

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: February 13, 2020  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

**Present:** Steven Kerns District 3  
Roy Ramsey District 4  
Jim Chapin District 1  
Tim MacLean District 2  
Patrick Wallner District 5

**Staff Present:** Paul Hellman, Director of Resource Management  
James Ross, Assistant County Counsel  
Adam Fieseler, Planning Division Manager  
Lio Salazar, Senior Planner  
Luis Topete, Associate Planner  
Jimmy Zanutelli, Shasta County Fire Marshal  
Charleen Beard, Public Works/Supervising 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 individuals spoke regarding the Fountain Wind Project: Edmond Bair, Beth Messick, and John Gabel.

## REGULAR CALENDAR:

### R1: APPROVAL OF MINUTES:

By motion made, seconded (Maclean/Chapin) and carried unanimously, the Planning Commission approved the Minutes of January 09, 2020, as submitted.

**CONFLICT OF INTEREST DECLARATIONS:** None.

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

**R2:** **Variance 19-0001 (Synder) Continued from January 9, 2020:** Steve and Roxanne Snyder have requested approval of a variance to allow a 15-foot front yard setback for a proposed single-family residence where the minimum requirement is 20 feet, and to allow one off-street parking space where the minimum requirement is two spaces. The project is located in the Castella/Sweetbriar area on an approximately 0.11-acre (5,000-square-foot) lot, approximately 0.8 miles northeast of the intersection of Interstate 5 and Sweetbrier Avenue (APN: 014-950-068). Staff Planner: Luis Topete.

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 (Wallner/Ramsey), and carried unanimously, the Planning Commission Adopted a resolution to: a) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15303; b) adopt the recommended findings listed in Resolution 2020-005; and c) approve Variance 19-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-005.

**R3:** **Zone Amendment 19-0005 – Area 1 and Zone Amendment 19-0005 – Area 2 (Shasta County):** The project sites are located in the rural community centers of Viola and Shasta. The Area 1 (Viola) project site consists of approximately 120 acres located north of State Highway 44 and east of Viola Meadows Road, including all parcels created by the Viola Meadows Private Road Subdivision (15RM18) and Parcel Map 34-81 (23PM115), excluding a parcel of land labeled “Future Unit” on 15RM18. The proposal for Area 1 is to amend the Rural Residential combined with the Building Site Minimum (R-R-BSM) zone district to the Rural Residential (R-R) zone district. The Area 2 (Shasta) project site is an individual parcel located at 10636 Red Bluff Road, Shasta, CA. The proposal for Area 2 is to amend the Community Commercial combined with the Design Review (C-2-DR) zone district to the Rural Residential (R-R) zone district. Staff Planner: Lio Salazar.

Lio Salazar presented the staff report. Commissioner Chapin and Commissioner Wallner asked questions. The public hearing was opened and there being no speakers the public hearing was closed.

By motion made, seconded (Wallner/MacLean), and carried unanimously, the Planning Commission Adopted resolutions recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 19-0005 – Area 1 and Zone Amendment 19-0005 – Area 2 are not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolutions 2020-006 and 2020-007; b) adopt the recommended findings listed in Resolutions 2020-006 and 2020-007; and c) introduce, waive the reading of, and enact ordinances to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 19-0005 – Area 1 and Zone Amendment 19-0005 – Area 2.

**PLANNING DIRECTOR’S REPORT:** Director Paul Hellman advised the Commission that the Ordinance for Short Terms Rentals was tentatively scheduled to be heard by the Board of Supervisors. Commissioner Chapin asked for an update on the Environmental Impact Report for Fountain Wind and Lio updated the Commission on the status of that project.

**ADJOURNMENT:** The Planning Commission adjourned at 2:47 p.m.

Submitted by:



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