

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Special Meeting

Date: November 10, 2021
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors Chambers

ROLL CALL

Commissioners

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

Commissioners

Absent: Donn Walgamuth District 4

Staff Present:

Paul Hellman, Director of Resource Management
Adam Fieseler, Planning Division Manager
Adam Pressman, Senior Deputy County Counsel
Luis Topete, Associate Planner
Ken Henderson, Sr. Environmental Health Specialist
Venton Trotter, Supervising Engineer
Tracie Huff, Administrative Secretary I/Recording Secretary

PUBLIC COMMENT PERIOD - OPEN TIME: None.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman reported on the Board's denial of the Fountain Wind Project on October 26th. Planning Division Manager Adam Fieseler informed the Commission that an agreement with planning consulting firm Opticos Design, Inc. for the preparation of the Palo Cedro Town Center Specific Plan will be considered by the Board on November 16th. Commissioner Kerns distributed copies of a draft resolution recommending that the Board adopt a moratorium on wind turbine developments pending further study and potential changes to the County's zoning ordinance and general plan and proposed that the consideration of this resolution be placed on the Commission's December 9th agenda. Mr. Hellman recommended that the Commission direct staff to provide a report regarding options for regulating wind turbine developments, including a potential moratorium, to the Commission on December 9th and that if after receiving this report the Commission decides to recommend that the Board adopt a moratorium the consideration of the draft resolution proposed by Commissioner Kerns could be placed on a subsequent agenda.

By motion made, seconded (Kerns/Chapin) and carried by a 4-0 vote, the Planning Commission voted to place the presentation of a report regarding options for regulating wind turbine developments and consideration of the draft resolution proposed by Commissioner Kerns recommending that the Board adopt a moratorium on wind turbine developments on the December 9th Planning Commission agenda.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Kerns/Chapin) and carried unanimously, the Planning Commission approved the Minutes of October 14, 2021, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

Ex-parte Communications Disclosures: None.

R2: Parcel Map 21-0004 (Rooker): Ron J. Anfuso, Trustee of The Jamie Maria Rooker Trust, has requested approval of Parcel Map 21-0004 to lawfully establish the subject 11.59-acre undeveloped parcel, which was not lawfully created in accordance with the State of California Subdivision Map Act. The request includes exceptions from the Shasta County Road Policies and Standards for Minor road improvement standards and from Section 6.12 of the Shasta County Fire Safety Standards for private road standards. The undeveloped project site is located in the Bella Vista area approximately 0.2 miles northwest of the intersection of Kim Larry Lane and Oak Run Road (Assessor's Parcel Number 098-380-015). Staff Planner: Luis A. Topete.

Luis Topete presented the staff report and addressed the recommended revisions to one of the findings in the revised resolution that was distributed to the commissioners. Commissioner Chapin asked a question about driveway standards which was answered by Jimmy Zanotelli. Commissioner Kerns asked about the location of the turnouts which was answered by Luis Topete. The applicant agreed to the conditions of approval. The public hearing was opened. There being no speakers the public hearing was closed.

By motion made and seconded (Kerns/Chapin), and carried unanimously, the Planning Commission adopted a resolution, as amended, 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 2021-020; c) approve Parcel Map 21-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-020; d) make the findings for a deviation from Chapter 2, Section B(2)(a) of the Shasta County Development Standards for Minor road improvement standards; e) approve a deviation from Chapter 2, Section B(2)(a) of the Shasta County Development Standards; f) in accordance with Sections 6.91 through 6.93 of the Shasta County Fire Safety Standards make the findings for an exception to Section 6.12 for private road standards; and g) approve Shasta County Fire Safety Exception #21-41, subject to the conditions as set forth in the exception.

ADJOURNMENT: The Planning Commission adjourned at 2:30 p.m.

Submitted by:



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