



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, February 10, 2022, 2:00 p.m.

In addition to this Regular Meeting, 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 [January 13, 2022](#) and [January 19, 2022](#) as submitted.

R2 Extension of Time 21-0002 for Tract Map 1981 (Jewell): Charles and Linda Jewell have requested approval of a 3-year extension of time for Tract Map 1981. The Planning Commission approved Tract Map 1981 on July 9, 2009, for the division of the subject parcel into 10 single-family residential lots ranging in size from 3 acres to 5.31 acres. The project site is located in the southwest Redding area on a 37.7-acre parcel at the north end of Taku Lane, 0.13 miles from the intersection of Taku Lane and Texas Springs Road (Assessor's Parcel Number: 208-180-044). Staff Planner: David A. Schlegel. District: 2. Proposed CEQA Determination: Exempt. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that Extension of Time 21-0002 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2022-005, including modifications, if any, as determined by the Planning Commission; and c) approve Extension of Time 21-0002 for Tract Map 1981, based on the recommended findings listed in Resolution 2022-005 and the conditions listed in Resolution No. 2009-034, including modifications, if any, as determined by the Planning Commission.

R3 Parcel Map 21-0002 (Lavoie): Claude and Lisa Lavoie have requested approval of a parcel map to subdivide an approximately 28.97-acre lot into four lots of 5.95 acres, 6.30 acres, 7.56 acres and 9.16 acres for limited agricultural/rural residential uses. The proposed parcels would be serviced by individual onsite wastewater treatment systems and private wells. The project site is located in the Anderson area on a 28.97-acre property on Kimberly Road, 0.15 miles southwest of the intersection of Kimberly Road and Balls Ferry Road (Assessor's Parcel Number 091-310-012). Staff Planner: Elisabeth Towers. Supervisor District: 5. Proposed CEQA Determination: Mitigated Negative Declaration. 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 2022-006, including modifications, if any, as determined by the Planning Commission; and c) approve Parcel Map 21-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-006, including modifications, if any, as determined by the Planning Commission.

R4 Zone Amendment 21-0001 and Use Permit 21-0001 (LW Holdings, LLC) - Continued from January 13, 2022: LW Holdings, LLC has requested to change the zoning of Assessor's Parcel Number 307-170-013 from the Public Facilities combined with Mineral Resource Buffer (PF-MRB) zone district to the Mixed Use combined with Mineral Resource Buffer (MU-MRB) zone district and approval of a use permit to redevelop the 5.66-acre former North Woods Discovery School property into a recreational vehicle, boat, and mini-storage facility comprised of fourteen buildings for approximately 53,862 square-feet of storage space.

The proposal includes repurposing four buildings, demolishing three buildings, and constructing ten new buildings containing a total of 216 storage spaces ranging in size from 187 to 480 square feet. The proposal also includes a 1,140-square-foot office/caretaker's residence, grading to prepare the site for improvements, paving for parking and drive aisles, landscaping, drainage improvements, fencing, abandonment of an onsite sewage disposal system, installation of an onsite wastewater treatment system, and other ancillary onsite improvements. The proposal includes exceptions from the Shasta County Fire Safety Standards for building setbacks. The project site is located in the Mountain Gate area at 14732 Bass Drive, Redding, CA 96003, approximately 0.1 miles southeast of the intersection of Bass Drive and Wonderland Boulevard (Assessor's Parcel Numbers 307-170-012 and 307-170-013). Staff Planner: Luis A. Topete. Supervisor District: 4. Proposed CEQA Determination: Mitigated Negative Declaration. 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 for Zone Amendment 21-0001; b) adopt the recommended findings listed in Resolution 2022-007, 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 21-0001, 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 for Use Permit 21-0001; b) adopt the recommended findings listed in Resolution 2022-008, including modifications, if any, as determined by the Planning Commission; c) approve Use Permit 21-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-008, including modifications, if any, as determined by the Planning Commission; (d) in accordance with Sections 6.91 through 6.93 of the Shasta County Fire Safety Standards make the findings for exceptions to Section 6.51 of the Shasta County Fire Safety Standards for building setbacks, including modifications, if any, as determined by the Planning Commission; and e) approve Shasta County Fire Safety Setback Exception #21-35, subject to the conditions as set forth in the exception, including modifications, if any, as determined by the Planning Commission. (4/5 vote required)

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.