

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: September 12, 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
James Ross, Assistant County Counsel
Adam Fieseler, Planning Division Manager
Luis Topete, Associate Planner
Jimmy Zanutelli, Shasta County Fire Marshal
Charleen Beard, Supervising Engineer
Ken Henderson, Senior Environmental Health Specialist
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: Brad Seiser stated that he would like the Commission to encourage the Planning Department to propose an ordinance that requires independent studies for proposed residential subdivisions addressing the adequacy of fire evacuation routes for current and future residents in the surrounding area and to require the implementation of mitigation measures identified in such studies. In response to a question from Commissioner Chapin, Director Paul Hellman stated that this issue is currently addressed on a case-by-case basis through the CEQA process. Mr. Hellman also stated that staff is currently addressing this issue with respect to the Tierra Robles proposal and suggested that the Commission could wait to determine if an ordinance is necessary to address this issue for future residential subdivision proposals after reviewing the analysis that is prepared for the Tierra Robles proposal.

REGULAR CALENDAR:

CONFLICT OF INTEREST DECLARATIONS: Commissioner Kerns and Commissioner MacLean recused themselves from Item R3.

Ex-parte Communications Disclosures: None.

R1: APPROVAL OF MINUTES:

By motion made, seconded (Wallner/Ramsey) and carried unanimously, the Planning Commission approved the Minutes of the 3:30 meeting on July 23, 2019, as submitted.

Commissioner Ramsey moved to approve the Minutes of the 4:00 meeting on July 23, 2019, which was seconded by Commissioner Wallner. Prior to a vote, Commissioner Kerns stated that the Minutes note that he and Commissioner MacLean were absent and feels that the record should reflect that they were available to attend but did not since they were unable to participate due to a conflict of interest. Assistant County Counsel James Ross stated his recollection is that Chairman Chapin made a statement regarding the absence of commissioners Kerns and MacLean, but without a transcript cannot verify what Chairman Chapin actually said. Director Paul Hellman offered to review the recording of the meeting, revise the Minutes to reflect what was stated regarding this issue, and to bring the revised Minutes back to the Commission for consideration. Commissioner Wallner withdrew his second and Chairman Chapin stated that the Minutes will be continued.

By motion made, seconded (MacLean/Kerns) and carried unanimously, the Planning Commission approved the Minutes of August 8, 2019, as submitted.

R2: Extension of Time 19-0005 for Parcel Map 14-005 (Highmark): Highmark Land Company, LLC has requested approval of a 3-year extension of time for Parcel Map 14-005 for the subdivision of the subject property into four commercial parcels being 1.27 acres (Parcel 1), 1.38 acres (Parcel 2), 7.75 acres (Parcel 3), 6.03 acres (Parcel 4) and a 362.42-acre remainder parcel. The project is located on 378.85 acres in the Burney area adjacent to State Highway 299E, east of the intersection of Black Ranch Road and State Highway 299E. Staff Planner: Luis Topete.

Luis Topete, presented the staff report. The public hearing was opened and there being no speakers, the public hearing was closed.

By motion made, seconded (MacLean/Kerns), 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 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) adopts the recommended findings listed in Resolution 2019-017; and c) approves Extension of Time 19-0005 for Parcel Map 14-005, based on the recommended findings listed in Resolution 2019-017 and the conditions listed in Resolution No. 2017-028.

Commissioner Kerns and Commissioner MacLean left the meeting.

R3: Tierra Robles Planned Development: Zone Amendment 10-002, Vesting Tentative Tract Map 1996, Development Agreement 19-0001, and Environmental Impact Report (Shasta Red, LLC) Continued from July 23, 2019 (public hearing is closed): 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 signalizing 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.

Director Paul Hellman briefly described the current status of the project and a memo was presented to the Planning Commission recommending a continuance to the October 10, 2019 Planning Commission hearing.

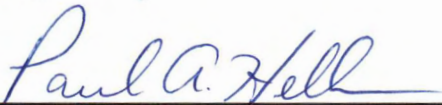
By motion made, seconded (Wallner, Ramsey), and carried unanimously, the Planning Commission moved to continue the item to the October 10, 2019, Planning Commission Hearing.

PLANNING DIRECTOR'S REPORT: Commissioner Wallner announced that the California County Planning Commissioners' Association will be holding their annual conference in Chico on October 25-26 and that further information will be provided to the commissioners by Mr. Hellman as soon as it is available.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 2:25p.m.

Submitted by:



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