

**SHASTA COUNTY
SPECIAL
PLANNING COMMISSION MEETING**

MINUTES

Special Meeting

Date: August 18, 2016
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors' Chambers

Flag Salute

ROLL CALL

Commissioners

Present:

Gene Parham	District 3
Roy Ramsey	District 4
Tim MacLean	District 2
Jim Chapin	District 1

Absent: Patrick Wallner District 5

Staff Present:

Richard Simon, Director of Resource Management
James Ross, Assistant County Counsel
Lio Salazar, Senior Planner
Sean Price, Assistant Planner
Ken Henderson, Environmental Health Division
Jimmy Zanutelli, Shasta County Fire Department Marshal
Charlene Beard, Public Works/Associate Engineer
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary

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

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

OPEN TIME: No Speaker's

APPROVAL OF

MINUTES: July 14, 2016 - Minutes

By motion made, seconded (Chapin/MacLean) carried by a 3-0 vote, the Commission approved the Minutes of July 14, 2016, as submitted. Commissioner Parham abstained from voting due to not being in attendance at the July 14, 2016 Planning Commission meeting.

**CONFLICT OF INTEREST
DECLARATIONS:**

Commissioner MacLean recused himself from Regular Calendar item R1 and left the room due to his affiliation with the project engineer, Sharrah, Dunlap, Sawyer.

**CONSENT
ITEMS:** None

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None

R1: **TRACT MAP 1915 EXTENSION OF TIME (SIERRA PACIFIC INDUSTRIES):** The property is located in the Shingletown area on approximately 357 acres. The site is located on State Highway 44 approximately two-tenths of a mile east of its intersection with Smith Creek Road. The applicant has requested a 3 ½-year extension of time for future phase(s) of a residential subdivision approved by the Planning Commission on January 12, 2006. The subdivision was approved for the creation of 132 lots that range from two to five acres in size. Staff Planner: Lio Salazar. District: 5. Proposed CEQA Determination: N/A

Senior Planner Lio Salazar presented the staff report.

The public hearing was opened and the applicant's representative, Mike Dormer spoke in favor of the project.

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 2016-019, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3 ½ year extension of time for Tract Map 1915 (to January 12, 2020) based on the findings listed in the Resolution, and subject to the findings and conditions listed in the original Resolution of approval (Planning Commission Resolution 2006-009).

R2: **USE PERMIT 99-017A1 (TLT ENTERPRISES, INC):** The project site is located in the Burney area on the east side of State Highway 89, approximately 3.6 miles north of the intersection of State Highway 89 and State Highway 299. The request is for a use permit amendment to expand the existing industrial use of the property to include a 3MW bioenergy power generation facility. The facility would consist of a gasification and power plant, a biomass storage area, and a biochar

storage area. Staff Planner: Lio Salazar. District: 3. Proposed CEQA Determination: Eastside Aggregates Project EIR with Addendum to EIR

The Commissioner's received a memo prior to the meeting regarding the amendment and deletion of conditions.

Senior Planner Lio Salazar presented the staff report.

Commissioner Chapin asked for clarification about greenhouse gas information presented in the staff report.

Senior Planner Lio Salazar explained that the applicant submitted a greenhouse gas impacts analysis as part of the County's environmental considerations, indicating that the greenhouse gas impacts of the bioenergy power generation facility would be less than significant. He further explained that analysis of greenhouse gas impacts was not required under CEQA when the original EIR was certified.

The public hearing was opened and the applicant, Perry Thompson spoke in favor of the project and accepts the conditions as amended.

Commissioner Chapin and Mr. Thompson discussed the market for Biochar.

There being no other speakers for or against the project the public hearing was closed.

ACTION: By motion made, seconded (Chapin/Ramsey), and carried unanimously, by Resolution 2016-020, the Commission 1) found none of the conditions calling for preparation of a subsequent Environmental Impact Report (EIR) have occurred and an addendum has been prepared for this amended Use Permit (99-017A1), and the addendum has been considered along with the previously certified EIR for the Eastside Aggregate Project; and 2) Approved Used Permit 99-017A1, based on the findings and amended conditions listed in the resolution.

R3 **TRACT MAP 1945 EXTENSION OF TIME (CRONIC):** The property is located in the east Redding area on a 68-acre property. On the south side of State Highway 299, approximately one mile east of its intersection with Old Oregon Trail. The applicant has requested a 3-year extension of time for a residential subdivision approved by the Planning Commission on July 12, 2007. The project is an 11-lot subdivision consisting of 2.0-acre to 19.5-acre parcels for single-family residential development. Staff Planner: Sean Price. District: 4. Proposed CEQA Determination: N/A

Assistant Planner Sean Price presented the staff report.

The public hearing was opened and with there being no speakers for or against the project the hearing was closed.

ACTION: By motion made, seconded (MacLean/Ramsey), and carried unanimously by Resolution 2016-021, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3 year extension of time for Tract Map 1945 (to July 12, 2019) based on the findings

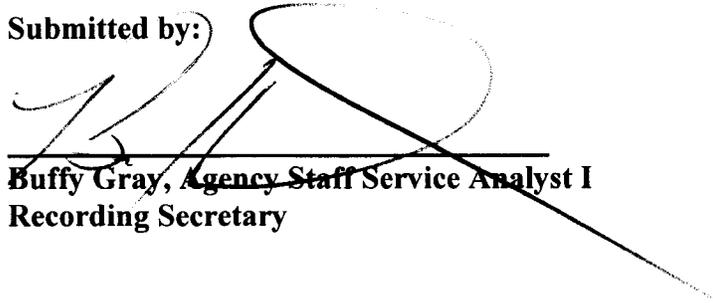
listed in the Resolution, and subject to the findings and conditions listed in the original Resolution of approval (Planning Commission Resolution 2007-087).

PLANNING DIRECTOR'S REPORT

Director of Resource Management Richard Simon advised the Commissioners of the upcoming 86th Annual Planning Commissioners Association Conference on October 14th and 15th. Mr. Simon stated the county will help support any Commissioner who would like to attend by paying for the registration, one night accommodations, and the use of a county vehicle. In order to send a Commissioner(s) to the conference it will require an action vote during September's Planning Commission meeting.

ADJOURNMENT: The Planning Commission adjourned at 02:57 p.m.

Submitted by:



Buffy Gray, Agency Staff Service Analyst I
Recording Secretary