



## PLANNING COMMISSION

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Redding, California 96001  
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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, June 9, 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.

## **REGULAR CALENDAR**

**R1** **[Appeal of Administrative Permit 21-0055 \(Kelley\) - Continued from May 12, 2022:](#)** 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.

**R2** **[Approval of Minutes:](#)**

Approve the minutes of the meeting held on May 12, 2022 as submitted.

**R3** **[Use Permit 22-0003 \(Dickinson\) – Continued from April 14, 2022 and May 12, 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. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that Use Permit 22-0003 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15301 and 15303; b) adopt the recommended findings listed in Resolution 2022-016, including modifications, if any, as determined by the Planning Commission; and c) approve Use Permit 22-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-016, including modifications, if any, as determined by the Planning Commission.

**R4** **[Zone Amendment 22-0002 - Amend Floodplain Regulation Measures County-Wide Text Amendment \(Shasta County\):](#)** The Planning Commission will hold a public hearing recommending that that the Shasta County Board of Supervisors introduce, waive the reading of, and enact an ordinance amending chapters 17.02, 17.22, 17.70, and 17.94 of the Shasta County Zoning Plan to adopt

floodplain management measures that codify existing practices and amend applicable provisions of Title 17 of the Shasta County Code to satisfy FEMA requirements, including 44 Code of Federal Regulations (CFR) Section 60.3 of the National Flood Insurance Program (NFIP) regulations. Staff Planner: Adam Fieseler / Supervisor District: All / Proposed CEQA Determination: Exempt. 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 22-0002 is not subject to the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2022-017; b) adopt the recommended findings listed in Resolution 2022-017, 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 22-0002, including modifications, if any, as determined by the Planning Commission.

**R5** [Amendment 22-0003 \(Vertical Bridge Reit, LLC\)](#): Vertical Bridge Reit, LLC has requested approval of Amendment 22-0003 to amend Use Permit 166-84 to construct a 93-foot-long by 27-foot-wide photovoltaic solar array, six (6) 35.42-foot-tall ground-mounted small wind turbines (43.42-foot tip height as measured from finished grade to vertical tip of the blade), wind and solar energy inverters and eleven (11) lithium batteries to be located in an existing utility building which serves an existing commercial wireless telecommunications facility on the site. The solar array, wind turbines, and batteries are proposed to serve as an unmanned generator that would provide on-site power and backup power for an existing commercial wireless telecommunications facility in the event that electric service from the power grid is interrupted. The project is located in the Montgomery Creek area on a 631-acre parcel situated on Hatchet Ridge and is accessed from an unnamed spur road on the south side of Bunchgrass Lookout Road that intersects Bunchgrass Lookout Road approximately 5.6 miles northwest of the Bunchgrass Lookout Road/State Highway 299 East intersection (Assessor's Parcel Number 027-120-007). Staff Planner: David Schlegel / Supervisor District: 3 / Proposed CEQA Determination: 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 Negative Declaration; b) adopt the recommended findings listed in Resolution 2022-018, including modifications, if any, as determined by the Planning Commission; and c) approve Amendment 22-0003, based on the recommended findings and subject to the conditions of approval set forth in Attachment A to Resolution 2022-018, including modifications, if any, as determined by the Planning Commission.

## **PLANNING DIRECTOR'S REPORT**

### **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.