

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: January 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
Steven Kerns District 3
Tim MacLean District 2
Roy Ramsey District 4
Patrick Wallner District 5

Staff Present: Paul Hellman, Director of Resource Management
Kim Hunter, Planning Division Manager
James Ross, Assistant County Counsel
Lio Salazar, Senior Planner
Lisa Lozier, Senior Planner
Luis Topete, Associate Planner
Ken Henderson, Senior Environmental Health Specialist
Jimmy Zanotelli, Shasta County Fire Marshal
Charleen Beard, Supervising Engineer
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: No Speakers.

R1: PRESENTATION:
Director of Resource Management Paul Hellman presented a certificate of appreciation to Commissioner MacLean for his exceptional service as Chairman in 2018.

R2: APPROVAL OF MINUTES:
By motion made, seconded (MacLean/Kerns) and carried unanimously, the Planning Commission approved the Minutes of December 13, 2018, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Commissioner Kerns and Commissioner Chapin declared a conflict of interest on item R5, both citing affiliations with consulting firms that performed work on the project.

PUBLIC HEARINGS:

Ex-parte Communications Disclosures: None.

R3: **Parcel Map 16-007 (The McDonald Living Trust):** The applicant has requested to subdivide a 10-acre property into two lots of 2.09 acres and 7.91 acres in size, each for existing residential improvements and uses. Project Applicant: The McDonald Living Trust; Assessor's Parcel Number: 206-240-016; Project Location: Happy Valley area at the southeast corner of the intersection of Myerock Lane and Olinda Road at 5145 and 5183 Myerock Lane; Supervisor District: 2; Recommended Environmental Determination: Exempt; Planner: Lio Salazar, Senior Planner. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report. The public hearing was opened and there being no speakers, the public hearing was closed.

By motion made, seconded (MacLean/Wallner) and carried unanimously, the Planning Commission adopted a resolution that: a.) found Parcel Map 16-007 Exempt from (CEQA) under CEQA Guidelines section 15061(b) (3) and Categorically Exempt under CEQA Guidelines sections 15303 and 15304; b.) adopted the recommended findings listed in Resolution 2019-001; and c.) approved Parcel Map 16-007, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-001.

Ex-parte Communications Disclosures: None.

R4: **Zone Amendment 18-001 (Raymond and Jeanette Axner):** The applicant has requested to rezone a 1.57-acre partially developed commercial property from Community Commercial (C-2) to Planned Development (PD). The applicant is proposing a 72-unit, 11,400-square-foot mini storage facility on the undeveloped rear portion of the project site. Applicant: Raymond and Jeanette Axner; Assessor's Parcel Number: 059-090-052; Project Location: Palo Cedro area, on the south side of Old Forty-Four Drive at the intersection of Old Forty-Four Drive and Hollywood Drive at 22049 Old Forty-Four Drive; Supervisor District: 3; Recommended Environmental Determination: Exempt; Planner: Lisa Lozier, Senior Planner. Simple Majority Vote.

Senior Planner Lisa Lozier presented the staff report. The public hearing was opened and there being no speakers, the public hearing was closed.

By motion made, seconded (Wallner/Kerns) and carried unanimously, the Planning Commission adopted Resolution 2019-002 recommending that the Board of Supervisors: a.) find that Zone Amendment Z18-001 is not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code sections 15060(c)(2) and 15061(b)(3); and b.) introduce, waive the reading of, and enact an ordinance amending Shasta County Code Title 17, identified as Zone Amendment 18-001.

Commissioner Chapin and Commissioner Kerns left the room.

Ex-parte Communications Disclosures: None.

R5: **Use Permit 18-0003 (Fruit Growers Supply Company):** The applicant has requested a use permit to build a 20,000-square-foot grocery store with 92 on-site parking spaces, drive aisles, a loading dock, two driveway entrances, on-site landscaping, and installation of new sidewalk along the frontage. Applicant: Fruit Growers Supply Company; Assessor's Parcel Number: 028-370-024; Project Location: Burney area, on a 2.07-acre parcel, adjacent to and east of State Highway 299E, approximately 0.1 miles northeast of the intersection of State Highway 299E and Commerce Way; Supervisor District: 3; Recommended Environmental Determination: Mitigated Negative Declaration; Planner: Luis Topete, Associate Planner. Simple Majority Vote.

Associate Planner Luis Topete presented the staff report. A memo was distributed to the Commission that contained a letter received on December 28, 2018, raising concerns regarding noise and storm water runoff. Mr. Topete addressed the concerns detailed in the letter.

The public hearing was opened and the project engineer, Duane Miller, offered to answer any questions of the Commission and stated that the recommended conditions of approval were acceptable.

Best Development Group representative, Terry Johnson, spoke to the Commission, and thanked Mr. Topete and Planning staff for working with him. Mr. Johnson expressed agreement with the recommended conditions of approval and acknowledged the comment letters received and stated that he has been working with Caltrans on the proposed driveway locations.

There being no other speakers, the public hearing was closed.

Commissioner Wallner stated that it appeared due diligence had been accomplished and concerns had been addressed to the satisfaction of staff, the Commission, and those in attendance.

By motion made, seconded (Ramsey/Wallner) and carried 3-0, the Planning Commission adopted a resolution that: a.) adopted the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b.) adopted the recommended findings listed in Resolution 2019-003; and c.) approved Use Permit 18-0003, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-003.

NON-HEARING ITEMS: None.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman recognized and welcomed Supervisor Joe Chimenti for his attendance. Mr. Hellman announced to the Commission that the public scoping meeting for the Fountain Wind Project would be held on January 24, 2019, beginning at 6:30 p.m. at Montgomery Creek Elementary School and explained the purpose for the meeting. Mr. Hellman detailed the notification process to property owners within a two-mile radius of the project site in an effort to encourage additional public input for the project and encouraged the Commissioners to share information about the project with members of the public.

CONSENT ITEMS: None.

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

Submitted by:

A handwritten signature in blue ink that reads "Paul A. Hellman". The signature is written in a cursive style and is positioned above a horizontal line.

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