

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: October 12, 2023
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

Commissioners

Absent:

Tim MacLean	District 2
Donn Walgamuth	District 4

Staff Present:

Paul Hellman, Director of Resource Management
Matt McOmer, Assistant County Counsel
Lio Salazar, Planning Division Manager
Elisabeth Towers, Associate Planner
Ken Henderson, Senior Environmental Health Specialist
Jeff Powell, Shasta County Fire Marshal
Tracie Huff, Recording Secretary

Note: All unanimous actions reflect a 3-0 vote.

PUBLIC COMMENT PERIOD - OPEN TIME: None.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman informed the Commission that Zone Amendment 13-007 is scheduled to be considered by the Board of Supervisors on October 24th. Commissioner Kerns inquired about the status of the Hawes Ranch project. Mr. Hellman stated that County Counsel is researching potential solutions regarding the lack of a quorum. Assistant County Counsel Matt McOmer stated that his office may be able to offer options following completion of its legal analysis regarding the lack of a quorum. Commissioner Ross asked Mr. Hellman if the building department is still working with Greg Hawes. Mr. Hellman stated that planning, building and fire permits are in process for certain activities on the property that are independent of the zone amendment proposal. Planning Division Manager Lio Salazar confirmed that Mr. Hawes has applied for an administrative permit to allow for an assemblage of people for a Christmas event independent of the zone amendment proposal.

CONFLICT OF INTEREST DECLARATIONS: None.

R1: Use Permit 23-0003 (Rhoades): Steve Rhoades has requested approval of Use Permit 23-0002 for a contractor's storage yard consisting of an 11,100-square-foot building containing 7,500 square feet of warehouse space and 3,600 square feet of office space, 166,500 square feet of outdoor storage space, a 16,000-square-foot paved parking area, landscaping along Old Oregon Trail, and other ancillary site improvements. The project site is a 5-acre property located approximately 0.55 miles north of the intersection of Old Oregon Trail and Rancho Road on the west side of Old Oregon Trail, Redding, CA 96002 (Assessor's Parcel Number (APN) 054-440-050 as that APN is assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: Elisabeth Towers.

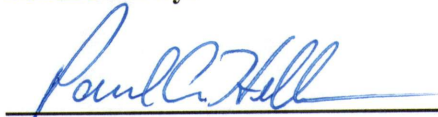
Ex-parte Communications Disclosures: None.

Elisabeth Towers presented the staff report. Commissioner Kerns asked if the project would result in the conversion of prime farmland or farmland of statewide importance. Ms. Towers stated that the site is not designated as prime farmland or farmland of statewide importance. Commissioner Kerns asked about the site's soil types. While Ms. Towers was looking up the soil types, Mr. Hellman noted a typo in Condition 2A that refers to a 1,600-square-foot paved parking area which should read 16,000 square feet and stated that a motion to approve the project should include this correction to Condition 2A. Ms. Towers stated that the site's soil types are listed on page 13 of the initial study and stated each of the site's soil types by name. The public hearing was opened. There being no speakers, the public hearing was closed.

By motion made and seconded (Kerns/Ross), and carried unanimously, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CQA) determination of a Mitigated Negative Declaration for Use Permit 23-0002; b) adopt the recommended findings listed in Resolution 2023-024; and c) approve Use Permit 23-0002 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-024, as amended with a correction to Condition 2A to specify that the paved parking area is 16,000 square feet.

ADJOURNMENT: The Planning Commission adjourned at 2:25 p.m.

Submitted by:



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