SHASTA COUNTY
PLANNING COMMISSION

MINUTES **Regular Meeting**

Date: April 11, 2013
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL **Commissioners**

Present:	Dick Franks	District 2
	Jim Chapin	District 1
	Gene Parham	District 3
	Roy Ramsey	District 4
	Darren Simmons	District 5

Staff Present: Richard Simon, Director of Resource Management
Rubin Cruse, County Counsel
Bill Walker, Senior Planner
Kent Hector, Senior Planner
Mark Cramer, Environmental Health Division
Jimmy Zanotelli, Shasta County Fire Department
Al Cathey, Public Works/Subdivision Engineer
Dawn Duckett, Staff Services Manager, Recording Secretary

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

Key: California Environmental Quality Act (CEQA): Mitigated Negative Declaration (MND), Negative Declaration (ND), Categorically Exempt (CE), Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).

CONFLICT OF INTEREST DECLARATIONS: Commissioner Parham declared a conflict regarding Item R1 on the agenda.

OPEN TIME: No speakers.

APPROVAL OF MINUTES: By motion made, seconded (Chapin/Simmons), and carried unanimously, the Commission approved the minutes of March 14, 2013, as submitted.

CONSENT ITEMS: None.

PUBLIC HEARINGS:

R1: **Use Permit Amendment 01-016A (Vopat)**: The project is located in the Big Bend area on a 9-acre portion of a 120-acre parcel at the east end of Neebs Road, about 2.5 miles east of the intersection of Neebs Road and Big Bend Road. The request is for an amendment to the Use Permit for an existing mining operation, known as Bales Mountain Quarry. The amendment would allow for the extension of the deadline for completion of mining. The current deadline is October 15, 2013. The proposed deadline is October 15, 2038. The size and operation of the quarry would remain the same as it has been since it began operating in 2002. All other conditions of Use Permit 01-016, and the related Reclamation Plan 01-001, would remain in full force and effect. Staff Planner: Walker. District: 3. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Commissioner Parham declared a conflict because he owns property adjacent to the subject parcel and recused himself from the public hearing. Senior Planner Bill Walker presented the staff report. The public hearing was opened, and the applicant, Frank Vopat spoke in favor of the project and agreed with staff's recommendations. There being no other speakers, for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Chapin/Ramsey), and carried with Commissioners Chapin, Ramsey, Franks, and Simmons voting Aye and a recusal from Commissioner Parham, for a 4-0 vote, by Resolution 2013-005, the Commission adopted an addendum to a previously adopted Mitigated Negative Declaration and approved Use Permit Amendment 01-016A, based on the findings and subject to the conditions listed in the Resolution.

R2: **Use Permit Amendment 99-05A (TLT Enterprises)**: The 0.75-acre project site is on a 343-acre property located in the Burney area, approximately four miles northwest of the intersection of State Highway 89 and State Highway 299E. TLT Enterprises, LLC (in association with John and Amanda Hutchings, and Perry and April Thompson) have requested an amendment to Use Permit 99-05 (approved for a construction yard), to allow an additional industrial use consisting of a 50-barrel brewery (producing up to 62,400 barrels/year). The brewery will operate within an existing 2,500-square-foot metal building with an adjacent 4,400-square-foot, fenced-in storage area, and will not include brewery tours, beer tasting, social gatherings, or similar activities involving the public. In addition, the applicant requests the use of a 3,040-square-foot open shed for the storage of construction equipment and materials related to the existing construction yard. Staff Planner: Hector. District: 3. Proposed CEQA Determination: MND. Ex-parte Communications Disclosures: None.

Senior Planner Kent Hector presented the staff report. Commissioner Parham asked why visual barriers were being required for existing buildings on the project site. Planner Hector responded that the buildings would need permits and explained that the requirement for visual screening was included as a mitigation measure for the original project.

The public hearing was opened, and the applicant, John Hutchings, spoke in favor of the project and agreed to the conditions of approval. Also speaking in favor of the project was Perry Thompson. There being no other speakers, for or against the project, the public hearing was closed.

ACTION: By motion made, seconded (Ramsey/Chapin), and carried unanimously, by Resolution 2013-006, the Commission adopted a CEQA determination of a Mitigated Negative Declaration and approved

Use Permit Amendment 99-05A, based on the findings and subject to the conditions listed in the Resolution.

NON-HEARING ITEM:

NH1: **General Plan Consistency Finding 13-001 (Shasta County)**: The project site is located in the McArthur area, on the east side of Oak Street, northeast of the intersection of Oak Street and Walnut Street. The proposal is for Shasta County to abandon the eastern-most 30 feet of an existing 120-foot-wide public road easement (Oak Street) for a distance of 510 feet. Staff Planner: Hector. District: 3. Proposed CEQA Determination: N/A. Ex-parte Communications Disclosures: None.

Senior Planner, Kent Hector presented the staff report. Commissioner Chapin asked why Parcel 22 was not included in the abandonment. Al Cathey from the Department of Public Works explained that road abandonment projects were initiated by property owners, and the property owner for that parcel did not request to be included in the abandonment. Kent Hector added that abandonment along Parcel 22 could have adverse safety effects at the curve.

ACTION: By motion made, seconded (Simmons/Ramsey), and carried unanimously, by Resolution 2013-007, the Commission found that the abandonment of the public road easement shown on Exhibit 'A' is consistent with the Shasta County General Plan, based on the findings listed in the Resolution.

ADJOURNMENT: The Planning Commission adjourned at 2:50 p.m.

Submitted by:

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Dawn Duckett, Staff Services Manager
Recording Secretary