

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: December 12, 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
James Ross, Assistant County Counsel
Adam Fieseler, Planning Division Manager
Lisa Lozier, Senior Planner
Tara Petti, Assistant Planner
Luis Topete, Associate Planner
Jimmy Zantellii, Shasta County Fire Marshal
Josh Cannan, Associate Engineer
Ken Henderson, Senior Environmental Health Specialist
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: The following speakers spoke to regarding the Fountain Wind Project: Beth Messic, Ed Bair, and Joseph Osa.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Kerns/MacLean) and carried by a 4-0 vote (with Commissioner Wallner abstaining since he was absent from the November 14, 2019 meeting), the Planning Commission approved the Minutes of November 14, 2019, as amended.

CONFLICT OF INTEREST DECLARATIONS: Commissioner MacLean recused from item R2 stating that the company he works for, Sharrah, Dunlap, Sawyer, was the engineer of record for the item.

Ex-parte Communications Disclosures: None.

Commissioner MacLean left the room.

R2: **Extension of Time 19-0006 for Tract Map 1957 (Cassel Ridge, Inc):** Robert Findleton has requested approval of a 3-year extension of time for Tract Map 1957. The Planning Commission approved Tract Map 1957 on November, 8, 2007, for the subdivision of 170 acres into 34 five-acre parcels. The project is located in the Cassel Rural Community Center on Ridge Road approximately 0.5 miles south of the intersection of Cassel Road and Ridge Road (APN: 031-520-014 and 031-520-051). Staff Planner: Lisa Lozier.

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 (Kerns/Ramey), and carried by a 4-0 vote, the Planning Commission adopted a resolution to: a) find that Extension of Time 19-0006 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2019-025; and c) approve Extension of Time 19-0006 for Tract Map 1957, based on the recommended findings and subject to the conditions of approval as set forth in the attachment to Resolution No. 2007-136.

Commissioner MacLean returned to the room.

R3: **Use Permit 19-0005 (T-Mobile West, LLC):** T-Mobile West, LLC has requested a use permit to construct and operate an unmanned wireless telecommunications facility. The project would relocate three antennae from a PG&E utility pole to a newly constructed 100-foot tall, steel, brown monopole, along with three new antennae within a new 15-foot by 15-foot lease area, approximately 50 feet west of the current tower location. The project would also update the existing ground equipment within an existing 30-foot by 30-foot lease area. The project is located in the vicinity of the northern terminus of Chapman Lane in Lakehead, on property owned by PG&E, 0.40 miles north of the intersection of Chapman Lane and Northwoods Drive, 0.35 miles west of the Interstate 5 northbound lanes and 0.25 miles east of the Interstate 5 southbound lanes. Staff Planner: Tara Petti.

Tara Petti presented the staff report. The public hearing was opened and there being no speakers the public hearing was closed.

By motion made, seconded (Kerns/MacLean), and carried unanimously, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopt the recommended findings listed in Resolution 2019-026; and c) approve Use Permit 19-0005 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2019-026.

R4: **Zone Amendment 17-0004 (Shasta County):** The Planning Commission will hold a public hearing to consider recommending that the Board of Supervisors adopt an ordinance amending the Shasta County Zoning Plan to regulate the use of short-term rentals within the unincorporated area of Shasta County including, but not limited to, placing certain limitations and regulations on use of properties as

short-term rentals; imposing certain approval processes; and imposing certain enforcement remedies and processes. Staff Planner: Luis Topete.

Luis Topete presented the staff report. Commissioner Wallner, Commissioner Kerns, and Chairman Chapin asked questions of staff.

The public hearing was opened and the following people spoke regarding the proposal: Harold Jones, Robert Telles, Teresa Telles, and Richard Sealana.

There being no other speakers the public hearing was closed. The Commissioners took turns discussing the proposed ordinance, and received clarifications from staff on their concerns and questions.

Commissioner Kerns made a motion to accept the proposed ordinance with respect to vacation rentals only; the motion failed due to lack of a second.

A recess was called by Chairman Chapin at 4:05 and the meeting was called back to order at 4:13.

Paul Hellman proposed a continuation of the item to the Commission's next meeting to allow for staff to revise the draft ordinance in response to the Commission's comments and concerns

By motion made, seconded (Kerns/Wallner), and carried unanimously, the Planning Commission continued the item to January 9, 2020.

PLANNING DIRECTOR'S REPORT: None.

CONSENT ITEMS: None.

ADJOURNMENT: The Planning Commission adjourned at 4:18 p.m.

Submitted by:



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