

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: April 26, 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  
Roy Ramsey District 4  
Patrick Wallner District 5

**Absent:** Steven Kerns District 3

**Staff Present:** Kim Hunter, Planning Division Manager  
James Ross, Assistant County Counsel  
Lio Salazar, Senior Planner  
Jimmy Zanotelli, Shasta County Fire Marshal  
Charleen Beard, Supervising Engineer  
Pat Minturn, Director of Public Works  
Tracie Huff, Administrative Secretary I/Recording Secretary

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

## REGULAR CALENDAR:

**CONFLICT OF INTEREST DECLARATIONS:** Commissioner MacLean recused himself from this item due to his work association with Sharrah Dunlap Sawyer, Inc., who has done work for both the applicant and the property owner.

Commissioner MacLean excused himself from the remainder of the meeting and left the room.

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

**R1:** **Zone Amendment 17-006, Use Permit 17-005, and Reclamation Plan 17-001 – (Tullis Inc.) continued from September 13, 2018, October 11, 2018, and April 11, 2019:** The applicant has requested approval of a zoning text amendment to add wildlife habitat to the list of uses permitted in the General Industrial (M) zone. The proposed zoning change is in conjunction with a proposed use permit and reclamation plan for a sand and gravel mining operation on up to 100 acres of an

approximately 182-acre parcel. The proposed post mine reclamation end use is wildlife habitat. Anderson area on the northeast side of Eastside Road, approximately 0.5 miles southeast of the intersection of Latona Road and Eastside Road. (APN: 704-280-013). Staff Planner: Lio Salazar. Simple Majority Vote.

Senior Planner Lio Salazar presented the staff report. Commissioner Wallner asked for clarification on the California Public Utilities Commission's (CPUC) position on the requirement for the applicant to install a signal at the Latona Road railroad crossing. Mr. Salazar explained that after receiving the initial comments from the CPUC, the Planning Division attempted to coordinate with the CPUC to address their concerns and stated that the CPUC did not submit additional comments in response to the notifications provided to them regarding the noticed public hearings for the project. Mr. Wallner expressed concerns about the ability of the CPUC to attempt to reverse approval of the project. Mr. Salazar clarified that this item requires approval by the Board of Supervisors and that the CPUC would be notified of the public hearing to be held by the Board and would have the opportunity to address their issues at that time.

Commissioner Chapin asked for clarification on where southbound traffic would go. Mr. Salazar stated that southbound traffic would go through the Sierra Pacific mill site to Riverside Avenue and that Sierra Pacific was in agreement with that arrangement. Commissioner Chapin inquired about who was going to pay for signalization if funds were not being collected for it and stated that the County needed to be looking into that. Mr. Salazar suggested that there could be conversations with the CPUC to see if they have any grant programs that could contribute to the cost of signalizing this intersection.

The public hearing was opened and the applicant, Lyle Tullis, stated that he had reviewed the conditions and felt confident that he could comply with all of them. Mr. Tullis pointed out that while his drivers would not be making left-turns from Latona Road to State Route 273, there is nothing that would prevent a member of the public from doing so after a purchase from their facility. Mr. Tullis noted that if there was a program established to fund a signal that he would be more than willing to pay his fair share and urged the County to facilitate such a program so that a signal could be installed.

Commissioner Chapin suggested that the applicant inform the public about not turning left onto State Route 273 from Latona Road. Mr. Chapin asked if the conditions were agreeable, and Mr. Tullis confirmed that they were.

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

By motion made, seconded (Wallner/Ramsey) and carried by a 3-0 vote, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended zone amendment, use permit, and reclamation plan findings listed in Resolution 2019-008; c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 17-006; d) approve Use Permit 17-005 subject to the conditions set forth in Attachment A to Resolution 2019-008; and e) approve Reclamation Plan 7-001 subject to the conditions set forth in Attachment B to Resolution 2019-008.

**CONSENT ITEMS:** None.

**ADJOURNMENT:** The Planning Commission adjourned at 2:45 p.m.

**Submitted by:**



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