

PLANNING COMMISSION

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

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION
Thursday April 9, 2020, 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 2:00 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.

Notice Concerning Conduct of Meeting During COVID-19 Pandemic

Please note that in response to the COVID-19 pandemic and in accordance with federal, State, and local directives, orders, and recommendations including, but not limited to, Governor Gavin Newsom's Executive Orders N-29-20 and N-35-20, the procedures for conduct of the Planning Commission meeting immediately following this paragraph are temporarily modified. For information about participating in Planning Commission meetings during the COVID-19 pandemic, please refer to the bottom of the agenda or visit www.co.shasta.ca.us/index/drm/planning. Anyone requiring accommodation for a disability in order to participate in the meeting should contact the Planning Division at (530) 225-5532. In order to allow us to better assist you, please request accommodation at least 24 hours prior to the meeting.

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

For information about participating in Planning Commission meetings during the COVID-19 pandemic, please refer to the bottom of the agenda or visit www.co.shasta.ca.us/index/drm/planning.

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 meeting held on March 12, 2020, as submitted.

R2 Use Permit 19-0014 (Greaves): Heather Greaves has requested approval of a use permit to establish a boarding facility for up to 25 horses with additional services including riding lessons and training for boarding clients only. The boarding facility may be used to host small training events up to four times per year. Structures proposed to be constructed for the project include a 1,728-square-foot garage and storage area with a caretaker's apartment above, two 1,800-square-foot barns with paddocks, 800-square-foot hay storage barn, eight self-exercise paddocks with shade covers, a turnout pasture, 100-foot by 200-foot arena, and 60-foot diameter round pen. Both the round pen and arena will be equipped with lights and sprinklers. Two small wash and grooming areas as well as the driveway and parking areas will be graveled. A temporary mobile home may be on-site during the construction of the caretaker's residence. Signage will be included at the driveway entrance. The undeveloped property is located in the Centerville area, to the southwest and adjacent to Chaparral Drive approximately two-tenths of a mile south of the intersection of Placer Road and Chaparral Drive (Assessor Parcel Number: 203-130-007). Staff Planner: Tara Petti. Staff recommends that the Planning Commission:

1. Not receive a Staff Report regarding the application for Use Permit 19-0014 and the environmental document.
2. Not open the public hearing.
3. Continue this item to the regularly scheduled May 14, 2020 Planning Commission meeting.

R3 Variance 20-0001 (Carolyn Carl et al): Carolyn Carl et al have requested approval of a variance to allow for the reconstruction of an attached covered deck and screen porch on the front and an attached covered deck on the rear of an existing cabin at reduced side yard setbacks. The existing attached covered deck on the front would be reconstructed in the required side yard 1.83 feet from the northern property line and 2.30 feet from the southern property line. The existing screened porch and covered deck on the

rear would be reconstructed if approved at 4.73 feet from the northern property line and 3.09 feet from the southern property line. These structures attached to the cabin would encroach into the 5-foot side yard requirement by approximately 3.17 feet and the 12-foot side yard minimum building setback on the opposite side by approximately 9.7 feet. The project is located in the Castella/Sweetbrier area on an approximately 0.27-acre lot, approximately 0.16 miles north of the intersection of Shade Avenue and Falls Avenue intersection at 29487 Shade Avenue, Castella, CA 96017 (Assessor Parcel Number: 014-950-050). Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and Section 15303; b) adopt the recommended findings listed in Resolution 2020-010; and c) approve Variance 20-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-010.

R4 [Use Permit 19-0010 \(AT&T Mobility\)](#): New Cingular Wireless PCS, LCC, doing business as AT&T Mobility, has requested approval of a use permit for a new unmanned wireless telecommunications facility consisting of a 30-foot by 35-foot lease area with a new gravel bed throughout and enclosed by a 6-foot tall chain link fence with vinyl slats, a proposed 100-foot tall monopole, 9 panel antennas, 18 remote radio units, two 4-foot microwave dishes, installation of an 8-foot by 8-foot pre-manufactured concrete equipment shelter and associated interior equipment, a proposed 30kW diesel standby generator with an attached 190 gallon fuel tank and other ancillary onsite equipment within the proposed lease area. The project is located on a 102.9-acre property on the south side of State Highway 299E, approximately 0.6 miles west of the intersection of State Highway 299E and Deschutes Road at 21655 State Highway 299E, Bella Vista, CA 96008 (Assessor Parcel Number: 061-470-087). 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 2020-011; and c) approve Use Permit 19-0010, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-011.

