



## PLANNING COMMISSION

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

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, May 12, 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 [April 6, 2022](#) and [April 14, 2022](#) as submitted.

**R2 [Use Permit 22-0003 \(Dickinson\) – Continued from April 14, 2022:](#)** Kevin and Danielle Dickinson have requested a use permit to legalize an existing Recreational Vehicle (RV) repair shop, installation services, RV sales, outdoor RV and trailer storage, and to construct a 2,560-square-foot RV repair structure, landscaping, and other ancillary onsite improvements. The 0.77-acre project site is located at 18691 Old Oasis Road, Redding, CA 96003 (Assessor's Parcel Number 074-100-030), on the east side of Old Oasis Road, approximately 0.18 miles south of the intersection of Oasis Road and Old Oasis Road. Staff Planner: Elisabeth Towers / Supervisor District: 1 / Proposed CEQA Determination: Exempt. Staff recommends that the Planning Commission:

1. Continue the item to the regularly scheduled June 9, 2022 Planning Commission hearing.

**R3 [Use Permit 20-0008 \(Compton\):](#)** Sonny Compton has requested a use permit to use an existing 720-square-foot commercial building and fenced outdoor area as a garden supply retail store that would be served by nonconforming off-street parking. The request includes exceptions from the landscaping requirements of the Shasta County Code. The project is located on a 0.36-acre property on the north side of State Hwy 299 E, at the northwest corner of State Highway 299 E and Round Mountain Road at 29430 State Hwy 299 E, Round Mountain, CA 96084 (Assessor's Parcel Number 029-430-004). Staff Planner: Luis Topete / Supervisor District: 3 / 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 Use Permit 20-0008 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15061(b)(3) and 15301; b) adopt the recommended findings listed in Resolution 2022-012, including modifications, if any, as determined by the Planning Commission; and c) approve Use Permit 20-0008, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-012, including modifications, if any, as determined by the Planning Commission.

**R4 [Amendment 21-0003 \(Lehigh Cement West, Inc\):](#)** Lehigh Cement West, Inc. has requested approval of Amendment 21-0003 to amend Use Permit 297-78 for the construction of a Fortera™ ReCarb™ Plant. The Fortera™ ReCarb™ process is a proprietary process that will utilize a portion of the carbon dioxide (CO<sub>2</sub>) emissions from the existing Lehigh cement kiln stack as feedstock to produce a Fortera proprietary patented product called Reactive Calcium Carbonate (RCC). The facility would produce approximately 15,000 tons of RCC over a time span of approximately 1.5 years and would then be decommissioned. This facility would not increase the production of the existing cement plant but would operate as a separate, temporary facility. The facility would be constructed within the existing facility boundary of Assessor's Parcel Number 307-030-002 located along the southwest border of the parcel. Consistent with the existing site, the facility would operate 24 hours per day, 7 days per week. Access to the facility site would be through the existing main gate of the Lehigh site located along Wonderland Boulevard. The plant includes structures that exceed the Mineral Resource (MR) zone district's 45-foot structural height limit. The project is located approximately 2 miles north of the intersection of Interstate 5 and Old Oregon Trail on the west side of Wonderland Boulevard in the Mountain Gate area at 15390 Wonderland Boulevard, Redding, CA 96003 (Assessor's Parcel Numbers 307-020-002 and 307-030-002). 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 to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2022-013, including modifications, if any, as determined by the Planning Commission; and c) approve Amendment 21-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-013, including modifications, if any, as determined by the Planning Commission.

**R5** [Zone Amendment 22-0001 Regulation of Wind Energy Systems County-Wide Text Amendment \(Shasta County\) – Continued from April 14, 2022:](#) The Planning Commission will hold a public hearing to consider recommending that the Board of Supervisors adopt an ordinance amending Title 17, Zoning Plan, of the Shasta County Code (SCC) by adding SCC Section 17.88.335 to define and prohibit large wind energy systems within the unincorporated area of Shasta County, amending SCC Section 17.88.035 to modify the definition of, and development regulations for, small wind energy systems, and amending SCC Section 17.88.100 to exclude large wind energy systems from being a permissible public utility with the approval of a use permit. Staff Planner: Paul Hellman. Staff recommends that the Planning Commission:

1. Pursuant to a motion passed by the Planning Commission on April 14, 2022, open the public hearing for this continued item.
2. Close the public hearing.
3. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 22-0001 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2022-014; b) adopt the recommended findings listed in Resolution 2022-014, 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 22-0001, including modifications, if any, as determined by the Planning Commission.

**R6** [Appeal of Administrative Permit 21-0055 \(Kelley\):](#) William Kelley has requested approval of Administrative Permit 21-0055 to exceed the total combined residential accessory structure floor area limit of 2,500 square feet and the 20-foot height limit for accessory buildings within 50 feet of a property line for a proposed 2,080-square-foot, 25-foot-7-inch-tall RV garage located 31 feet from the north property line. The Director of Resource Management, after considering public comments and finding that the proposal meets all applicable criteria, approved Administrative Permit 21-0055 on April 19, 2022. Timely appeals of the Director’s decision were filed by Mario Callegari and Jonathan Mulieri. The 2-acre project site is located at 20570 Chipeta Way, Redding, CA 96003 (Assessor’s Parcel Number 306-640-001), on the east side of Bear Mountain Road, approximately 0.13 miles east of the intersection of Chipeta Way and Bear Mountain Road. Staff Planner: Jonathan Muller / Supervisor District: 4 / 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) deny the appeal of the Director of Resource Management’s approval of Administrative Permit 21-0055 filed by Mario Callegari; b) deny the appeal of the Director of Resource Management’s approval of Administrative Permit 21-0055 filed by Jonathan Mulieri; c) find that Administrative Permit 21-0055 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303; and d) approve Administrative Permit 21-0055, based on the recommended findings and subject to the conditions of approval set forth in

Exhibit A to Resolution 2022-015, 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](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, 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](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.