

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES**Meeting**

Date: July 23, 2019
Time: 4:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute**ROLL CALL****Commissioners**

Present: Jim Chapin District 1
Roy Ramsey District 4
Patrick Wallner District 5

Commissioners

Absent: Steven Kerns District 3
Tim MacLean District 2

Chairman Chapin stated that Commissioners MacLean and Kerns are not present since they have recused themselves from the item on the agenda due to a potential conflict of interest.

Staff Present: Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Adam Fieseler, Planning Division Manager
Lisa Lozier, Senior Planner
Elisabeth Towers, Assistant Planner
Ken Henderson, Senior Environmental Health Specialist
Jimmy Zanolli, Shasta County Fire Marshal
Charleen Beard, Public Works Supervising Engineer
Bruce Grove, SHN Engineers & Geologists
Nick Wallingford, CAL FIRE Captain
Tracie Huff, Administrative Secretary I/Recording Secretary

Note: All unanimous actions reflect a 3-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: None.

REGULAR CALENDAR:

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: Commissioner Ramsey, Commissioner Wallner, and Commissioner Chapin declared that they had met with the applicant's representatives.

R1 **Zone Amendment 10-002, Vesting Tentative Tract Map 1996, and Development Agreement 19-0001 (Tierra Robles Planned Development - Shasta Red, LLC):** The applicant has requested approval of Zone Amendment 10-002 to rezone property from Rural Residential 5-acre minimum (RR-BA-5), Rural

Residential 3-acre minimum (RR-BA-3), and Unclassified (U) zone districts to a Planned Development (PD) zone district incorporating a comprehensive site development plan and specific development standards for the development of Vesting Tentative Tract Map 1996, which if approved, would divide an approximately 715-acre site into 166 residential parcels, ranging from 1.38 to 6.81 acres, six open space parcels totaling 190.5 acres, and an internal circulation road system and on-site package sewage disposal system. Approval of the project would include approval of Vesting Tentative Tract Map 1996. Proposed Development Agreement 19-0001 would require the developer to pay its pro-rata share of the cost of signaling the Cedro Lane and Deschutes Road intersection. The project site is located within Shasta County, approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro. The 715-acre site is bounded by Old Alturas Road to the north and Boyle Road to the south, 1.6 miles west of Deschutes Road. Assessor's Parcel Numbers: 061-240-001, 061-210-001, 078-250-002, 078-060-036, and 078-060-039. Staff Planner: Lisa Lozier.

Lisa Lozier presented the staff report, recommending that the Commission continue the item to a date certain to be determined by the Commission following the public hearing to permit staff to prepare responses to the letters from Remy Moose Manley, LLP on behalf of PATROL (Protect Against Tierra Robles Overdeveloped Lands), Bella Vista Water District, and the California Wildlife Foundation received during the previous week as well as testimony and evidence received up until the close of the public hearing. The public hearing was opened and the following organized groups made presentations to the Commission preapproved for up to 25 minutes each by Chairman Chapin:

The Applicant team, consisting of Robert Geringer of Shasta Red, LLC, Greg McKinley of Wildland Resource Managers, Mark Adams of Northstar Engineering, and Russ Wenham of GHD.

PATROL representatives Brad Seiser, Sandy Koch, Bob Groesch, Jim Griffith, and Collin McCarthy of Remy Moose Manley, LLP.

Redding Gun Club representatives Jack Neer and Mike Moppet.

A 25-minute recess was called at 5:53, and at 6:20 the meeting was called back into session.

The following individuals spoke in opposition to the proposal: David Coxey, Robert Groesch, Barbara Crain, John Oaks, Brent Davis, Eleanor Townsend, Sue Harbert, David Waters, Scott Tikalsky, David Ledger, Richard Martin, Tonia Munro, Leslie Golden, Brad Seiser, Frank Lehmann, Vickie Wolf, Leah Smith, Sara Hoxie, and James Griffith.

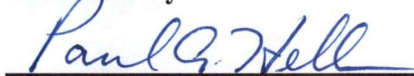
There being no other speakers the public hearing was closed.

By motion made, seconded (Ramsey, Wallner), and carried unanimously, the Planning Commission moved to continue the item to the September 12, 2019, Planning Commission Hearing.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 7:34 p.m.

Submitted by:



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