

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: April 9, 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  
David Schlegel, Associate Planner  
Luis Topete, Associate Planner  
Jimmy Zanutelli, Shasta County Fire Marshal  
Shawn Ankeny, Supervising Engineer  
Ken Henderson, Senior Environmental Health Specialist  
Rick Gurrola, Shasta County Agricultural Commissioner  
Tracie Huff, Administrative Secretary I/Recording Secretary  
Mary Williams, Chief Deputy Clerk of the Board

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

**PUBLIC COMMENT PERIOD - OPEN TIME:** Maggie Osa and Joseph Osa submitted written comments regarding the Fountain Wind Project, which were read into the record by Chief Deputy Clerk of the Board Mary Williams.

## REGULAR CALENDAR:

### R1: APPROVAL OF MINUTES:

By motion made, seconded (Chapin/Kerns) and carried by a 4-0 vote with Commissioner Ramsey recusing as he was not present at the March 12, 2020 meeting, the Planning Commission approved the Minutes of March 12, 2020, as submitted.

**CONFLICT OF INTEREST DECLARATIONS:** Commissioner MacLean recused himself from items R5 and R7 stating that he had assisted the applicant with item R5, and the firm he works for, Sharrah Dunlap Sawyer, had performed work for item R7. For this reason, item R6 was considered ahead of item R5 to allow Commissioner MacLean to exit the meeting prior to the consideration of items R5 and R7.

**Ex-parte Communications Disclosures:**

**R2:**            **Use Permit 19-0014 (Greaves):** Heather Greaves has requested approval of a use permit to establish a boarding facility for up to 25 horses with additional services including riding lessons and training for boarding clients only. The boarding facility may be used to host small training events up to four times per year. Structures proposed to be constructed for the project include a 1,728-square-foot garage and storage area with a caretaker's apartment above, two 1,800-square-foot barns with paddocks, 800-square-foot hay storage barn, eight self-exercise paddocks with shade covers, a turnout pasture, 100-foot by 200-foot arena, and 60-foot diameter round pen. Both the round pen and arena will be equipped with lights and sprinklers. Two small wash and grooming areas as well as the driveway and parking areas will be graveled. A temporary mobile home may be on-site during the construction of the caretaker's residence. Signage will be included at the driveway entrance. The undeveloped property is located in the Centerville area, to the southwest and adjacent to Chaparral Drive approximately two-tenths of a mile south of the intersection of Placer Road and Chaparral Drive (Assessor Parcel Number: 203-130-007). Staff Planner: Tara Petti.

Paul Hellman recommended that the Planning Commission continue the item to a date uncertain.

By motion made, seconded (Ramsey/Chapin), and carried unanimously, the Planning Commission continued the project to a date uncertain.

**R3:**            **Variance 20-0001 (Carolyn Carl et al):** Carolyn Carl et al have requested approval of a variance to allow for the reconstruction of an attached covered deck and screen porch on the front and an attached covered deck on the rear of an existing cabin at reduced side yard setbacks. The existing attached covered deck on the front would be reconstructed in the required side yard 1.83 feet from the northern property line and 2.30 feet from the southern property line. The existing screened porch and covered deck on the rear would be reconstructed if approved at 4.73 feet from the northern property line and 3.09 feet from the southern property line. These structures attached to the cabin would encroach into the 5-foot side yard requirement by approximately 3.17 feet and the 12-foot side yard minimum building setback on the opposite side by approximately 9.7 feet. The project is located in the Castella/Sweetbrier area on an approximately 0.27-acre lot, approximately 0.16 miles north of the intersection of Shade Avenue and Falls Avenue intersection at 29487 Shade Avenue, Castella, CA 96017 (Assessor Parcel Number: 014-950-050). Staff Planner: David Schlegel.

David Schlegel presented the staff report and Commissioner Chapin asked questions. The public hearing was opened and there being no comments received on the item, the public hearing was closed. David Schlegel stated the applicant agreed to the conditions of approval.

By motion made, seconded (Chapin/Wallner), 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 Section 15061(b)(3) and Section 15303; b) adopt the

recommended findings listed in Resolution 2020-010; and c) approve Variance 20-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-010.

**R4:** **Use Permit 19-0010 (AT&T Mobility):** New Cingular Wireless PCS, LCC, doing business as AT&T Mobility, has requested approval of a use permit for a new unmanned wireless telecommunications facility consisting of a 30-foot by 35-foot lease area with a new gravel bed throughout and enclosed by a 6-foot tall chain link fence with vinyl slats, a proposed 100-foot tall monopole, 9 panel antennas, 18 remote radio units, two 4-foot microwave dishes, installation of an 8-foot by 8-foot pre-manufactured concrete equipment shelter and associated interior equipment, a proposed 30kW diesel standby generator with an attached 190 gallon fuel tank and other ancillary onsite equipment within the proposed lease area. The project is located on a 102.9-acre property on the south side of State Highway 299E, approximately 0.6 miles west of the intersection of State Highway 299E and Deschutes Road at 21655 State Highway 299E, Bella Vista, CA 96008 (Assessor Parcel Number: 061-470-087). Staff Planner: Luis Topete.

Luis Topete presented the staff report and Commissioner Wallner made comments about the project. Luis Topete stated that the applicant agreed with all the conditions and Commissioner Kerns asked questions. The public hearing was opened and a statement from Sara King was read aloud. There being no other comments received, the public hearing was closed.

