



## PLANNING COMMISSION

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Redding, California 96001  
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(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, July 14, 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 meeting held on June 9, 2022 as submitted.

### **R2 Parcel Map 22-0001 (Fisher):** David Fisher has requested approval of Parcel Map 22-0001 to subdivide a 5.26-acre lot developed with a gas station, convenience store with offices above, and commercial shopping center into two lots of 0.64 acres and 4.62 acres. The project site is located at the southwest corner of the intersection of Old 44 Drive and Cedro Lane at 9480 Cedro Lane, Palo Cedro, CA 96073 (Assessor's Parcel Number 059-090-023). Staff Planner: Luis A. 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 the project is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15315; b) adopt the recommended findings listed in Resolution 2022-019, including modifications, if any, by the Planning Commission; and c) approve Parcel Map 22-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-019, including modifications, if any, by the Planning Commission.

### **R3 Zone Amendment 22-0003 (Shinn):** David Shinn has requested to change the zoning of the 0.09-acre property located at 15393 Highway 299 West, Shasta, CA 96087 (Assessor's Parcel Number 011-350-009) be changed from the Community Commercial combined with Design Review (C-2-DR) zone district to the Mixed Use (MU) zone district to allow for the conversion of the use of the property from a commercial architectural studio and commercial accessory building to a one-family residence and residential accessory building. Staff Planner: Luis A. Topete / Supervisor 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 recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 22-0003 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) and is exempt from CEQA pursuant to State CEQA Guidelines section 15301; b) adopt the recommended findings listed in Resolution 2022-020, including modifications, if any, 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 22-0003, including modifications, if any, by the Planning Commission.

### **R4 Use Permit 15-001 (Exodus Farms Ministry):** Exodus Farms Ministry has requested approval of Use Permit 15-001 to legalize an existing non-profit equestrian program that serves children who have been negatively affected by adverse childhood experiences, including an exception from building height standards for an existing 7,680-square-foot horse barn that is approximately 24 feet tall and located approximately 18 feet from the eastern property line and an exception from off-street parking area surfacing standards. The applicant has also requested exceptions from the fire-safety setback standard for the aforementioned existing horse barn located 18 feet from the eastern property line, and for an existing 1,920-square-foot covered horse stall building and an existing 1,024-square-foot ramada covering two horse stalls which are located approximately 25 feet and 20 feet from the eastern lot line, respectively. The 13.5-acre project site is located on the north side of Park Ridge Drive approximately 0.5-miles south/southeast from the intersection of Park Ridge Drive and Dersch Road (Assessor's

Parcel Number 057-120-053). The project site is developed with a one-family residence, multiple agricultural buildings, and equestrian improvements. Staff Planner: Lio Salazar / Supervisor District: 5 / 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 for Use Permit 15-001; b) adopt the recommended findings listed in Resolution 2022-021; c) approve Use Permit 15-001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-021 including modifications, if any, 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; and e) approve Shasta County Fire Safety Setback Exception #19-32, subject to the conditions as set forth in the exception, including modifications, if any, 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](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.