

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 October 14, 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.

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.

PLANNING DIRECTOR'S REPORT

REGULAR CALENDAR

R1 Approval of Minutes:

Approve the minutes of the meetings held on [June 22, 2021](#), [August 12, 2021](#), and [September 9, 2021](#) as submitted.

R2 [Use Permit 21-0004 \(Scott\) - Continued from September 9, 2021:](#) Tery Scott has requested a use permit to establish a residential use in a vacant 1,718-square-foot single-family residence with an attached 1,717-square-foot storage area and for a proposed equine evacuation center for a maximum of 18 horses consisting of a 1,200-square-foot hay barn and 18 partially covered horse corrals to be used on an emergency basis. The residence is attached to a 4,096-square-foot historic schoolhouse/Masonic hall building, which would not be authorized for any occupancy or use under the proposed use permit. No horses are proposed to be cared for outside of emergency evacuation situations, primarily related to wildfires for up to 4-week stays. The project site is within a Design Review (DR) combining zone district which is intended to preserve the historic schoolhouse/Masonic hall building as well as the overall historic character on the site. The 3-acre project site is located in the Millville area at 23673 Whitmore Road, Millville, CA 96062 at the southeast corner of Old 44 Drive and Whitmore Road, approximately 0.75 miles north of the intersection of Old 44 Drive and California State Highway 44 East (Assessor's Parcel Number 060-130-024). Staff Planner: David Schlegel. Staff recommends that the Planning Commission:

1. Open the continued meeting and continue to conduct the public hearing as the public hearing was left open at the September 9, 2021 meeting.
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 2021-016 including modifications, if any, as determined by the Planning Commission; and c) approve Use Permit 21-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Planning Commission Resolution 2021-016 including modifications, if any, as determined by the Planning Commission.

R3 [Zone Amendment 20-0002 and Administrative Permit 20-0002 \(Chicoine & Lewallen\):](#) Chicoine & Lewallen Enterprises, Inc. has requested to change the zoning of the 4.21-acre project site from the Commercial Highway combined with Design Review (C-H-DR) zone district to the Commercial Recreation combined with Design Review (C-R-DR) zone district and an administrative permit to establish a recreational vehicle and equipment (RVs, boats, OHVs, and other recreational vehicles and equipment) storage facility consisting of 52,218 square feet of storage space, conversion/remodel of an office building for use as a 580-square-foot facility office, 800-square-foot one-family residence for the facility manager or caretaker, off-street parking, driveways, drainage improvements, fencing, landscaping, abandonment of an onsite sewage disposal system, and installation of an onsite wastewater treatment system. Development of the site would include grading, trenching, paving and other general construction activities. The project site is located in the Mountain Gate area at 14250 Holiday Road, Redding, CA 96003 (Assessor's Parcel Number 307-240-020), on the west side of Holiday Road, approximately 0.2 miles south of the intersection of Old Oregon Trail and Holiday Road. Staff Planner:

Lio Salazar. 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) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2021-017 including modifications, if any, as determined by the Planning Commission; 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 20-0002 including modifications, if any, as determined by the Planning Commission.
4. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2021-018 including modifications, if any, as determined by the Planning Commission; and c) approve Administrative Permit Commercial 20-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2021-018 including modifications, if any, as determined by the Planning Commission.

R4 [Zone Amendment 21-0003 \(Shasta County\) - Continued from September 9, 2021](#): 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 advertising of commercial cannabis activity in the unincorporated area of Shasta County. The proposed text amendments would add Section 17.88.327, Advertising Commercial Cannabis Activity, to the Shasta County Zoning Plan, prohibiting advertising on outdoor advertising signs, which are visible and legible from any public street, public road, or public highway, any aspect of commercial cannabis activity. Staff Planner: Paul Hellman. Staff recommends that the Planning Commission:

1. Open the continued meeting and continue to conduct the public hearing as the public hearing was left open at the September 9, 2021 meeting.
2. Close the public hearing.
3. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 21-0003 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2021-019; b) adopt the recommended findings listed in Resolution 2021-019 including modifications, if any, as determined by the Planning Commission; 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 21-0003 including modifications, if any, as determined by the Planning Commission.

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/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, variances, administrative permits, and zoning permits 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, variances, administrative permits, and zoning permits, 5

calendar days. The notice of appeal shall identify, by application number, the action which is the subject of the appeal; shall state the action, finding or determination, and the date thereof, from which the appeal is taken; and shall specifically set forth the grounds upon which the appeal is based. No person wishing to appeal a decision of the Planning Commission should rely on an appeal filed by another person but instead should file their own separate appeal. No appeal shall be deemed to be filed unless any required fee is submitted to the clerk with the notice of appeal. 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.