By motion made, seconded (Chapin/Ramsey), and carried unanimously, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020- 011; and c) approve Use Permit 19-0010, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-011.

**R6:** **Zone Amendment 20-0003 (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 cultivation and processing of industrial hemp and the manufacturing of industrial hemp products within the unincorporated area of Shasta, including the following proposed regulations: Outdoor and indoor cultivation of industrial hemp and the processing of industrial hemp would be permissible in the Exclusive Agricultural (EA), Limited Agriculture (A-1), and Unclassified (U) districts subject to compliance with established setbacks from sensitive receptors and residential development and the issuance of a use permit; manufacturing of industrial hemp products in a fully enclosed building would be permissible in the Light Industrial (M-L) and General Industrial (M) districts subject to compliance with established standards and the issuance of a zoning permit; registration by the Agricultural Commissioner would be required for cultivation and processing; and violations and enforcement, cultivation of industrial hemp for research, destruction of non-compliant industrial hemp crops, fees, misdemeanor penalties, and cost recovery. Staff Planner: Paul Hellman.

Paul Hellman presented the Staff Report. A memo was provided to the Commission that included recommended revisions to the ordinance based on comments received by the Agricultural Commissioner from persons interested in indoor cultivation. The memo also included comments from Barbara Holder, Thomas Twist, and Kathy Grindstaff. Paul Hellman addressed Ms. Holders and Ms. Grindstaff's comments and Rick Gurrola addressed the comments made by Mr. Twist. Rick Gurrola addressed questions submitted by Ms. Grindstaff. Commissioners asked questions of Mr. Hellman and Mr. Gurrola. The public hearing was opened and the following submitted comments about the project:

Kathy Grindstaff, Wyatt Cook, Chris Cook, Mike Jacobs, Devin Ketel, John Payne, and Chris Jennings.

There being no other comments received, the public hearing was closed. Commissioners further discussed the project and asked questions of Rick Gurrola and Paul Hellman.

Jim Ross clarified the option to deny the project. Paul Hellman clarified how the ordinance was crafted.

Jim Ross requested a recess and a recess was called at 3:35. At 3:41 the meeting was called to order.

Paul Hellman clarified the approval and denial options to the Commission.

Commissioners discussed the project further.

By motion made, seconded (Ramsey/Chapin), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors approve Zone Amendment 20-0003 and amend the Shasta County Zoning Plan to prohibit the cultivation and processing of industrial hemp and the manufacturing of industrial hemp products in the unincorporated area of Shasta County.

Commissioner MacLean exited the meeting.

**R5:** **Variance 20-0003 and Parcel Map 18-0004 (Alderson):** Michelle Alderson has requested approval of a variance for proposed lot sizes that do not meet the minimum 5-acre lot area requirement and approval of a parcel map to subdivide a 9.33-acre parcel developed with two single-family residences into two lots of 4.62 acres and 4.71 acres in size, with one residence on each lot. The proposal includes exceptions from the Shasta County Fire Safety Standards for building setbacks. The project is located at 11800 Quartz Hill Road, Redding, CA 96003, approximately one mile west of the City of Redding at the southwest corner of the intersection of Eastshore Road and Quartz Hill Road (Assessor Parcel Numbers: 115-330-018, -019, -020, -021, -022 & -023). Staff Planner: Luis Topete.

Luis Topete presented the staff report and memo was provided to the Commission which contained a condition that was rescinded by the Department of Public Works after the memo was distributed. The public hearing and there being no public comments received, the public hearing was closed.

By motion made, seconded (Wallner/Chapin), and carried by a 4-0 vote with Commissioner MacLean recusing, 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 15301; b) adopt the recommended findings listed in Resolution 2020-012; and c) approve Variance 20-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-012; and, 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 15301; b) adopt the recommended findings listed in Resolution 2020-013; c) approve Parcel Map 18-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-013; d) make the findings for exceptions to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exception #19-34, subject to the conditions as set forth in the exception.

**R7:** **Use Permit 19-0013 (LeVey LLC):** LeVey LLC has requested approval of a use permit for a commercial truck yard which includes an approximately 8,750-square-foot existing building for office space and warehousing, a new 8,000-square-foot building for truck maintenance, placement of gravel for truck/trailer circulation and parking, new paved driveway for truck access and other ancillary site improvements. The project site is comprised of two adjacent 5-acre properties located at 8850 Old Oregon Trail, Redding, CA 96002, at the southwest corner of the intersection of Old Oregon Trail and Pickford Way (Assessor Parcel Numbers: 054-440-046 & 047). Staff Planner: Luis Topete.

Luis Topete presented the staff report and the Commissioners asked questions. The public hearing was opened and there being no public comments received, the public hearing was closed.

By motion made, seconded (Ramsey/Chapin), and carried by a 4-0 vote with Commissioner MacLean recusing, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-015; and c) approve Use Permit 19-0013 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-015.

**PLANNING DIRECTOR'S REPORT:** Director Paul Hellman thanked Tim Blissett and Mary Williams for their assistance in conducting the meeting. Mr. Hellman advised the Commission that the Commission's regularly scheduled meeting on May 14, 2020 will likely be conducted in the same manner and gave the Commission general information about the projects that will be on the agenda for that meeting.

**ADJOURNMENT:** The Planning Commission adjourned at 4:14 p.m.

**Submitted by:**



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