

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: June 13, 2024
Time: 2:00 p.m.
Place: Shasta County Administration Center
Board of Supervisors Chambers

ROLL CALL

Commissioners

Present:

Jim Chapin	District 1
Steven Kerns	District 3
Gabe Ross	District 5
Donn Walgamuth	District 4

Commissioners

Absent:

Tim MacLean	District 2
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Staff Present:

Paul Hellman, Director of Resource Management
Alan Cox, Senior Deputy County Counsel
Lio Salazar, Planning Division Manager
Tara Petti, Senior Planner
Ken Henderson, Senior Environmental Health Specialist
Marco Dominguez, Assistant Planner
Tracie Huff, Recording Secretary

Note:

All unanimous actions reflect a 4-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: Dawn Duckett discussed the resolution of intention adopted by the Board of Supervisors two days ago directing staff to process proposed amendments to the recently adopted intermodal shipping container regulations. Ms. Duckett complimented the Commission for their work on the adopted regulations and encouraged the Commission to reject the amendments proposed by the Board. Elaina Tupper commended Ms. Duckett for her summary of the concerns regarding the proposed amendments to the intermodal shipping container regulations and expressed her concern about the potential illicit use of shipping containers. Ms. Tupper stated that the adopted regulations are thoughtful and reasonable and does not support making amendments unless there is future public outcry regarding the need for amendments.

PLANNING DIRECTOR'S REPORT: Paul Hellman stated that the Board of Supervisors directed staff two days ago to process very specific amendments to the intermodal shipping container regulations adopted in April in accordance with the Planning Commission's recommendation. Mr. Hellman stated that the proposed amendments will be presented to the Commission in the next month or two for their recommendation to the Board and that interested members of the public can request to be notified of the date when the proposed amendments will be considered by the Commission. Alan Cox provided an update regarding the County's and Pit River Tribe's lawsuit challenging the California Energy Commission's jurisdiction to process the Fountain Wind Project under AB 205. Mr. Cox reported

that the County successfully challenged the State’s request to change venue from Shasta County to another county with Judge Baker ruling that Shasta County will continue to be the venue with a visiting judge overseeing the case. Mr. Cox stated that the Judicial Council hasn’t yet assigned a visiting judge to oversee the case and that a status hearing is scheduled for the coming Monday, at which time it may be announced that a visiting judge has been assigned to oversee the case.

R1: APPROVAL OF MINUTES:

By motion made and seconded (Chapin/Walgamuth), and carried unanimously, the Planning Commission approved the minutes of the April 11, 2024, meeting, as submitted.

CONFLICT OF INTEREST DECLARATIONS: None.

R2: Use Permit 24-0006 (Olson): Kurt J. Olson has requested approval of Use Permit 24-0006 to establish a conceptual development plan for an existing commercial resort and residential development on the subject parcel in conformance with the Commercial Recreation (C-R) zone district, to bring the existing use into conformance with the requirements of the National Recreation Area – Shasta Unit (NRA-S) zone district which requires approval of a use permit to operate a commercial resort, and to allow structural additions to an existing duplex and cabin. Existing improvements include a 1,584-square-foot single-family residence, one (1) 680-square-foot cabin, a 960-square-foot duplex, a 1,440-square-foot detached garage and a 1,584-square-foot detached library/storage building. The 0.7-acre project site is located at 20471 Lakeshore Drive, Lakehead, CA 96051, 0.2 miles south of the intersection of Lakeshore Drive and Forest Road (Assessor’s Parcel Number (APN) 083-200-003 as this APN is assigned for purposes of the 2024 Regular Assessment Roll). Staff Planner: Tara Petti. Supervisor District: 4. Proposed CEQA Determination: Exempt.

Ex-parte Communications Disclosures: None.

Tara Petti presented the staff report. Commissioner Chapin asked if the purpose of the proposal is to bring the existing buildings up to code and whether or not any new buildings are proposed. Ms. Petti stated that no new buildings are proposed and that the purpose of the proposal is to bring existing improvements into zoning conformance and to replace and enlarge an existing deck. The public hearing was opened and the applicant, Kurt Olson, urged approval of the proposal. There being no other speakers, the public hearing was closed.

By motion made and seconded (Walgamuth/Kerns), and carried unanimously, the Planning Commission adopted a resolution to: a) find that Use Permit 24-0006 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3), 15301, and 15303; b) adopt the recommended findings listed in Resolution 2024-005; and c) approve Use Permit 24-0006 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2024-005.

R3: Zone Amendment 24-0002 (Nash): Robert L. Nash has requested to change the Exclusive Agricultural combined with Agricultural Preserve (EA-AP) zone district to the Limited Agriculture (A-1) zone district for a 97.33-acre portion of a 99.87-acre parcel. The project site is located adjacent to and east of 10925 Old Oregon Trail, Redding, CA 96003, approximately 0.85 miles south of the intersection of Old Oregon Trail and College View Drive, being a portion of Sections 22 and 27 of T.32N., R.4W., and further described as Parcel 1 of Property Line Adjustment 23-0014 (O.R. Document Number 2024-0001455) (Assessor’s Parcel Numbers (APN’s) 076-140-010, 077-030-042 (portion), and 077-030-043 (portion) as those APN’s are assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: Tara Petti. Supervisor District: 4.

Ex-parte Communications Disclosures: None.

Tara Petti presented the staff report. Commissioner Kerns asked if the purpose of the proposal is to allow for the development of more home sites. Ms. Petti stated that the permissible residential density for the property would not increase as a result of the proposal. The public hearing was opened and the applicant, Robert Nash, stated there are no plans for development and that he is working to establish a conservation easement through the State and a local land trust. Commissioner Chapin asked Mr. Nash if the conservation easement would require most of the development rights of the property to be given up and for the property to remain in agricultural use. Mr. Nash stated that all the development rights would be given up with the exception of two home sites which he hopes will be utilized by his children. There being no other speakers, the public hearing was closed.

By motion made and seconded (Chapin/Ross), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 24-0002 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2024-006; 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 24-0002.

ADJOURNMENT: The Planning Commission adjourned at 2:41 p.m.

Submitted by:



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