

SHASTA COUNTY PLANNING COMMISSION MEETING

MINUTES

Regular Meeting

Date: July 14, 2022
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
Tim MacLean	District 2
Donn Walgamuth	District 4
Patrick Wallner	District 5

Staff Present:

Paul Hellman, Director of Resource Management
Lio Salazar, Planning Division Manager
Adam Pressman, Senior Deputy County Counsel
Luis Topete, Associate Planner
Jimmy Zanotelli, Shasta County Fire Marshal
Ken Henderson, Senior Environmental Health Specialist
Venton Trotter, Supervising Engineer
Joshua Fugitt, Permit Center Manager
Tara Petti, Associate Planner
Tracie Huff, Recording Secretary

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

PUBLIC COMMENT PERIOD - OPEN TIME: None.

PLANNING DIRECTOR'S REPORT: Director Paul Hellman informed the Commission that on July 12th the Board of Supervisors enacted the ordinance recommended by the Planning Commission to regulate small and large wind energy systems and directed staff to place on a future Board agenda a resolution of intention to consider additional amendments to the Zoning Plan in light of Assembly Bill 205.

REGULAR CALENDAR:

R1: APPROVAL OF MINUTES:

By motion made, seconded (Wallner/Chapin) and carried unanimously, the Planning Commission approved the Minutes of June 9, 2022, as submitted.

CONFLICT OF INTEREST DECLARATIONS: Commissioner Kerns stated he had a conflict of interest for item R2.

Ex-parte Communications Disclosures: Commissioner Kerns stated that he had visited Exodus Farms and that he spoke with Gary Cadd about the procedures for the meeting.

Commissioner Kerns left the meeting.

R2: Parcel Map 22-0001 (Fisher): David Fisher has requested approval of Parcel Map 22-0001 to subdivide a 5.26-acre lot developed with a gas station, convenience store with offices above, and commercial shopping center into two lots of 0.64 acres and 4.62 acres. The project site is located at the southwest corner of the intersection of Old 44 Drive and Cedro Lane at 9480 Cedro Lane, Palo Cedro, CA 96073 (Assessor's Parcel Number 059-090-023). Staff Planner: Luis A. Topete.

Luis Topete presented the staff report and the public hearing was opened. There being no speakers the public hearing was closed.

By motion made and seconded (Chapin/Walgamuth), and carried by a 4-0 vote, the Planning Commission adopted a resolution to: a) find that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15315; b) adopt the recommended findings listed in Resolution 2022-019; and c) approve Parcel Map 22-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-019.

Commissioner Kerns returned to the meeting.

R3 Zone Amendment 22-0003 (Shinn): David Shinn has requested to change the zoning of the 0.09-acre property located at 15393 Highway 299 West, Shasta, CA 96087 (Assessor's Parcel Number 011-350-009) from the Community Commercial combined with Design Review (C-2-DR) zone district to the Mixed Use (MU) zone district to allow for the conversion of the use of the property from a commercial architectural studio and commercial accessory building to a one-family residence and residential accessory building. Staff Planner: Luis A. Topete.

Luis Topete presented the staff report and the Commissioners asked questions. The public hearing was opened. There being no speakers, the public hearing was closed.

By motion made and seconded (Wallner/Kerns), and carried unanimously, the Planning Commission adopted a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 22-0003 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15301; b) adopt the recommended findings listed in Resolution 2022-020; 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 22-0003.

R4 Use Permit 15-001 (Exodus Farms Ministry): Exodus Farms Ministry has requested approval of Use Permit 15-001 to legalize an existing non-profit equestrian program that serves children who have been negatively affected by adverse childhood experiences, including an exception from building height standards for an existing 7,680-square-foot horse barn that is approximately 24 feet tall and located approximately 18 feet from the eastern property line and an exception from off-street parking area surfacing standards. The applicant has also requested exceptions from the fire-safety setback standard for the aforementioned existing horse barn

located 18 feet from the eastern property line, and for an existing 1,920-square-foot covered horse stall building and an existing 1,024-square-foot ramada covering two horse stalls which are located approximately 25 feet and 20 feet from the eastern lot line, respectively. The 13.5-acre project site is located on the north side of Park Ridge Drive approximately 0.5-miles south/southeast from the intersection of Park Ridge Drive and Dersch Road (Assessor's Parcel Number 057-120-053). The project site is developed with a one-family residence, multiple agricultural buildings, and equestrian improvements. Staff Planner: Lio Salazar.

