

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: November 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
Steven Kerns District 3
Tim MacLean District 2
Roy Ramsey District 4

Commissioners

Absent: Patrick Wallner District 5

Staff Present:

Paul Hellman, Director of Resource Management
James Ross, Assistant County Counsel
Adam Fieseler, Planning Division Manager
Lisa Lozier, Senior Planner
Scott Ross, Shasta County Fire Inspector
Charleen Beard, Supervising Engineer
Ken Henderson, Senior Environmental Health Specialist
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: Beth Messick, Maggie Osa, and Edmond Baier all spoke in opposition to the Fountain Wind project.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Ramsey/MacLean) and carried unanimously, the Planning Commission approved the Minutes of October 10, 2019, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: None.

R2: **Zone Amendment 18-0001 (Abel):** Chad and Cori Abel have requested to amend the current Rural Residential combined with Mobile Home and Design Review (R-R-T-DR) zone district to the Commercial Recreation (C-R) zone district to facilitate development of a fully enclosed 160-unit recreational vehicle, boat, and recreational equipment storage facility including a maximum of 67,200 square-feet of storage with the typical storage unit measuring 420 square feet. The storage facility as proposed will include an automated access kiosk and electric gate to provide 24-hour secure access. A caretaker's residence is proposed as a future phase of the project. The perimeter of the site will be fenced and no outdoor storage is proposed. Storage of general business or household items will be prohibited. The project site is located in the Mountain Gate area on an approximate 6-acre parcel on the east side of Holiday Road which runs parallel to the east side of Interstate 5 (Assessor's Parcel Number 307-210-024). Staff Planner: Lisa Lozier.

Lisa Lozier presented the staff report. The public hearing was opened and the applicant, Chad Abel, expressed his concurrence with the staff recommendation.

The Commission asked Mr. Abel several questions about the project.

Patrick Stone, owner of the Mountain Gate RV Park, expressed concerns regarding the project's noise, aesthetics, and drainage impacts.

In response to a question from the Commission to Mr. Abel, Scott Ross, Shasta County Fire Inspector, clarified to the Commission the requirements for fuel storage and hydrants.

There being no other speakers the public hearing was closed.

By motion made, seconded (Kerns/MacLean), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) adopt the California Environmental Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Planning Commission Resolution 2019-024; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified in Zone Amendment 18-0001.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman advised the Commission there would be a December Planning Commission meeting and stated that there would be at least one if not more items on that agenda.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 3:15 p.m.

Submitted by:



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