

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: November 12, 2020
Time: 2:50 p.m.
Place: Virtual Meeting

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
Adam Pressman, Senior Deputy County Counsel
Adam Fieseler, Planning Division Manager
Lio Salazar, Senior Planner
Luis Topete, Associate Planner
Tara Petti, Associate Planner
Jimmy Zanutelli, Shasta County Fire Marshal
Nate Moore, Environmental Health Specialist
Shawn Ankeny, Public Works Supervising Engineer
Eric Wedemeyer, Public Works Supervising Engineer
Venton Trotter, Public Works Associate Engineer
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: Emails from Joseph Osa and Maggie Osa regarding the Fountain Wind Project were read aloud.

PLANNING DIRECTOR'S REPORT: None.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Chapin/Wallner) and carried unanimously, the Planning Commission approved the Minutes of October 8, 2020, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: None.

R2: Use Permit 19-0012 (AT&T Mobility): AT&T Mobility has requested a use permit for an unmanned wireless telecommunications facility consisting of a 110-foot-tall monopine tower with a single tri-sector antenna mount outfitted with 3 panel antennas per sector, two microwave dishes, and ancillary equipment; an 8-foot by 8-foot pre-fabricated concrete equipment shelter; a 30-kilowatt diesel generator with an integrated 190-gallon fuel tank; ancillary equipment located within a 30-foot by 40-foot lease area enclosed by a 6-foot tall chain-link fence and a 8-foot wide landscape buffer; a 350-foot gravel access road; and the extension of utilities to the facility. The project is located at 38389 State Highway 299 East, Burney, CA (Assessor's Parcel Number 030-140-014). Staff Planner: Lio Salazar.

Lio Salazar presented the staff report. A memo recommending changes to a mitigation measure and the addition of a condition was distributed to the Commission prior to the meeting. The public hearing was opened and an email from the applicant, Karen Leinart, was read aloud. There being no additional written comments received the public hearing was closed.

By motion made and seconded (Ramsey/Chapin), 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 2020-041; and c) approve Use Permit 19-0012, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-041, as amended.

R3: Use Permit 20-0004 (Pape Properties): Pape Properties proposes to replace a 5,852-square-foot agricultural equipment sales and service building with a 7,800-square-foot agricultural equipment sales and service building. The request also includes a 17,460-square-foot outdoor display area for heavy equipment sales, a 55,890-square-foot outdoor storage area in the rear portion of the property, a new parking lot with 15 spaces, and a new driveway. Pursuant to Shasta County Code Section 17.52.030, sales of agricultural equipment and outdoor sales and storage in excess of the limits established in Shasta County Code Section 17.52.020 are permitted in the Commercial-Light Industrial Zone District if a use permit is granted. The existing use, for which a use permit has not been granted, can be enlarged, altered or extended to occupy a greater land area or building area if a use permit is obtained pursuant to Shasta County Code section 17.90.010. The 3.23-acre project site is comprised of two adjacent parcels located at 43428 State Hwy 299E, Fall River Mills CA, at the intersection of Airport Road and State Highway 299E (Assessor's Parcel Numbers 018-290-022 and 018-290-024). The property is located within the influence area of the Fall River Mills Airport. Staff Planner: Tara Petti.

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

By motion made and seconded (Chapin/Wallner), and carried unanimously, the Planning Commission adopted a resolution to: a) find that Use Permit 20-0004 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and 15302; b) adopt the recommended findings listed in Resolution 2020-042; and c) approve Use Permit 20-0004 based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2020-042.

R4: Zone Amendment 20-0007 (Dosanjh): The Citizens Telecommunications Company of California, Inc., and Lehmbert Singh Dosanjh, et al., have applied to change the zoning of a 2.29-acre property (Assessor's Parcel

Number 305-330-008) from Mixed Use (MU) to Community Commercial (C-2), and rezone a 1.67-acre portion of the 2.92-acre adjacent property to the south (Assessor's Parcel Number 305-330-007) from Public Facilities (PF) to C-2. The project is located at 21919 Highway 299 E, Bella Vista, CA and 12038 Deschutes Road, Bella Vista, CA, on the west side of Deschutes Road between State Highway 299 E and Old Alturas Road. Staff Planner: Luis Topete.

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

By motion made and seconded (Wallner/Ramsey), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 20-0007 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 2020-043; 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 20-0007.

ADJOURNMENT: The Planning Commission adjourned at 3:51 p.m.

Submitted by:



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