

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Meeting

Date: April 8, 2021
Time: 2:00 p.m.
Place: Virtual Meeting

ROLL CALL

Commissioners

Present: Patrick Wallner District 5
Tim MacLean District 2
Jim Chapin District 1
Steven Kerns District 3
Donn Walgamuth District 4

Staff Present: Paul Hellman, Director of Resource Management
Adam Pressman, Senior Deputy County Counsel
Adam Fieseler, Planning Division Manager
Luis Topete, Associate Planner
Elisabeth Towers, Assistant Planner
Jimmy Zanutelli, Shasta County Fire Marshal
Ken Henderson, Senior Environmental Health Specialist
Nathanial Moore, Environmental Health Specialist
Venton Trotter, Supervising Engineer
Tracie Huff, Administrative Secretary I/Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: Edmond Baier spoke via telephone regarding the Fountain Wind Project and voicemail messages from Joseph Osa and Maggie Osa regarding the Fountain Wind Project were played.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman discussed plans to conduct of future hybrid in-person/virtual meetings beginning with the regular meeting in May. Mr. Hellman updated the commission regarding the scheduling of a special meeting for the Fountain Wind Project between late May and middle to late June. Mr. Hellman discussed the various options which are under consideration for this meeting. In response to a question from Commissioner Kerns, Mr. Hellman stated that the final EIR for the Fountain Wind Project is anticipated to be available within the next week. Commissioner Kerns stated that Supervisor Rickert expressed to him that it would be good for the Planning Commission meeting to be held in the Montgomery Creek area. Mr. Hellman stated that staff is exploring options for holding the meeting in Montgomery Creek or Burney or a satellite location in the Montgomery Creek area if the meeting isn't held there. Commissioner Chapin stated that if the meeting is held in Redding he feels it would be important to have an auxiliary set up in Montgomery Creek or Burney to enable people to participate if they can't come to Redding.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Kerns/Chapin) and carried unanimously, the Planning Commission approved the Minutes of March 11, 2021, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Commissioner Walgamuth stated that he had a conflict of interest on item R2. For that reason, items R3 and R4 were heard first and second, respectively.

Ex-parte Communications Disclosures: None.

R3: Parcel Map 20-0002 (Davis): Randy and Melinda Davis et al. have requested approval of a parcel map to subdivide an approximately 30.9-acre lot into three lots of 7.22 acres, 12.77 acres and 10.91 acres for limited agricultural/rural residential uses. The proposed parcels would be serviced by individual onsite wastewater treatment systems and private wells. The project is located 0.25-miles northeast of the intersection of Deschutes Road and Balls Ferry Road on an approximately 30.9-acre property on the south side of Deschutes Road at 5649 Deschutes Road, Anderson, CA 96007 (Assessor's Parcel Number 052-250-005). Staff Planner: Luis Topete.

Luis Topete presented the staff report and the public hearing was opened. There being no speakers the public hearing was closed.

By motion made and seconded (Chapin/Kerns), 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 2021-006; and c) approve Parcel Map 20-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-006.

R4: Amendment 20-0001 (Jacobson): Karsten and Virginia Jacobson have requested to amend Use Permit 89-88(B) for the construction of a 4,480-square-foot canopy structure in front of the existing shop to be used for shade, trailer assembly, trailer preparation for delivery, and future roof-mounted solar panels; a 2,100-square-foot shop and office building; a 3,675-square-foot shop at the rear of the property; and modifications to landscaping and parking to meet the applicable development standards. The proposed use is for trailer sales, outdoor storage, maintenance, and repair, all of which currently occur onsite. The project site is located approximately 0.22 miles southeast of the intersection of Spring Gulch Road and State Highway 273 at 6050 State Highway 273, Anderson, CA 96007 (Assessor's Parcel Number 051-290-027). Staff Planner: Luis Topete.

Luis Topete presented the staff report and the public hearing was opened. There being no speakers the public hearing was closed.

By motion made and seconded (MacLean/Chapin), and carried unanimously, the Planning Commission adopted a resolution to: a) find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303; b) adopt the recommended findings listed in Resolution 2021-007; and c) approve Amendment 20-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-007.

Commissioner Walgamuth left the meeting.

R2: Zone Amendment 20-0009 & Use Permit 20-0009 (Ark Design Construction and Roofing Inc.): Ark Design Construction and Roofing Inc. has requested to change the zoning of the 1.18-acre project site from the Community Commercial (C-2) zone district to the Commercial-Light Industrial (C-M) zone district and a use permit to legalize the use of an existing contractors yard, customer service center, rental equipment business, equipment repair shop, and outdoor equipment storage and to approve a 2,080-square-foot structure to cover a portion the existing outdoor storage area. The project site is located at 9470 Deschutes Road, Palo Cedro, CA 96073 (Assessor's Parcel Number 059-080-045), on the west side of Deschutes Road, approximately 0.6 miles south of the intersection of Old Alturas Road and Deschutes Road. Staff Planner: Elisabeth Towers.

Elisabeth Towers presented the staff report and stated that the applicant agreed with the statement of conditions that were provided to them prior to the meeting. The public hearing was opened and there being no speakers the public hearing was closed.

By motion made and seconded (Kerns/Chapin), and carried by a 4-0 vote, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 20-0009 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 2021-004; 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 20-0009; and, adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Use Permit 20-0009 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and 15303; b) adopt the recommended findings listed in Resolution 2021-005; and c) approve Use Permit 20-0009, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-005.

ADJOURNMENT: The Planning Commission adjourned at 3:01 p.m.

Submitted by:



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