

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: June 9, 2022
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors Chambers

ROLL CALL

Commissioners

Present:

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

Staff Present:

Paul Hellman, Director of Resource Management
Adam Pressman, Senior Deputy County Counsel
Adam Fieseler, Assistant Director of Resource Management
Lio Salazar, Planning Division Manager
David Schlegel, Senior Planner
Elisabeth Towers, Assistant Planner
Jonny Muller, Assistant Planner
Venton Trotter, Supervising Engineer
Jimmy Zantelli, Shasta County Fire Marshal
Ken Henderson, Senior Environmental Health Specialist
Tracie Huff, Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: None.

REGULAR CALENDAR:

CONFLICT OF INTEREST DECLARATIONS: Commissioner Walgamuth stated that he had a conflict of interest on item R1 and left the room.

Ex-parte Communications Disclosures: None.

R1 **Appeal of Administrative Permit 21-0055 (Kelley) - Continued from May 12, 2022:** William Kelley has requested approval of Administrative Permit 21-0055 to exceed the total combined residential accessory structure floor area limit of 2,500 square feet and the 20-foot height limit for accessory buildings within 50 feet of a property line for a proposed 2,080-square-foot, 25-foot-7-inch-tall RV garage located 31 feet from the

north property line. The Director of Resource Management, after considering public comments and finding that the proposal meets all applicable criteria, approved Administrative Permit 21-0055 on April 19, 2022. Timely appeals of the Director's decision were filed by Mario Callegari and Jonathan Mulieri. The 2-acre project site is located at 20570 Chipeta Way, Redding, CA 96003 (Assessor's Parcel Number 306-640-001), on the east side of Bear Mountain Road, approximately 0.13 miles east of the intersection of Chipeta Way and Bear Mountain Road. Staff Planner: Jonathan Muller.

Lio Salazar presented the staff report. The public hearing was opened, and the following people spoke to the Commission: Jonathan Mulieri, Mario Callegari, William Kelley, and John Doherty. There being no other speakers for or against the project, the public hearing was closed. The Commissioner's asked questions of staff and discussed the action before the Commission.

By motion made and seconded (Chapin/Wallner), and carried by a 4-0 vote, the Planning Commission adopted a resolution to: a) deny the appeal of the Director of Resource Management's approval of Administrative Permit 21-0055 filed by Mario Callegari; b) deny the appeal of the Director of Resource Management's approval of Administrative Permit 21-0055 filed by Jonathan Mulieri; c) find that Administrative Permit 21-0055 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303; and d) approve Administrative Permit 21-0055, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-015.

A recess was called at 3:14 and the meeting reconvened at 3:20. Commissioner Walgamuth returned to the meeting.

R2: Approval of Minutes:

By motion made, seconded (Chapin/Kerns) and carried unanimously, the Planning Commission approved the Minutes of May 12, 2022, as submitted.

R3: Use Permit 22-0003 (Dickinson) – Continued from April 14, 2022 and May 12, 2022: Kevin and Danielle Dickinson have requested a use permit to legalize an existing Recreational Vehicle (RV) repair shop, installation services, RV sales, outdoor RV and trailer storage, and to construct a 2,560-sqaure-foot RV repair structure, landscaping, and other ancillary onsite improvements. The 0.77-acre project site is located at 18691 Old Oasis Road, Redding, CA 96003 (Assessor's Parcel Number 074-100-030), on the east side of Old Oasis Road, approximately 0.18 miles south of the intersection of Oasis Road and Old Oasis Road. Staff Planner: Elisabeth Towers.

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

By motion made and seconded (Wallner/Chapin), and carried unanimously, the Planning Commission adopted a resolution to: a) find that Use Permit 22-0003 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15301 and 15303; b) adopt the recommended findings listed in Resolution 2022-016, and c) approve Use Permit 22-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-016.

R4: Zone Amendment 22-0002 - Amend Floodplain Regulation Measures County-Wide Text Amendment (Shasta County): The Planning Commission will hold a public hearing recommending that that the Shasta County Board of Supervisors introduce, waive the reading of, and enact an ordinance amending chapters 17.02, 17.22, 17.70, and 17.94 of the Shasta County Zoning Plan to adopt floodplain management measures

that codify existing practices and amend applicable provisions of Title 17 of the Shasta County Code to satisfy FEMA requirements, including 44 Code of Federal Regulations (CFR) Section 60.3 of the National Flood Insurance Program (NFIP) regulations. Staff Planner: Adam Fieseler.

Adam Fieseler presented the staff report. The public hearing was opened and there being no speakers the public hearing was closed. Commissioner Wallner asked questions.

By motion made and seconded (Walgamuth/Kerns), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 22-0002 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2022-017; b) adopt the recommended findings listed in Resolution 2022-017; 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 22-0002.

R5 **Amendment 22-0003 (Vertical Bridge Reit, LLC):** Vertical Bridge Reit, LLC has requested approval of Amendment 22-0003 to amend Use Permit 166-84 to construct a 93-foot-long by 27-foot-wide photovoltaic solar array, six (6) 35.42-foot-tall ground-mounted small wind turbines (43.42-foot tip height as measured from finished grade to vertical tip of the blade), wind and solar energy inverters and eleven (11) lithium batteries to be located in an existing utility building which serves an existing commercial wireless telecommunications facility on the site. The solar array, wind turbines, and batteries are proposed to serve as an unmanned generator that would provide on-site power and backup power for an existing commercial wireless telecommunications facility in the event that electric service from the power grid is interrupted. The project is located in the Montgomery Creek area on a 631-acre parcel situated on Hatchet Ridge and is accessed from an unnamed spur road on the south side of Bunchgrass Lookout Road that intersects Bunchgrass Lookout Road approximately 5.6 miles northwest of the Bunchgrass Lookout Road/State Highway 299 East intersection (Assessor's Parcel Number 027-120-007). Staff Planner: David Schlegel.

David Schlegel presented the staff report. The Commissioner's asked questions. The public hearing was opened and the applicant's representative, Eric Hale answered questions from the Commission. Jimmy Zanutelli clarified the use of the water tanks. Senior Planner David Schlegel answered questions from the Commission, and Brandy McDaniels spoke to the Commission. The Commission discussed the possibility of a continuance to address the issues raised by Ms. McDaniels.

There being no other speakers the public hearing was closed.

The Commission discussed the project further. The public hearing was reopened so that the project applicant could address comments made by Ms. McDaniels and the possibility of a continuance. Bradley Davis spoke to the Commission.

There being no other speakers, the public hearing was closed.

By motion made and seconded (Chapin/Walgamuth), and carried unanimously, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopt the recommended findings listed in Resolution 2022-018; and c) approve Amendment 22-0003, based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2022-018, as amended.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman stated that the Exodus Farms use permit proposal was noticed for the July 14, 2022 Planning Commission meeting. Planning Division Manager Lio Salazar provided an

overview of the proposal to the Commission. Mr. Hellman advised the Commission that the Revised Negative Declaration for the proposal is available for review on the Planning Division's website.

ADJOURNMENT: The Planning Commission adjourned at 4:52 p.m.

Submitted by:

A handwritten signature in blue ink that reads "Paul Hellman". The signature is written in a cursive style with a long horizontal flourish at the end.

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