



CITY OF WEED

PLANNING COMMISSION

AGENDA

REGULAR MEETING

Date of Meeting: May 21, 2025
Time of Meeting: 5:30 p.m.
Place of Meeting: Commission Chambers, 550 Main Street

1. **PLEDGE OF ALLEGIANCE**
2. **OATH OF OFFICE – NEW COMMISSIONER**
3. **ROLL CALL:**

Chair : Martin Nicholas
Commissioner Dereck Dewhurst
Commissioner Brian Palmer
Commissioner Veronica Rivera
Commissioner Robert Thomas

4. **NON-AGENDA PUBLIC COMMENT**

This is the time set aside for those wishing to address the Commission on matters that fall under the authority of Commission and are not listed on this agenda. The Commission except to set the matter presented for the next regular Commission meeting may take no action.

5. **CONFLICTS OF INTEREST**

If a member of the Commission has a conflict of interest on any item on this agenda, this is the time to declare it. The Commissioner will step from the dais at the time the matter comes under Commission consideration.

6. **PUBLIC HEARING(S)**

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City Manager at, or prior to, this public hearing.

The Planning Commission will hold public hearings to consider the following:

- A. **Project Description:** Request for a Conditional Use Permit, Architectural Review, and Sign Permit for construction and operation of a 7-Eleven at the east side of Interstate 5 (Vista Drive and Black Butte). The proposed project includes vehicle fueling stations, truck fueling stations, a convenience store, underground fuel and diesel storage tanks, and truck and auto parking.

Project Location: The project site is on the south side of E. Vista Dr., 0.15 mile east of the intersection of E. Vista Dr. with Black Butte Dr. A portion of the project site extends to the southwest to connect with Black Butte Dr. The project site is 0.27 miles east of Interstate-5 (I-5).

The project site is comprised of portions of APNs 060-552-380, 060-552-390, 060-601-360, and 060-601-390. The project would develop an approximately 4,761-square-foot 7-Eleven convenience store, six conventional gas station islands, six commercial gas station islands, two electric vehicle charging stations serving four parking stalls, and standard vehicle and truck parking, and landscaping on an approximately 6-acre parcel (APN 060-601-360).

Site access would be at four points along E. Vista Dr., and via a driveway constructed to Black Butte Dr. through APN 060-601-390. An approximately 390-foot-long stretch of Black Butte Dr. totaling approximately 0.6 acre would be widened and paved along the northeast side of the roadway and a sidewalk constructed along the same roadway segment to connect the project driveway to existing sidewalks to the northwest (i.e., ROW improvements).

A pylon sign would be installed along I-5 in APN 060-552-390 which would require a temporary access driveway and trenching in APN 060-552-380 to install underground electrical connections. Off-site improvements may include installation of stop signs and restriping existing turn lanes to add storage along E. Vista Dr. at the I-5 southbound ramp and Shastina Dr.

Environmental: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and was circulated for agency and public review with the comment period beginning on April 1, 2025, and closing on April 30, 2025. State Clearinghouse Number 2025040058.

Zoning/General Plan Land Use Designation: Commercial/General Commercial.

Recommended Action: Staff recommend the Planning Commission review the IS/MND, adopt a resolution and CEQA finding, consider the conditions of approval, and approve the Conditional Use Permit, Architectural Review, and Sign Permit.

- B. Project Description:** Request for a Conditional Use Permit to construct a campground. Plans include a 95-site specialty occupancy park featuring cabins, partial hook-up and off-grid camp sites, a Main Lodge with retail, bath and shower houses, hiking & biking trails, and a playground. Aesthetically pleasing and functional landscaping and roadways will be designed within the Natural topography, minimizing tree removal and infringements to the Natural habitat while also meeting all City requirements. In addition to the camping improvements described above, the proposed project would make the necessary infrastructure improvements to service the project site. This would include improvements to access roads through the project site, extension of water, sewer, water quality treatment facilities (bioswales), and electrical connections. Internal roadways are proposed to be 20-foot-wide gravel overlay (i.e., pervious roadways).

Project Location: Assessor's Parcel Number(s) 060-611-020 and 060-601-320. Black Butte Drive and Black Butte Road.

Environmental: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project and was circulated for agency and public review with the comment period beginning on April 5, 2025, and closing on May 5, 2025. State Clearinghouse Number 2025040222. The city has prepared responses to all comments received regarding the IS/MND. The responses are included in the final IS/MND.

Zoning/General Plan Land Use Designation: Limited Industrial (CM) and Single-

Family Residential (R1)

Recommended Action: Staff recommend the Planning Commission review the final IS/MND, adopt the resolution and CEQA findings, and consider conditions of approval for a Conditional Use Permit for a campground.

7. APPROVAL OF MINUTES: April, 16, 2025

No formal motion is required to accept the minutes. If there are no corrections, the minutes stand approved as written.

8. COMMISSIONER'S REPORTS

Items presented here will be informational or for the purpose of inquiry and may result in subsequent action by staff to respond at this time or at a future meeting.

9. STAFF REPORTS

10. ADJOURNMENT

PUBLIC HEARING PROTOCOL

1. Chairperson introduces agenda item.
2. Staff Report is presented.
3. Public Hearing is opened.
 - a. Presentation by EIR Consultant
 - b. Presentation by Project Proponent.
 - c. Testimony by Interested Parties in Support of the Project.
 - d. Rebuttal by Project Proponent.
 - e. Staff Response.
4. Public Hearing is closed.
5. Planning Commission Discussion of Project.
6. Action.

Conduct of Public Hearings

- The public is encouraged to participate in the hearing process. The Chairman first introduces an agenda item, and then the project is described in detail by staff. As part of the project presentation, question and answers between Commission members and Staff is included, for additional information or clarification.
- The Chairman then opens the public hearing and provides an opportunity for the project proponent to make a presentation. Following the project proponent's statement, the Chairman will invite other interested parties to address the matter.
- After all interested parties have finished testifying, the project proponent is given time to offer rebuttal.
- Before closing the public hearing, staff will address any issues conveyed by the project proponents and interested parties.
- At the conclusion of the testimonies received, the Chairman will close the hearing and limit discussion to Commission members. **Thereafter, the public will not be permitted to speak while this matter is under discussion by Commission members.** During this discussion, Commission members may individually ask questions of the project proponent or interested parties, at the convenience of the Commission.
- It is requested that all presentations be limited to a maximum of three (3) minutes so that all interested parties will have an opportunity to address the Commission.
- In all cases, in order to obtain and maintain an accurate record of the proceedings, address the Commission at the speaking table and clearly introduce yourself with your full name and address.