

# PLANNING COMMISSION

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Commissioner James Chapin  
Commissioner Steven Kerns  
Commissioner Tim MacLean  
Commissioner Roy Ramsey  
Commissioner Patrick Wallner

## AGENDA

### REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

## Thursday October 10, 2019, 2:00 p.m.

The Planning Commission welcomes you to its regularly scheduled meetings which are scheduled for the second Thursday of each month at 2 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

**TO ADDRESS THE COMMISSION:** Members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), **Commission action or discussion cannot be taken** on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

**PRESENTATION OF DOCUMENTS:** All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. See "Notes" at the end of the regular agenda.

## **CALL TO ORDER**

Pledge of Allegiance  
Roll Call

## **PUBLIC COMMENT PERIOD - OPEN TIME**

During the Public Comment - Open Time period, members of the public may address the Planning Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

## **REGULAR CALENDAR**

### **R1 Approval of Minutes:**

Approve the minutes of the meetings held on [July 23, 2019](#) and [September 12, 2019](#), as submitted.

**R2 Use Permit Amendment 18-0001 (Singh):** Jaspal Jingh has requested to amend Use Permit Amendment 126-87A to allow an expansion of the current use. The project site is developed for and used as a gas station and mini-market. The proposed expansion would include the construction and operation of an automatic car wash with an attached equipment and storage room, new asphalt driveway, four vacuum stations, new trash enclosure, ADA upgrades, a new 206-square-foot storm water retention pond, new landscaping and additional on-site concrete sidewalks and concrete surfacing. The project site is a 1.07-acre parcel located at 3505 Rhonda Road, Cottonwood, CA 96022, on the northeast corner of the intersection of Gas Point Road and Rhonda Road (Assessor Parcel Number 086-330-019). Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2019-019; and c) approve Use Permit Amendment AMND18-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2019-019.

**R3 Parcel Map 19-0001 (Wilson):** William M. Wilson has requested approval of Parcel Map 19-0001, for a subdivision of a 27.7-acre lot developed with an existing single-family residence into two lots of 5.0 acres and 22.7 acres in size for limited agricultural/rural residential uses; the existing residence would be located on the proposed 22.7-acre lot. The project is located at 21453 Kimberly Road, Anderson, CA 96007, approximately one mile east of the City of Anderson at the southeastern corner of the intersection of Kimberly Road and Austin Hoy Road (Assessor Parcel Number 090-250-002). Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopt the recommended findings listed in Resolution 2019-020; and c) approve Parcel Map 19-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2019-020.

**R4 Zone Amendment 19-0001 (Shasta County):** The Planning Commission will hold a public hearing to consider proposed text amendments to the Shasta County Zoning Plan and to reconsider its action on August 8, 2019, recommending that the Shasta County Board of Supervisors adopt an ordinance approving Zone Amendment 19-0001 as presented and adopt a resolution rescinding Planning

Commission Resolution 2019-017. The proposed text amendments would permit the operation of emergency shelters as an ancillary use to permitted places of worship and churches, subject to objective standards and applicable County codes, while ensuring that existing use permit conditions are accounted for. This action would fulfill “Housing Plan Program H4-E, “Homeless Support Program I,” which was required by part 4.4 (c) of the settlement agreement as part of the Superior Court of the State of California, Shasta County Court Stipulation for Judgment, *Tracy Bowman and Michael Williamson vs. Shasta County*. Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Reconsider its action on August 8, 2019, recommending that the Shasta County Board of Supervisors adopt an ordinance approving Zone Amendment 19-0001 as presented and adopt a resolution rescinding Planning Commission Resolution 2019-017 and recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 19-0001 is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) and 15061(b)(3) and is exempt from CEQA pursuant to CEQA Guidelines section 15301; b) adopt the recommended findings listed in Planning Commission Resolution 2019-022; 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 19-0001.

