

# PLANNING COMMISSION

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Commissioner James Chapin, District 1  
Commissioner Tim MacLean, District 2  
Commissioner Steven Kerns, District 3  
Commissioner Donn Walgamuth, District 4  
Commissioner Patrick Wallner, District 5

## AGENDA

REGULAR MEETING  
OF THE  
SHASTA COUNTY PLANNING COMMISSION  
**Thursday April 8, 2021, 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](http://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](http://www.co.shasta.ca.us/index/drm/planning).

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**

Receive report regarding the conduct of future Planning Commission meetings.

## **REGULAR CALENDAR**

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

Approve the minutes of the meeting held on March 11, 2021, as submitted.

### **R2 Zone Amendment 20-0009 & Use Permit 20-0009 (Ark Design Construction and Roofing Inc.):**

Ark Design Construction and Roofing Inc. has requested to change the zoning of the 1.18-acre project site from the Community Commercial (C-2) zone district to the Commercial-Light Industrial (C-M) zone district and a use permit to legalize the use of an existing contractors yard, customer service center, rental equipment business, equipment repair shop, and outdoor equipment storage and to approve a 2,080-square-foot structure to cover a portion the existing outdoor storage area. The project site is located at 9470 Deschutes Road, Palo Cedro, CA 96073 (Assessor's Parcel Number 059-080-045), on the west side of Deschutes Road, approximately 0.6 miles south of the intersection of Old Alturas Road and Deschutes Road. Staff Planner: Elisabeth Towers. 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 20-0009 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2021-004; 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 20-0009.
4. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Use Permit 20-0009 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301 and 15303; b) adopt the recommended findings listed in

Resolution 2021-005; and c) approve Use Permit 20-0009, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-005.

**R3** [Parcel Map 20-0002 \(Davis\)](#): Randy and Melinda Davis et al. have requested approval of a parcel map to subdivide an approximately 30.9-acre lot into three lots of 7.22 acres, 12.77 acres and 10.91 acres for limited agricultural/rural residential uses. The proposed parcels would be serviced by individual onsite wastewater treatment systems and private wells. The project is located 0.25-mile northeast of the intersection of Deschutes Road and Balls Ferry Road on an approximately 30.9-acre property on the south side of Deschutes Road at 5649 Deschutes Road, Anderson, CA 96007 (Assessor's Parcel Number 052-250-005). 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 2021-006; and c) approve Parcel Map 20-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-006.

**R4** [Amendment 20-0001 \(Jacobson\)](#): Karsten and Virginia Jacobson have requested to amend Use Permit 89-88(B) for the construction of a 4,480-square-foot canopy structure in front of the existing shop to be used for shade, trailer assembly, trailer preparation for delivery, and future roof-mounted solar panels; a 2,100-square-foot shop and office building; a 3,675-square-foot shop at the rear of the property; and modifications to landscaping and parking to meet the applicable development standards. The proposed use is for trailer sales, outdoor storage, maintenance, and repair, all of which currently occur onsite. The project site is located approximately 0.22 miles southeast of the intersection of Spring Gulch Road and State Highway 273 at 6050 State Highway 273, Anderson, CA 96007 (Assessor's Parcel Number 051-290-027). 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 categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303; b) adopt the recommended findings listed in Resolution 2021-007; and c) approve Amendment 20-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-007.

## **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.

In light of the continuing increase of COVID-19 cases in Shasta County, this meeting of the Planning Commission will be conducted virtually. There will be no in-person participation for commissioners, staff, or members of the public.

Here are ways that you can participate in virtual Planning Commission meetings:

**WATCH:** View the meeting online live or after the meeting at [www.co.shasta.ca.us/index/cob/meeting-videos](http://www.co.shasta.ca.us/index/cob/meeting-videos).

**COMMENT:** Provide public comment via telephone or submit public comment and documents in writing by email or by U.S. Mail on any item on the agenda as outlined below:

Email: Email your comments and documents to [scplanning@co.shasta.ca.us](mailto:scplanning@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. Please also reference the agenda item number (e.g. Agenda Item R2). Emails must be received by 10:00 a.m. the day of the meeting. Emails will be verbally read by Planning Division staff during the meeting. Email comments shall not exceed 250 words.

U.S. Mail: Submit your comment letters and documents by U.S. Mail to arrive no later than 5:00 p.m. one day prior to the meeting to the following address:

Shasta County Department of Resource Management  
Planning Division  
1855 Placer Street, Suite 103  
Redding, California 96001

Comment letters will be verbally read by Planning Division staff during the meeting. Written comments shall not exceed 250 words.

Telephone: Call the conference line at (425) 436-6318 and use access code 4671393#. You will be called upon and unmuted when it is your turn to speak, at which time you will be given three minutes to provide your comments. If you simply want to observe the meeting and do not wish to make a comment, you do not need to call the conference line and may observe the meeting online live or after the meeting as described above (see "WATCH"). You will be called upon should you dial in to the conference line.

Voicemail: Call (530) 229-8401 and follow the instructions to leave your remarks on the voicemail. Comments must be received by 10:00 a.m. the day of the meeting. Voicemail comments will be played during the Planning Commission meeting at a limit of three minutes per person.

If you would like to request an accommodation for accessibility, please contact the Planning Division at (530) 225-5532. To better enable us to assist you, please contact us with your request at least 24 hours prior to the meeting.

Thank you for helping us to protect the health of our staff and members of the public. If you have any questions, please contact Adam Fieseler, Planning Division Manager, at (530) 225-5532.

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](http://www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating).

**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](http://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, California 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, California 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.