R5 [Variance 20-0003 and Parcel Map 18-0004 \(Alderson\)](#): Michelle Alderson has requested approval of a variance for proposed lot sizes that do not meet the minimum 5-acre lot area requirement and approval of a parcel map to subdivide a 9.33-acre parcel developed with two single-family residences into two lots of 4.62 acres and 4.71 acres in size, with one residence on each lot. The proposal includes exceptions from the Shasta County Fire Safety Standards for building setbacks. The project is located at 11800 Quartz Hill Road, Redding, CA 96003, approximately one mile west of the City of Redding at the southwest corner of the intersection of Eastshore Road and Quartz Hill Road (Assessor Parcel Numbers: 115-330-018, -019, -020, -021, -022 & -023). 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) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15301; b) adopt the recommended findings listed in Resolution 2020-012; and c) approve Variance 20-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-012.

4. Adopt a resolution to: a) find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3) and 15301; b) adopt the recommended findings listed in Resolution 2020-013; c) approve Parcel Map 18-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-013; d) 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 #19-34, subject to the conditions as set forth in the exception. (4/5 vote required)

R6 **Zone Amendment 20-0003 (Shasta County):** The Planning Commission will hold a public hearing to consider recommending that the Board of Supervisors adopt an ordinance amending the Shasta County Zoning Plan to regulate the cultivation and processing of industrial hemp and the manufacturing of industrial hemp products within the unincorporated area of Shasta, including the following proposed regulations: Outdoor and indoor cultivation of industrial hemp and the processing of industrial hemp would be permissible in the Exclusive Agricultural (EA), Limited Agriculture (A-1), and Unclassified (U) districts subject to compliance with established setbacks from sensitive receptors and residential development and the issuance of a use permit; manufacturing of industrial hemp products in a fully enclosed building would be permissible in the Light Industrial (M-L) and General Industrial (M) districts subject to compliance with established standards and the issuance of a zoning permit; registration by the Agricultural Commissioner would be required for cultivation and processing; and violations and enforcement, cultivation of industrial hemp for research, destruction of non-compliant industrial hemp crops, fees, misdemeanor penalties, and cost recovery. Staff Planner: Paul Hellman. 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 20-0003 is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2020-014; b) adopt the recommended findings listed in Resolution 2020-014; 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 20-0003.

R7 **Use Permit 19-0013 (LeVey LLC):** LeVey LLC has requested approval of a use permit for a commercial truck yard which includes an approximately 8,750-square-foot existing building for office space and warehousing, a new 8,000-square-foot building for truck maintenance, placement of gravel for truck/trailer circulation and parking, new paved driveway for truck access and other ancillary site improvements. The project site is comprised of two adjacent 5-acre properties located at 8850 Old Oregon Trail, Redding, CA 96002, at the southwest corner of the intersection of Old Oregon Trail and Pickford Way (Assessor Parcel Numbers: 054-440-046 & 047). 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 (CQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-015; and c) approve Use Permit 19-0013 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-015.

PLANNING DIRECTOR'S REPORT

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REMINDERS

Beginning March 24, 2020, the Board Chambers will not be open for public attendance. Reasonable accommodations will be made for individuals with disabilities.

To participate in a Planning Commission meeting remotely:

1. View the meeting online live or after the meeting at www.co.shasta.ca.us/index/cob/meeting-videos.
2. Submit public comments in writing electronically before or during the meeting on any matter on the agenda or any matter within the Commission's subject matter jurisdiction, regardless of whether it is on the agenda for Commission consideration or action. Forward comments to clerkoftheboard@co.shasta.ca.us.

For more details about participating in Planning Commission meetings during the COVID-19 pandemic, or to request accommodation, please visit www.co.shasta.ca.us/index/drm/planning or contact the Planning Division at (530) 225-5532.

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/drm/planning/planning-commission-meetings. 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.

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.