

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: June 11, 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  
Patrick Wallner District 5

### Commissioners

**Absent:** Tim MacLean District 2

### Staff Present:

Paul Hellman, Director of Resource Management  
James Ross, Assistant County Counsel  
Adam Fieseler, Planning Division Manager  
Luis Topete, Associate Planner  
Lio Salazar, Senior Planner  
David Schlegel, Senior Planner  
Jimmy Zanolli, Shasta County Fire Marshal  
Ken Henderson, Senior Environmental Health Specialist  
Shawn Ankeny, Public Works Supervising Engineer  
Tracie Huff, Administrative Secretary I/Recording Secretary  
Mary Williams, Chief Deputy Clerk of the Board  
Tim Blissett, Senior IT Analyst

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

**PUBLIC COMMENT PERIOD - OPEN TIME:** The following individuals spoke regarding the Fountain Wind Project: Beth Messick, and Maggie Osa.

## REGULAR CALENDAR:

### R1: APPROVAL OF MINUTES:

By motion made, seconded (Ramsey/Chapin) and carried unanimously, the Planning Commission approved the Minutes of May 14, 2020, as submitted.

**CONFLICT OF INTEREST DECLARATIONS:** Commissioner Kerns recused himself from item R6 stating that his firm performed the biological work for the project.

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

**R2:** **Zone Amendment 20-0005 (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 with respect to wireless telecommunication facilities. The proposed text amendments would amend sections 17.84.030: Height limits-exceptions, 17.88.140: Residential accessory buildings, and 17.88.282: Wireless telecommunication facilities, and add section 17.02.638: Definition of “Wireless telecommunication services.” Proposed amendments include, but are not limited to, the following: 1) Wireless telecommunication facilities located on property containing one or more dwelling unit for the purpose of providing wireless telecommunication services exclusively to the dwelling unit(s) on the subject property would be defined and regulated as residential accessory structures; 2) Wireless telecommunication facilities other than residential accessory structures would be defined and regulated as commercial wireless telecommunication facilities; and 3) Fixed wireless internet facilities, consisting of any structure, tower, pole, antenna, equipment or combination thereof utilized for the purpose of providing wireless internet services to more than one residential and/or commercial customer at fixed locations, would be subject to unique regulations intended to facilitate increased availability of reliable and affordable internet service in rural areas of Shasta County. Staff Planner: Paul Hellman.

Paul Hellman presented the staff report and answered questions from the Commission. The public hearing was opened and Andy Main, owner of Shasta.com, expressed his support for the proposed ordinance and answered questions. There being no other speakers, the public hearing was closed.

By motion made, seconded (Ramsey/Wallner), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 20-0005 is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2020-018; b) adopt the recommended findings listed in Resolution 2020-018; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 20-0005.

**R3:** **Extension of Time 20-0001 for Tract Map 1871 (KOH Atlas Corp):** KOH Atlas Corp has requested approval of an extension of time to extend the expiration date for Tract Map 1871 for three years. Tract Map 1871 was approved in March of 2011 to subdivide a 19.3-acre property into thirty-five residential parcels ranging in size from approximately 0.3 to 1.2 acres. The project site is located within the Redding Municipal Airport Specific Plan area, at the end of Bonita Way, approximately 0.10 miles east of the intersection of Bonita Way and Granada Drive (Assessor’s Parcel Number 056-350-024). Staff Planner: Lio Salazar.

Lio Salazar recommended that the Commission open the public hearing, leave the public hearing open, and continue the project to July 9, 2020 to provide time for staff to further analyze and respond to the issues addressed in the comment letters received from Virginia & Robert Jones and Paul Uncapher.

Commissioner Wallner asked questions of staff. The public hearing was opened and there were no speakers. The public hearing was left open.

By motion made, seconded (Chapin/Wallner), and carried unanimously, the Planning Commission continued the project to July 9, 2020.

**R4: Parcel Map 18-001 (Greenview Development Company) - Continued from May 14, 2020 (public hearing is open):** Greenview Development Company has requested approval of a parcel map to subdivide a 50.17-acre parcel into two residential lots of 9.35 acres and 4.4 acres and a 36.42-acre remainder. The remainder parcel is proposed to be annexed into the City of Redding to facilitate the development of the Westridge Estates subdivision. The project is located in the west Redding area, adjacent to Powerline Road, approximately 0.5-miles southeast of the intersection of Placer Road and Powerline Road (Assessor's Parcel Number 203-160-019). Staff Planner: Luis Topete.

