

PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

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 November 12, 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/planning-commission-meetings/participating. 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.

PLANNING DIRECTOR'S REPORT

REGULAR CALENDAR

R1 [Approval of Minutes:](#)

Approve the minutes of the meeting held on October 8, 2020, as submitted.

R2 [Use Permit 19-0012 \(AT&T Mobility\):](#) AT&T Mobility has requested a use permit for an unmanned wireless telecommunications facility consisting of a 110-foot-tall monopine tower with a single tri-sector antenna mount outfitted with 3 panel antennas per sector, two microwave dishes, and ancillary equipment; an 8-foot by 8-foot pre-fabricated concrete equipment shelter; a 30-kilowatt diesel generator with an integrated 190-gallon fuel tank; ancillary equipment located within a 30-foot by 40-foot lease area enclosed by a 6-foot tall chain-link fence and a 8-foot wide landscape buffer; a 350-foot gravel access road; and the extension of utilities to the facility. The project is located on a 50.05-acre property at located at 38389 State Highway 299 East, Burney, CA (Assessor's Parcel Number 030-140-014). Staff Planner: Lio Salazar. 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 2020-041; and c) approve Use Permit 19-0012, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-041.

R3 [Use Permit 20-0004 \(Pape Properties\):](#) Pape Properties proposes to replace a 5,852-square-foot agricultural equipment sales and service building with a 7,800-square-foot agricultural equipment sales and service building. The request also includes a 17,460-square-foot outdoor display area for heavy equipment sales, a 55,890-square-foot outdoor storage area in the rear portion of the property, a new parking lot with 15 spaces, and a new driveway. Pursuant to Shasta County Code Section 17.52.030,

sales of agricultural equipment and outdoor sales and storage in excess of the limits established in Shasta County Code Section 17.52.020 are permitted in the Commercial-Light Industrial Zone District if a use permit is granted. The existing use, for which a use permit has not been granted, can be enlarged, altered or extended to occupy a greater land area or building area if a use permit is obtained pursuant to Shasta County Code section 17.90.010. The 3.23-acre project site is comprised of two adjacent parcels located at 43428 State Hwy 299E, Fall River Mills CA, at the intersection of Airport Road and State Highway 299E (Assessor's Parcel Numbers 018-290-022 and 018-290-024). The property is located within the influence area of the Fall River Mills Airport. Staff Planner: Tara Petti. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that Use Permit 20-0004 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and 15302; b) adopt the recommended findings listed in Resolution 2020-042; and c) approve Use Permit 20-0004 based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2020-042.

R4 [Zone Amendment 20-0007 \(Dosanjh\)](#): The Citizens Telecommunications Company of California, Inc., and Lehmer Singh Dosanjh, et al., have applied to change the zoning of a 2.29-acre property (Assessor's Parcel Number 305-330-008) from Mixed Use (MU) to Community Commercial (C-2), and rezone a 1.67-acre portion of the 2.92-acre adjacent property to the south (Assessor's Parcel Number 305-330-007) from Public Facilities (PF) to C-2. The project is located at 21919 Highway 299 E, Bella Vista, CA and 12038 Deschutes Road, Bella Vista, CA, on the west side of Deschutes Road between State Highway 299 E and Old Alturas Road. Staff Planner: Luis Topete. 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 20-0007 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3); b) adopt the recommended findings listed in Resolution 2020-043; 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 20-0007.

ADJOURN

REMINDERS

Due to the COVID-19 public health emergency, the County of Shasta is adapting the way that Planning Commission meetings are conducted. Modifications have been made to protect public health while still encouraging engagement from the public. Reasonable accommodations will be made for individuals with disabilities.

Members of the public are strongly encouraged to consider the following alternative channels that have been made available for remote participation:

1. View the meeting online live or any time 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.

State "Public Comment for Planning Commission Meeting" in the subject line of your email so it is easily identifiable to staff.

As a result of the need to adjust to changes in the status of the spread of COVID-19 and in order to take into account any additional guidance regarding the conduct of public meetings, please refer to the most current information about participating in Planning Commission meetings during the COVID-19 pandemic which is available at www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating. 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 Shelley Forbes, 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.