

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: October 11, 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
Roy Ramsey District 4

Absent: Steven Kerns District 3
Patrick Wallner District 5

Staff Present: Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Kim Hunter, Planning Division Manager
Lio Salazar, Senior Planner
Luis Topete, Associate Planner
Ken Henderson, Senior Environmental Health Specialist
Jimmy Zanutelli, 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 3-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: No Speakers.

R1: APPROVAL OF MINUTES:
By motion made, seconded (Ramsey/Chapin) and carried unanimously, the Planning Commission approved the Minutes of August 23, 2018, and September 13, 2018, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Chairman MacLean declared a conflict of interest for Item R2 and R5 due to his association with Sharrah Dunlap Sawyer, Inc., related to their involvement with either the property or the company associated with those items.

PUBLIC HEARINGS:

Chairman MacLean left the room.

Ex-parte Communications Disclosures: None.

R2: **Zone Amendment 17-006, Use Permit 17-005, and Reclamation Plan 17-001 (Tullis Inc.) continued from September 13, 2018:** The applicant has requested approval of a zoning text amendment to add wildlife habitat to the list of uses permitted in the Industrial (M) zone. The proposed zoning change is in conjunction with a proposed use permit and reclamation plan for a sand and gravel mining operation on up to 100 acres of an approximately 182-acre parcel. Applicant: Tullis, Inc.; Assessor's Parcel Number: 050-100-015; Project Location: Anderson area on the northeast side of Eastside Road, approximately 0.5 miles southeast of the intersection of Latona Road and Eastside Road; Supervisor District: 2; Recommended Environmental Determination: Mitigated Negative Declaration; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Assistant County Counsel Jim Ross stated that the Planning Commission lacked a quorum to act and recommended the Commission, under Robert's Rules of Order, continue the item to a future meeting.

By motion made, seconded (Ramsey/Chapin) and carried 2-0, the Planning Commission continued Zone Amendment 17-006, Use Permit 17-005, and Reclamation Plan 17-001, to a date uncertain.

Chairman MacLean returned to the meeting.

Ex-parte Communications Disclosures: None.

R3: **Parcel Map 07-035 – (Giles) 2nd Extension of Time 18-0005:** The applicant has requested a 3-year extension of time for Parcel Map 07-035, approved on October 8, 2009, for the creation of two approximately five-acre parcels and a third approximately fifteen-acre parcel for residential uses. The Planning Commission approved a previous discretionary extension of time on December 10, 2015. Applicant: Joy and Robert Giles; Assessor's Parcel Numbers: 057-140-019; Project Location: Palo Cedro area, on the east side of Deschutes Road on a 23.39-acre parcel approximately 0.1 miles north of the intersection of Deschutes Road and Homashea Lane; Supervisor District: 5; Recommended Environmental Determination: Exempt; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report.

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

By motion made, seconded (Chapin/Ramsey) and carried unanimously, the Planning Commission adopted a resolution that: a) finds that the extension of time is Exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) of the CEQA Guidelines which states that as a general rule CEQA applies only to projects which have the potential for causing a significant effect on the environment; b) adopts the recommended findings listed in Resolution 2018-029; and c) approves Extension of Time 18-0005 for Parcel Map 07-035, based on the recommended findings and subject to the conditions of approval listed in Planning Commission Resolution 2009-049.

Mr. Ross recommended addressing Item R5 out of order since it appeared there were people in the audience waiting for the item, and the Planning Commission's ability to act would be limited.

Chairman MacLean reversed the order of R4 and R5 and left the room.

Ex-parte Communications Disclosures: None.

R5 **Tract Map 18-0001 – (Stillwater Properties Inc.) Addendum to a Mitigated Negative Declaration:** The applicant has requested approval of Tract Map 18-0001, an 18-lot subdivision consisting of 1.7- to 5.84-acre parcels for single-family residential development. The configuration of lots was first approved as Phase 2 of Tract Map 1977, Unit 2 (a 29-lot subdivision). Phase 1, which included 9 lots, has been recorded. The current project submittal is substantially the same as Phase 2 of the previously approved map with two lots (of 20 total) being omitted; resulting in 18 lots being proposed. Project Applicant: Whitson Engineering representing Stillwater Properties Inc.; Assessor’s Parcel Number: 111-290-011; Project Location: East Redding in the South Central Urban Area on a 54.10-acre parcel on the east side of Stillwater Creek and the west side of Twin Creek Lane approximately 0.6 miles north of the intersection of Twin Creek Lane and Old 44 Drive; Supervisor District: 4; Recommended Environmental Determination: Addendum to a Mitigated Negative Declaration; Planner: David Schlegel, Associate Planner. Simple Majority Vote.