Lio Salazar presented the staff report and the Commissioners asked questions. The public hearing was opened. The applicant, Ginger Salido, provided a presentation and spoke about the history of Exodus Farms. Jenny Patterson representing the Exodus Farms leadership team provided an overview of the program and the day-to-day operations. The Commissioners asked questions of Ms. Salido and Ms. Patterson.

The following individuals spoke in favor of the project: Beverly Stevens, Art Garcia, Annette Biggers, Celia Stevens, Barbara Wilson, Marcella Lowery, Krysten O'Donnell, Kaitlin Stewart, Venus, Jesse Brewer, Santra Uatajcich, Freedom, Monique Welin, Hannah Middleton, Cara Frampton, Donna White Frampton, Patricia Depew, Isabella Presta, Jennifer Presta, Teresa Roberts, Bonnie Simmons, Rachel Markham, Willow Yeager, Heather Yeager, Heather Hill, and Nina Felsenthal.

A recess was called at 5:00 p.m. and the meeting reconvened at 5:20 p.m.

The following individuals spoke in favor of the project: Joanie Christensen, Cory McCarley, Angel Allbee, Julie David, Sophie David, Laura Kegel, Amanda Pellet, Joy Thompson, Pricilla Gonzales, Lisa Luna, James Luna, Susie Greenhigh, Anaya Webb, Essence Hayes, Kelsey Karys, Barbara Cox, Madelyn Brown, Julie Dunlap, Kim Dunlap, Scott Brown, Ron Albo, and Gary Cadd.

Glenda Cole spoke in opposition to the project.

A neighborhood group, represented by Ashley Rudolph, Glen Morris, Paul Lindberg, Kate Lindberg, and Lew Garbutt, spoke in opposition to the project and provided a presentation to the Commission. The Commissioners asked questions of the group.

The following individuals spoke in opposition to the project: John Domoe, Kathy Morris, Georgia Fisher, and Stan Darting.

Don Hess spoke in favor of the project.

Lydia Buckley asked if the Planning Division would be responsible for enforcing the conditions of approval if the project is approved and what would happen if the project is denied. Chair MacLean responded to Ms. Buckley's questions.

David Rodriguez suggested private negotiations between the applicant and the neighbors in opposition.

Ms. Salido and Ms. Patterson provided clarification regarding comments made by persons in opposition. They clarified the number of children served and the amount of time the children are at the property. Ms. Salido expressed concern over the recommended condition requiring all project-related traffic to utilize an existing easement through an abutting property to access the property from Park Ridge Drive rather than the property's existing driveway. The Commissioners asked further questions. Venton Trotter clarified the deeded easements. Jimmy Zanotelli spoke about the concern of evacuation and how the easements were being used. The

Commission discussed amending the condition regarding the easement to require that it be utilized for emergency access only.

A recess was called at 7:53 and the meeting reconvened at 8:00.

The Commissioners and the applicant discussed the recommended conditions, including the requirement to provide a permanent restroom facility for use by staff and guests. Ken Henderson answered questions from the Commission.

The public hearing was closed. The Commissioners discussed the project and made final statements.

By motion made and seconded (Walgamuth/Kerns), and carried unanimously, the Planning Commission adopted a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Negative Declaration for Use Permit 15-001; b) adopt the recommended findings listed in Resolution 2022-021; c) approve Use Permit 15-001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-021, with amendments to recommended conditions 19, 20, 59, 60, and 77 to reflect that the subject easement is to be utilized for emergency access only; (d) in accordance with Sections 6.91 through 6.93 of the Shasta County Fire Safety Standards make the findings for exceptions to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks; and e) approve Shasta County Fire Safety Setback Exception #19-32, subject to the conditions as set forth in the exception.

ADJOURNMENT: The Planning Commission adjourned at 9:01 p.m.

Submitted by:



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