**R5** [Zone Amendment 19-0004 \(Shasta County\)](#): The Planning Commission will hold a public hearing to consider proposed text amendments to the Shasta County Zoning Plan to amend the zone district for the subject property to allow for a greater variety of housing types without increasing the allotted density for the property in order to implement Program H1-I of the Housing Plan of the 2014-2019 Shasta County Housing Element. The 5.75-acre project site is located in Burney at the terminus of both Mackinac Street and Bainbridge Drive, approximately 360 feet northwest of the intersection of Mackinac Street and State Highway 299 E (Main Street). Assessor’s Parcel Number 028-100-020. The project site is currently vacant. Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Shasta County Board of Supervisors a) find that Zone Amendment 19-0004 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2019-023; b) adopt the recommended findings listed in Resolution 2019-023; 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 19-0004.

**R6** [Tierra Robles Planned Development: Zone Amendment 10-002, Vesting Tentative Tract Map 1996, Development Agreement 19-0001, and Environmental Impact Report \(Shasta Red, LLC\) Continued from July 23, 2019, August 8, 2019 and September 12, 2019 \(public hearing is closed\)](#): The applicant has requested approval of Zone Amendment 10-002 to rezone property from Rural Residential 5-acre minimum (RR-BA-5), Rural Residential 3-acre minimum (RR-BA-3), and Unclassified (U) zone districts to a Planned Development (PD) zone district incorporating a comprehensive site development plan and specific development standards for the development of Vesting Tentative Tract Map 1996, which if approved, would divide an approximately 715-acre site into 166 residential parcels, ranging from 1.38 to 6.81 acres, six open space parcels totaling 190.5 acres, and an internal circulation road system and on-site package sewage disposal system. Approval of the project would include approval of Vesting Tentative Tract Map 1996. Proposed Development Agreement 19-0001 would require the developer to pay its pro-rata share of the cost of signalizing the Cedro Lane and Deschutes Road intersection.

The project site is located within Shasta County, approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro. The 715-acre site is bounded by Old Alturas Road to the north and Boyle Road to the south, 1.6 miles west of Deschutes Road. Assessor's Parcel Numbers: 061-240-001, 061-210-001, 078-250-002, 078-060-036, and 078-060-039. Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. No action required as the Environmental Impact Report will be recirculated. A new hearing date, noticed in accordance with applicable law, will be set following the recirculation.

**R7 Use Permit 15-001 (Exodus Farms):** Robert and Ginger Salido dba Exodus Farms has requested continued use of the property for a non-profit at risk children's equestrian program and horse boarding facility; approve exceptions from yard (setback) standards for an existing 25-foot-tall 7,680-square-foot horse barn, existing 1,920-square-foot horse stables, and existing 1,024-square-foot covered horse stalls; approve an exception from height standards for the existing horse barn; and approve an exception from off-street parking standards for surfacing. The project is located at 6411 Park Ridge Drive in Anderson, CA, approximately 0.5 miles south of the intersection of Dersch Road and Park Ridge Drive. Assessor's Parcel Number 057-120-053-000. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. No action required as the project site is located within the specific plan area for the Redding Municipal Airport and must be reviewed by the Shasta County Airport Land Use Board of Administrative Review (ALUBAR) prior to consideration by the Planning Commission. A new hearing date, noticed in accordance with applicable law, will be set following ALUBAR review.

## **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

#### **NOTES:**

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.
2. Documents associated with the agenda are on file and available for review. The agenda, initial studies, staff reports, and minutes, can be found online at [www.co.shasta.ca.us](http://www.co.shasta.ca.us). Click on "County Departments" then "Resource Management." Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.
3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines.  
Appeal periods: tentative map; 10 calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors at 1450 Court Street, Suite 308B, Redding.
4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.
5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.

6. If you challenge a Planning Commission action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.
7. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices.

Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: [adacoordinator@co.shasta.ca.us](mailto:adacoordinator@co.shasta.ca.us).

Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

8. The agenda, initial studies, staff reports, and minutes, can be found online at [www.co.shasta.ca.us/index.aspx](http://www.co.shasta.ca.us/index.aspx). Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.