By motion made, seconded (Ramsey/Chapin) and carried 2-0, the Planning Commission continued Tract Map 18-0001 to the November 8, 2018, Planning Commission meeting.

Chairman MacLean returned to the meeting.

Ex-parte Communications Disclosures: None.

R4 **Tract Map 1946A2 – (Shingle Glen Properties LLC):** The applicant has requested approval of Tract Map 1946A2, for an amendment to Tract Map 1946, approved on December 13, 2007. The original approval was for the subdivision of a 121.7-acre parcel into 23 lots consisting of 5-acre parcels for single-family residential development. The applicant is requesting to increase the number of lots from 23 to 36. Applicant: Shingle Glen Properties LLC; Assessor’s Parcel Number: 096-290-032; Project Location: Shingletown West Rural Community Center, approximately 360 feet west of Wilson Hill Road and Emigrant Trail and 300 feet north of the intersection at State Highway 44 and Shingle Glen Trail; Supervisor District: 5; Recommended Environmental Determination: Mitigated Negative Declaration; Planner: Luis Topete, Associate Planner. Simple Majority Vote.

Associate Planner Luis Topete presented the staff report and addressed comments received by the Department of Fish and Wildlife and the Native American Heritage Commission.

Commissioner Chapin inquired about whether a conversion permit was completed for the project and asked how the 50-foot setback requirement would be implemented when the property was sold to a future homeowner. Mr. Topete responded, noting mitigation occurred at 50 feet from around water courses, which included snags and trees. Commissioner Chapin asked about any changes to the project’s infrastructure related to roads and access. Public Works representative Eric Wedemeyer noted a widening of the first part of the access road.

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

By motion made, seconded (Ramsey/Chapin) and carried unanimously, the Planning Commission adopted a resolution that: a) adopts the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; and b) approves Tract Map 1946A2, based on the findings and subject to the conditions of approval listed in Planning Commission Resolution 2018-030.

Ex-parte Communications Disclosures: None.

R6 Zone Amendment 18-0006 (Shasta County): The proposal is for text amendments to the Shasta County Zoning Plan which include specific revisions to ensure consistency with the implementation of a settlement agreement to meet the terms of a court judgment, and to comply with state and federal law. The necessary revisions, contained in ZA18-0006, specifically address areas of concern identified in the comments received on July 13, 2018, from Legal Services of Northern California and the Public Interest Law Project. Recommended Environmental Determination: Not Subject to CEQA; Staff Planner: Kim Hunter, Planning Division Manager. Simple Majority Vote.

Text revisions are limited to the following portions of the Zoning Plan:

- Section 17.02.365, definition of “Mobile home”
- Chapter 17.39 “Mobile Home Park Conversions”
- Section 17.83.030, Density Bonus “Implementation”
- Section 17.83.045 “Processing A Density Bonus Request”
- Section 17.83.060 “Density Bonus Agreement”
- Chapter 17.86 “Off-street Parking and Loading Regulations”
- Section 17.88.275, Special Uses “Emergency Shelters”
- Chapter 17.100 “Reasonable Accommodation”

Planning Manager Kim Hunter presented the staff report, noting the project included a group of text amendments that were cleanup efforts from previous Housing Element related text amendments completed earlier this year.

Commissioner Chapin requested clarification on Mobile Home Park Conversions and Reasonable Accommodations. Ms. Hunter responded, defining Mobile Home Park Conversions and noting Reasonable Accommodations were related to bringing the county’s code up to date with state law. Chairman MacLean asked whether the Mobile Home Park Conversion section was required by County Code through state requirement or as part of the negotiated lawsuit. Ms. Hunter responded the change was related to the stipulated judgement. Chairman MacLean noted what appeared to be a missing word on Page 5 of 17 under Section 3, item C, between the words *contain* and *five*.

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

By motion made, seconded (Chapin/Ramsey) and carried unanimously, the Planning Commission adopted Resolution 2018-032 recommending that the Board of Supervisors: a) find Zone Amendment ZA18-0006 not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code section 15060(c)(2) (the adoption of the resolutions and ordinance will not result in direct or indirect changes to the environment or in a significant effect on the environment) and that ZA18-0006 is exempt from CEQA in accordance with