Adam Fieseler recommended that the Commission continue the item to July 9, 2020 at the request of the applicant, who is in the process of resolving matters related to development conditions and agency comments received during the public comment period for the environmental document. The public hearing was opened and there were no speakers. The public hearing was left open.

By motion made, seconded (Wallner/Chapin), and carried unanimously, the Planning Commission continued the project to July, 9, 2020.

**R5: Zone Amendment 20-0004 and Parcel Map 20-0001 (McCanless):** Christina L. McCanless has requested approval of a zone amendment to change the zoning of the 10.16-acre project site from the Unclassified (U) zone district to the Rural Residential combined with the Building Site minimum lot area of four and one-half acres and five acres (R-R-BA-4.5 and R-R-BA-5) zone districts, and a parcel map to subdivide the property into two parcels of 4.98 acres and 5.18 acres in size, with one existing residence on each parcel. The project site is located at 12150 and 12165 Old Ranch Road, Bella Vista, CA 96008, approximately ¼-mile southeast of the Old Ranch Road and State Highway 299 E intersection (Assessor's Parcel Number 305-220-010). Staff Planner: Luis A. Topete.

Luis Topete presented the staff report and stated that the applicant had agreed to the recommended conditions of approval with the exception of condition 18. The public hearing was opened and the applicant, Christina McCanless, distributed documents to the Commission regarding the legal status of the 60-foot wide road and utility easement shown on the proposed parcel map and expressed her opposition to the public easement dedication requirement of condition 18.

There being no other speakers the public hearing was closed.

Shawn Ankeny answered questions from the Commission about the public easement dedication requirement of condition 18.

The public hearing was reopened to allow Ms. McCanless to respond to Mr. Ankeny's comments.

The public hearing was closed.

At the request of Adam Fieseler, the Commission took a ten-minute recess to allow staff to review the easement documents submitted by Ms. McCanless.

After the meeting resumed, Mr. Fieseler recommended that the Commission continue the project to July 9, 2020 to allow staff to review the applicable easement documents with the applicant's engineer.

The public hearing was reopened to allow Ms. McCanless to respond to staff's recommendation for a one-month continuance. In response to a question from the Commission, Mr. Fieseler stated that staff would coordinate with Ms. McCanless and her engineer with respect to the review of the easement documents.

The public hearing was closed.

The Commission discussed the item further.

In response to a question from the Commission, Jim Ross recommended a one-month continuation in order to allow staff to review the legal documents submitted by Ms. McCanless during the meeting.

By motion made, seconded (Chapin/Ramsey), and carried unanimously, the Planning Commission continued the item to July 9, 2020.

Commissioner Kerns exited the meeting. Vice Chairman Roy Ramsey chaired the remainder of the meeting.

**R6: Zone Amendment 19-0003 and Parcel Map 18-0003 (Foster):** Larry Foster has requested approval of a zone amendment of a 5.83-acre portion of the 16.3-acre project site from the Community-Commercial combined with Design Review and Restrictive Flood (C-2-DR-F-2) zone district to the Commercial Light-Industrial combined with Design Review and Restrictive Flood (C-M-DR-F-2) zone district, and a parcel map to subdivide the property into ten parcels ranging in size from 0.5 to 3.92 acres to accommodate the future development of a commercial light-industrial business park. The project site is located in the Palo Cedro area at the eastern end of Palo Way, approximately 0.14 miles east of the Deschutes Road and Palo Way intersection (Assessor's Parcel Numbers 059-110-082 & 059-110-083). Staff Planner: David Schlegel.

David Schlegel presented the staff report, explained the content of the memos that were distributed to the Commission regarding comment letters from the California Department of Fish and Wildlife and the Native American Heritage Commission, and answered questions from the Commission. The public hearing was opened and the applicant's representative, Duane Miller, stated that he agreed with the conditions. There being no other speakers the public hearing was closed.

By motion made, seconded (Chapin/Wallner), and carried by a 3-0 vote, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-022; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 19-0003; and adopted a resolution recommending that the Shasta County Board of Supervisors: a) adopt the CEQA determination of a Mitigated Negative Declaration; b) adopt the

recommended findings listed in Resolution 2020-023; and c) approve Parcel Map 18-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-023 as revised in accordance with the staff memo dated June 10, 2020.

**PLANNING DIRECTOR'S REPORT:** None.

**ADJOURNMENT:** The Planning Commission adjourned at 3:55 p.m.

**Submitted by:**



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