

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: March 14, 2019
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

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

Staff Present: Paul Hellman, Director of Resource Management
Kim Hunter, Planning Division Manager
James Ross, Assistant County Counsel
Luis Topete, Associate Planner
Jimmy Zanolli, Shasta County Fire Marshal
Charleen Beard, Supervising Engineer
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: No Speakers.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:
By motion made, seconded (MacLean/Wallner) and carried unanimously, the Planning Commission approved the Minutes of February 14, 2019, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Commissioner MacLean declared a conflict of interest on item R2 stating that he is associated with a firm that worked on the project.

Commissioner MacLean left the room.

Ex-parte Communications Disclosures: None.

R2: **Tract Map 1989 – (Blue Ridge Mountain, LLC) Extension of Time 18-0008 continued from February 14, 2019:** The applicant requested a second 3-year extension of time for approved Tract Map 1989. Approval of Tract Map 1989 in January of 2012 was granted for the creation of forty-one residential parcels ranging in size from 5.0 acres to 8.44 acres, with an approximately 39.58-acre remainder parcel. The project is located in the Shingletown area on two parcels totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 mile southeast of the intersection of Shingletown Ridge Road and State Highway 44 East. (APN: 704-280-013). Staff Planner: Luis Topete. Simple Majority Vote.

Associate Planner Luis Topete presented the staff report. The public hearing was opened and the applicant, Bruce Miller stated he agreed with the conditions. Commissioner Wallner asked if there had been any improvements made to the proposed property. Mr. Miller detailed for the Commission what improvements were already made. There being no other speakers, the public hearing was closed.

By motion made, seconded (Kerns/Ramsey) and carried by a 4-0 vote, the Planning Commission adopted a resolution that: a) found the extension of time exempt from the California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment; b) adopted the recommended findings listed in Resolution 2019-005; and c) approved Extension of Time 18-0008 for Tract Map 1989, based on the recommended findings listed in Resolution 2019-007 and the conditions listed in Resolution 2012-009.

Commissioner MacLean returned to the room.

Ex-parte Communications Disclosures: None.

R3: **Planning Commission Workshop: GP19-0001 General Plan Text Amendments continued from February 14, 2019:** The Planning Commission conducted a public workshop regarding amendments to the Shasta County General Plan for fire hazard planning which are necessary because of changes to the State planning and zoning laws.

Planning Division Manager Kim Hunter provided a brief explanation of the pending safety element update, spoke about the purpose of the workshop, and then introduced Cal Fire Captain Shane Vargas.

Mr. Vargas spoke to the Commission about the Cal Fire Land Use Planning program, its purpose, and the services that it provides to local jurisdictions, including recent assistance provided to Shasta County when it amended the safety element to reference the County's hazard mitigation plan.

Commissioner Chapin asked about the County's hazard mitigation plan and the types of mitigations the plan addresses. Mr. Vargas broadly described the purpose of hazard mitigation plans.

Commissioner Wallner asked if the safety elements of the other jurisdictions Mr. Vargas works with have similar deficiencies. Mr. Vargas stated that the safety elements of many jurisdictions are not in compliance with current requirements, and that the deficiencies of Shasta County's safety element are not unique.

Commissioner Chapin asked about the General Plan Safety Element Assessment prepared by Mr. Vargas and inquired about how staff is going to address the outstanding items they do not have the expertise to address. Mr. Hellman advised the Commission that the revisions would be done by Planning staff with assistance from Cal Fire staff, and that the County would seek outside consulting assistance if needed.

Commissioner Kerns voiced concerns that the changes being proposed should include the expertise of local private sector stakeholders in the timber, agricultural, and ranching industries. Mr. Hellman stated that such input could be solicited by staff and the Commission at appropriate points during the update process.

Mr. Chapin said that it appears that current standard fire prevention practices are not adequate and that input from developers, foresters and biologists would be needed to help prevent wildfires such as the Camp and Carr fires from happening again. Planning Division Manager Kim Hunter pointed out Commissioner Chapin's prior comment as a good idea of a policy that could be established in support of the goals that are set. Commissioner Chapin stated that a broad brush approach has no value and is, therefore, a waste of time even though it may be necessary to comply with State planning law. Mr. Hellman explained that the goals and policies established by the general plan are implemented through regulations and standards formulated in response to the general plan.

Commissioner Kerns added that the private sector has the expertise to prevent wildfires but has not been consulted with by the government agencies who set the standards. He also stated that public landowners needs to work with private landowners with respect to fire mitigation measures.

Commissioner Wallner asked about the possibility of pending legislation changing the scope of the County's current safety element update effort. Mr. Vargas confirmed that new legislation will likely continue to make requirements more stringent, but stated that safety elements only need to be updated when they are required by State law to be reopened. Mr. Hellman pointed out that the County's next housing element update is required to be completed in about a year, which will reopen the safety element again, at which time any new requirements which become effective following the current update will need to be met.

Commissioner MacLean stated he understood this was a general document and that certain standards need to be met. He also thanked Mr. Vargas for the background he provided to help the Commission understand why the current safety element has so many deficiencies with respect to State law.

Commissioner Kerns asked about the time frame for completing the safety element update. Mr. Hellman advised that it was his intention to complete the process this year. Ms. Hunter added that other general plan elements such as land use, housing, open space, conservation, and circulation will need to be amended as necessary to be consistent with the safety element update.

The public hearing was opened. Brad Seiser voiced concerns about the impacts of new developments on the ability of local roads to accommodate traffic demand during evacuations, which is an issue that is not addressed when the potential impacts of development proposals are evaluated. Vickie Wolf raised concerns about property owners potentially being overburdened by new regulations and stated that utility companies need to do their part to prevent wildfires and to respond more quickly and effectively following disasters in order to enable communities to be able to function. She also stated that insurance companies need to be encouraged to continue providing coverage in wildfire prone areas and to do so at rates property owners can afford.

PLANNING DIRECTOR'S REPORT: Mr. Hellman advised the Commission that the appeal for UP18-0003 that was scheduled to be heard by the Board of Supervisors was withdrawn, and the approval action the Planning Commission had taken in January on that project stood.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 3:11p.m.

Submitted by:



**Paul Hellman, Director of Resource Management
Secretary of the Planning Commission**