwood Fire District and expressed concerns about water requirements for fire protection (including hydrants), increased traffic, safety, and entry/egress.

Mary Okeeffe

Ms. Okeeffe expressed concern over traffic increases on 1<sup>st</sup> Street, traffic flow and back-up, and a safe evacuation route.

John Hollmer

Mr. Hollmer noted he was the Water District Manager for

Cottonwood and discussed current water capacity. Mr. Hollmer stressed the lack of water infrastructure available with little to no room for growth, and cost constraints for a new well.

Jim Seale

Mr. Seale expressed concern over the inability of the existing sewer plant to handle wastewater discharge from a proposed development. Mr. Seale referenced the 2013 CSA Cottonwood Master Sewer Plan, which identified the sewer collection system and wastewater treatment facility would be at capacity within 20 years. Mr. Seale noted that based on existing zoning, no allotments are currently available on the west side of I-5.

Jennifer Wettemann

Ms. Wettemann voiced concerns about the health and safety of the community and the current lack of medical and dental services. Ms. Wettemann asserted the impact of additional underserved individuals would further isolate low-income individuals and families from essential services.

Doug Geren

Mr. Geren, Superintendent of the Cottonwood Union School District, expressed concern over the impact the rezone would have on the school district; including current student capacity, student safety related to traffic, and vandalism.

Mark Boyle

Mr. Boyle voiced concern about the difficulty of any future school expansion due to lack of funding from a decreased tax base.

Sarah Fitch

Ms. Fitch discussed the history of Cottonwood and the concern a project of this nature would change the quality of downtown.

Debbie Fenwick

Ms. Fenwick described the beauty and charm of Cottonwood and her concern that a high density complex could cause an increase in renters that would put a strain on the community.

Deborah Vercammen

Ms. Vercammen expressed concerns about the negative impact a project of this nature would have due to a lack of parking, parks, infrastructure, transportation, crime, water, limited medical services, traffic, medical response, and limited services.

Janice Hill

Ms. Hill spoke as a proponent of low-income housing, healthy equity, and the need for additional housing. Ms. Hill expressed concerns about Cottonwood being ill prepared to meet basic needs as well as psychological issues (mental health). She expressed concern about a loss of rural character

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for Cottonwood.

Thomas O'Brien

Mr. O'Brien expressed concerns about long-and short-term growth of the Cottonwood community and objected to the proposed amendment not meeting the substantial interest of citizens and that owners of the properties had substantial interest in the zoning decision. Mr. O'Brien maintained noise, odor, and visual intrusions on peace and privacy would deny, in varying degrees, the use of their property. He noted residents may have grounds to make claims based on spot zoning. Mr. O'Brien claimed there was a lack of realistic possibility for development of this type.

Sue Bakke

Ms. Bakke asked for clarification on whether there was another potential site for a housing development of this nature in Cottonwood. Ms. Hunter noted there was no other site identified at this time. Ms. Bakke asserted Cottonwood was a designated disadvantaged community.

Dana Poole

Ms. Poole stated Newark made a similar decision related to zoning, resulting in low-income housing development, and with it, increases in crime.

Carl Wassenaar

Mr. Wassenaar noted the passion and heart of the group present and that the concerns did not center on the 'not in my backyard' sentiment. Mr. Wassenaar stated his concern was the legacy of Cottonwood being diluted or eliminated through a large influx in population. Concerns included: safety, fire protection, traffic congestion, water overloads, sewer capabilities, understaffed medical capabilities, negative environmental impacts, minimal social services, and lack of employment opportunities.

Louise Wilkinson

Ms. Wilkinson stated she was Vice President of the Rio Alto Water District and voiced concern over a limited water supply, sewage discharge requirements, and the lack of infrastructure in Cottonwood for these services.

Daniel Simmons

Mr. Simmons expressed agreement with everything stated by those opposing the proposed rezone.

Dr. Kevin Terra

Dr. Terra expressed concern over the accumulation of water on the proposed rezone property and the location of walking traffic along the back alley connecting with the site. Dr. Terra described a lack of fencing on the property, its proximity to the school baseball field, and his assertion there would be an increase in walking traffic into that commercial space due to



lack of vehicle ownership given the median income for the area.

Ralph Adams

Mr. Adams stated he was a developer and that his projects required Planning Department approval with strict guidelines and that it now didn't appear to matter.

Michael Spoon

Mr. Spoon noted his home was surrounded on three sides by the proposed project and expressed his concern with traffic and safety for the nearby school.

Bill Vercammen

Mr. Vercammen expressed his desire for the Planning Commission to consider each of the negative impacts expressed by Cottonwood residents.

Shannon Perron

Mr. Perron requested the Planning Commission not let the pressure of a time constraint by the State dictate how they reacted to the rezone as the decision could impact Cottonwood for the next 20 to 30 years.

Chairman MacLean called for any other speakers. There being none, the public hearing was closed.

Chairman MacLean called for a short recess. The meeting reconvened at 6:01 p.m.

Commissioner Chapin stated he believed the infrastructure for the rezone was inadequate and suggested the County look at developing a new Cottonwood Specific Plan that meets the needs of the community. Commissioner Kerns noted the work of staff and that the staff reports echoed significant issues expressed by the speakers. Commissioner Wallner thanked those in attendance and asserted they exhibited the definition of what community means and that he didn't think he could take a position that made a community unsafe or worse off than it is. Commissioner Ramsey agreed with everything that had been stated while also declaring his concern about meeting state requirements. Chairman MacLean echoed agreement and asked staff for options to meet the state's requirements.

Associate Planner David Schlegel asserted a shortfall would exist but indicated the Planning Commission could move forward with a slight change by adding a program that would meet requirements of the Revised Draft Shasta County 2014-2019 Housing Element. This option would require the rezoning of approximately 5.2 acres elsewhere.

By motion made, seconded (Kerns/Chapin) and carried unanimously, the Planning Commission moved to recommend denial of GPA18-0004 and ZA18-0005 to the Board of Supervisors.

**Ex-parte Communications Disclosures:** None.

**R5**      **General Plan Amendment GPA13-003 Revised Draft Shasta County 2014-2019 Housing Element continued from August 9, 2018**

Shasta County completed the Revised Draft 2014-2019 Housing Element Update (Revised Draft) consisting of five Sections as follows: Section I-Introduction, Section II-Housing Needs Assessment,