

# SHASTA COUNTY PLANNING COMMISSION MEETING

---

## MINUTES

### Meeting

Date: February 14, 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  
Patrick Wallner District 5

**Absent:** Steven Kerns District 3  
Roy Ramsey District 4

**Staff Present:** Paul Hellman, Director of Resource Management  
Kim Hunter, Planning Division Manager  
James Ross, Assistant County Counsel  
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 3-0 vote.

**PUBLIC COMMENT PERIOD - OPEN TIME:** No Speakers.

## REGULAR CALENDAR:

**R1: APPROVAL OF MINUTES:**  
By motion made, seconded (Wallner/MacLean) and carried unanimously, the Planning Commission approved the Minutes of January 10, 2019, as submitted.

**CONFLICT OF INTEREST DECLARATIONS:** Commissioner MacLean declared a conflict of interest on item R3.

**Ex-parte Communications Disclosures:** None.

**R2:** **Tract Map 2012 – (Davis):** The applicant requested approval for a subdivision of four lots totaling approximately 28 acres into ten lots ranging in size from 2.06 to 5.17 acres for rural residential development. The proposed parcels would be serviced by individual septic systems and private wells. The project is located west of the Cottonwood community area, on the east side of Sleeping Bull Drive approximately 0.1 mile south of the intersection of Sleeping Bull Drive and Gas Point Road. (APN: 207-650-007, -019 & -020). Staff Planner: Luis Topete. Simple Majority Vote.

Associate Planner Luis Topete 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) adopted the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopted the recommended findings listed in Resolution 2019-004; and c) approved Tract Map 2012, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-004.

Commissioner MacLean left the room.

**Ex-parte Communications Disclosures:** None.

**R3:** **Tract Map 1989 – (Blue Ridge Mountain, LLC) Extension of Time 18-0008:** The applicant requested a third extension of time for approved Tract Map 1989. Approval of Tract Map 1989 in January of 2012 was granted for the creation of forty-one residential parcels ranging in size from 5.0 acres to 8.44 acres, with an approximately 39.58-acre remainder parcel. The project is located in the Shingletown area on two parcels totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 mile southeast of the intersection of Shingletown Ridge Road and State Highway 44 East. (APN: 704-280-013). Staff Planner: Luis Topete. Simple Majority Vote.

Associate Planner Luis Topete recommended a continuation to the March 14, 2019 Planning Commission hearing due the lack of a quorum.

By motion made, seconded (Wallner/Chapin) and carried by a 2-0 vote, the Planning Commission voted to continue Tract Map 1989 to the March 14, 2019 Planning Commission hearing.

Commissioner MacLean returned to the room.

**Ex-parte Communications Disclosures:** None.

**R4:** **Use Permit Amendment 25-91A – (SRI International):** The applicant requested approval for a Use Permit Amendment to recognize all existing on-site structures and to construct four additional radio telescopes within the current project footprint of the Hat Creek Radio Observatory. The proposed additional radio telescopes to be installed are 12-meter precision antennae that provide high accuracy and high efficiency optics. The area of the proposed array expansion covers approximately 3 acres. The project site is located approximately 2 miles east of the intersection of Doty Road and Bidwell Road at 42231 Bidwell Road in the Hat Creek area. (APN: 031-610-009 & -010). Staff Planner: Luis Topete. Simple Majority Vote.

Associate Planner Luis Topete presented the staff report. Commissioner Wallner asked for clarification regarding which portion of the subject property the existing structures were located on. Mr. Topete stated that the existing structures being recognized were on the Bidwell Ranches property. Commissioner Chapin asked if the improvements on the Bidwell Ranches property had ever been under a use permit. Mr. Topete explained that UC Berkeley previously leased the property and under the lease, the land was constitutionally exempt from having to obtain use permits by the State of California. Commissioner Chapin asked how long SRI had been involved in the project. Mr. Topete stated that SRI had been involved in the project since early 2018.

The public hearing was opened. Wendy Johnston from VESTRA Resources, representing SRI International, stated that SRI did not have any concerns. Commissioner Chapin asked Ms. Johnston if SRI would accept all the conditions on the project, and Ms. Johnston confirmed that they would.

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

By motion made, seconded (Wallner/MacLean) and carried unanimously, the Planning Commission adopted a resolution that: a) adopted the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopted the recommended findings listed in Resolution 2019-006; and c) approved Use Permit Amendment 25-91A, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-006.

**R5: Planning Commission Workshop: GP19-0001 General Plan Text Amendments**

The Planning Commission will conduct a public workshop regarding amendments to the Shasta County General Plan for fire hazard planning which is necessary because of changes to the State planning and zoning laws.

Director Paul Hellman recommended a continuation to the March 14, 2019 Planning Commission hearing due to the absence of two Commissioners.

By motion made, seconded (MacLean/Wallner) and carried unanimously, the Planning Commission voted to continue this item to the March 14, 2019 Planning Commission hearing.

**R6: Cancellation of the March 14, 2019 Planning Commission hearing**

The Planning Commission will consider canceling its regular meeting scheduled for March 14, 2019.

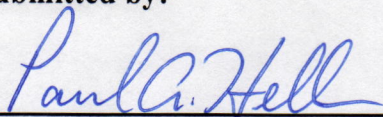
Due to the continuance of two agenda items, the March 14, 2019 meeting was not cancelled.

**PLANNING DIRECTOR'S REPORT:** Director Paul Hellman informed the Commission of two upcoming projects. The Board of Supervisors has directed the Planning Division to move forward with the preparation of Agritourism ordinance and amendments to the wireless telecommunication ordinances regarding wireless internet facilities. Planning Division Manager Kim Hunter advised the Commission that Use Permit 18-0003 which came before Planning Commission on January 10, 2019, was appealed and will be heard by the Board of Supervisors on February 26, 2019.

**CONSENT ITEMS:** None.

**ADJOURNMENT:** The Planning Commission adjourned at 2:31p.m.

**Submitted by:**



---

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