

# SHASTA COUNTY PLANNING COMMISSION MEETING

---

## MINUTES

### Meeting

Date: July 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  
Elisabeth Towers, Assistant Planner  
Luis Topete, Associate Planner  
Jimmy Zanolli, Shasta County Fire Marshal  
Nate 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:** Beth Messick spoke via telephone regarding the Fountain Wind Project and comment letters from Maggie Osa and Joseph Osa regarding the Fountain Wind Project were read aloud.

**PLANNING DIRECTOR'S REPORT:** Director Paul Hellman advised that beginning in August Planning Commission meetings will be conducted in the Board Chambers rather than virtually. He expressed his appreciation to the commissioners for their participation in the lengthy Fountain Wind Project special meeting on June 22<sup>nd</sup>.

### REGULAR CALENDAR:

**CONFLICT OF INTEREST DECLARATIONS:** Commissioner MacLean stated that he had a conflict of interest on item R2 and would be leaving the meeting prior to that agenda item.

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

**R1: Variance 21-0001 (Moody):** Lucas Walter Moody and Amber Rose Moody have requested approval to construct a 1,858-square-foot, 25-foot 6-inch tall residential accessory building containing a boat/RV storage room, shop, and game room where the maximum permissible height for residential accessory buildings in the National Recreation Area, Shasta unit (NRA-S) zone district is 20 feet. The project is located on a 5-acre lot approximately 0.2 miles northeast of the intersection of O'Brien Mountain Road and Statton Acres Road at 19505 Statton Acres Road, Lakehead, CA 96051 (Assessor's Parcel Number 084-140-011). Staff Planner: Elisabeth Towers.

Elisabeth Towers presented the staff report and the public hearing was opened. There being no speakers the public hearing was closed.

By motion made and seconded (Kerns/Walgamuth), 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 State CEQA Guidelines sections 15061(b)(3) and 15303; b) adopt the recommended findings listed in Resolution 2021-011; and c) approve Variance 21-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-011.

Commissioner MacLean left the meeting.

**R2: Administrative Permit Commercial 20-0005 (Zaremba Group, LLC):** Zaremba Group, LLC has requested approval of a commercial administrative permit to demolish all existing improvements and construct a 10,640-square-foot Dollar General retail store, including water and electric service infrastructure, an approximately 1,220-foot off-site Bella Vista Water District pipeline extension, parking lot, landscaping, onsite wastewater treatment system, trash enclosure, pylon sign, a 756-cubic-foot underground stormwater detention basin, outdoor lighting, and fencing. The project is located at the northwest corner of the intersection of Dry Creek Road and State Highway 299E on an approximately 5.21-acre property at 12096 Dry Creek Road, Bella Vista, CA 96008 (Assessor's Parcel Number 305-330-017). Staff Planner: Luis Topete.

Luis Topete presented the staff report. Commissioner Kerns expressed concerns about traffic impacts; Mr. Topete summarized the findings of the traffic study prepared for the project. The public hearing was opened. Mike Dormer of Sharrah Dunlap Sawyer, representing the Zaremba Group, stated that they are in agreement with the recommended conditions of approval. Commissioner Walgamuth asked questions about the traffic study's determination regarding the need for a left-turn lane; Mr. Dormer stated that the study concluded that the intersection would operate at level of service A and that, therefore, no mitigation is necessary. Commissioner Kerns inquired about the hours of operation. John Wytilla of the Zaremba Group stated that the typical hours of operation are between 8:00 a.m. and 9:00 p.m. There being no other speakers the public hearing was closed.

Commissioners Kerns and Wallner expressed additional concerns regarding traffic issues. Mr. Hellman asked Venton Trotter if he had any additional thoughts regarding these concerns. Mr. Trotter stated that the traffic study was reviewed by the Department of Public Works and that based upon the level of service and project-related traffic being spread out throughout the day they did not see the need for any additional improvements.

By motion made and seconded (Chapin/Walgamuth) and carried by a 4-0 vote, 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 2021-012; and c) approve Administrative Permit Commercial 20-0005, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-012.

**ADJOURNMENT:** The Planning Commission adjourned at 3:00 p.m.

**Submitted by:**



---

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