

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: October 10, 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
Tim MacLean District 2
Roy Ramsey District 4
Patrick Wallner District 5

Commissioners Steven Kerns District 3

Absent:

Staff Present: Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
David Schlegel, Associate Planner
Luis Topete, Associate Planner
Scott Ross, Shasta County Fire Inspector
Nick Wallingford, CAL FIRE Captain
Charleen Beard, Supervising Engineer
Nate Moore, Environmental Health Specialist
Tracie Huff, Administrative Secretary I/Recording Secretary

Note: All unanimous actions reflect a 4-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: None.

REGULAR CALENDAR:

CONFLICT OF INTEREST DECLARATIONS: Commissioner MacLean recused himself from Items R5 and R6.

Ex-parte Communications Disclosures: None.

R1: APPROVAL OF MINUTES:

By motion made, seconded (Ramsey/Wallner) and carried unanimously, the Planning Commission approved the Minutes of the 4:00 special meeting on July 23, 2019, as submitted.

By motion made, seconded (MacLean/Ramsey) and carried unanimously, the Planning Commission approved the Minutes of September 12, 2019, as submitted.

R2: **Use Permit Amendment 18-0001 (Singh):** Jaspal J Singh has requested to amend Use Permit Amendment 126-87A to allow an expansion of the current use. The project site is developed for and used as a gas station and mini-market. The proposed expansion would include the construction and operation of an automatic car wash with an attached equipment and storage room, new asphalt driveway, four vacuum stations, new trash enclosure, ADA upgrades, a new 206-square-foot storm water retention pond, new landscaping and additional on-site concrete sidewalks and concrete surfacing. The project site is a 1.07-acre parcel located at 3505 Rhonda Road, Cottonwood, CA 96022, on the northeast corner of the intersection of Gas Point Road and Rhonda Road (Assessor Parcel Number 086-330-019). 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. The applicant's representative, Kevin Butler, stated that they were satisfied with all of the conditions.

By motion made, seconded (MacLean/Wallner), and carried unanimously, the Planning Commission adopted a resolution that: a) adopts the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopts the recommended findings listed in Resolution 2019-019; and c) approves Use Permit Amendment AMND18-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2019-019.

R3: **Parcel Map 19-0001 (Wilson):** William M. Wilson has requested approval of Parcel Map 19-0001, for a subdivision of a 27.7-acre lot developed with an existing single-family residence into two lots of 5.0 acres and 22.7 acres in size for limited agricultural/rural residential uses; the existing residence would be located on the proposed 22.7-acre lot. The project is located at 21453 Kimberly Road, Anderson, CA 96007, approximately one mile east of the City of Anderson at the southeastern corner of the intersection of Kimberly Road and Austin Hoy Road (Assessor Parcel Number 090-250-002). Staff Planner: Luis A. Topete.

Luis Topete presented the staff report. The public hearing was opened and the applicant's representative, Edward Pearson, stated that he was in agreement with the conditions. There being no other speakers, the public hearing was closed.

By motion made, seconded (Ramsey/Wallner), and carried unanimously, the Planning Commission adopted a resolution that: a) adopts the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopts the recommended findings listed in Resolution 2019-020; and c) approves Parcel Map 19-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2019-020.

R4: **Zone Amendment 19-0001 (Shasta County):** The Planning Commission will hold a public hearing to consider proposed text amendments to the Shasta County Zoning Plan and to reconsider its action on August 8, 2019, recommending that the Shasta County Board of Supervisors adopt an ordinance approving Zone Amendment 19-0001 as presented and adopt a resolution rescinding Planning Commission Resolution 2019-017.

The proposed text amendments would permit the operation of emergency shelters as an ancillary use to permitted places of worship and churches, subject to objective standards and applicable County codes, while ensuring that existing use permit conditions are accounted for. This action would fulfill “Housing Plan Program H4-E, “Homeless Support Program I,” which was required by part 4.4 (c) of the settlement agreement as part of the Superior Court of the State of California, Shasta County Court Stipulation for Judgment, *Tracy Bowman and Michael Williamson vs. Shasta County*. Staff Planner: David Schlegel.

David Schlegel presented the staff report. The Commission asked Mr. Schlegel to clarify the definition of emergency in the context of the proposal. The public hearing was opened and there being no speakers the public hearing was closed.

By motion made, seconded (Wallner, Maclean), and carried unanimously, the Planning Commission adopted a resolution that: reconsiders its action on August 8, 2019, recommending that the Shasta County Board of Supervisors adopt an ordinance approving Zone Amendment 19-0001 as presented, rescinds Planning Commission Resolution 2019-017, and recommends that the Shasta County Board of Supervisors: a) find that Zone Amendment 19-0001 is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) and 15061(b)(3) and is exempt from CEQA pursuant to CEQA Guidelines section 15301; b) adopt the recommended findings listed in Planning Commission Resolution 2019-022; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 19-0001.

Commissioner Maclean left the meeting.

R5: **Zone Amendment 19-0004 (Shasta County):** The Planning Commission will hold a public hearing to consider proposed text amendments to the Shasta County Zoning Plan to amend the zone district for the subject property to allow for a greater variety of housing types without increasing the allotted density for the property in order to implement Program H1-I of the Housing Plan of the 2014-2019 Shasta County Housing Element. The 5.75-acre project site is located in Burney at the terminus of both Mackinac Street and Bainbridge Drive, approximately 360 feet northwest of the intersection of Mackinac Street and State Highway 299 E (Main Street). Assessor’s Parcel Number 028-100-020. The project site is currently vacant. Staff Planner: David Schlegel.

David Schlegel presented the staff report and answered the Commission’s questions. The public hearing was opened and Marie Quinlan voiced her concerns regarding the proposal. There being no other speakers the public hearing was closed.

By motion made, seconded (Wallner, Ramsey), and carried by a 3-0 vote, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 19-0004 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2019-023; b) adopt the recommended findings listed in Resolution 2019-023; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 19-0004.

R6: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, August 8, 2019 and September 12, 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 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.

No action was taken as the Environmental Impact Report will be recirculated and a new hearing date will be set and noticed following recirculation.

R7: Use Permit 15-001 (Exodus Farms): Robert and Ginger Salido dba Exodus Farms has requested continued use of the property for a non-profit at risk children's equestrian program and horse boarding facility; approve exceptions from yard (setback) standards for an existing 25-foot-tall 7,680-square-foot horse barn, existing 1,920-square-foot horse stables, and existing 1,024-square-foot covered horse stalls; approve an exception from height standards for the existing horse barn; and approve an exception from off-street parking standards for surfacing. The project is located at 6411 Park Ridge Drive in Anderson, CA, approximately 0.5 miles south of the intersection of Dersch Road and Park Ridge Drive. Assessor's Parcel Number 057-120-053-000. Staff Planner: Lio Salazar.

The following people voiced their concerns regarding the proposal: James Lobell, Ashely Rudolph, and Glen Morris.

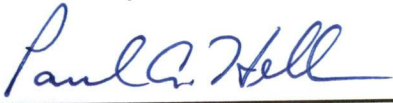
No action was taken as the project site is located within the specific plan area for the Redding Municipal Airport and must be reviewed by the Shasta County Airport Land Use Board of Administrative Review (ALUBAR) prior to consideration by the Planning Commission. A new hearing date, noticed in accordance with applicable law, will be set following ALUBAR review.

PLANNING DIRECTOR'S REPORT: None.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 3:25p.m.

Submitted by:



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