



## 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, August 11, 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 July 14, 2022, as submitted.

**R2 Extension of Time 22-0001 (Highmark Land Company, LLC):** Highmark Land Company, LLC has requested to extend the expiration date for Parcel Map 14-005 by three years to July 13, 2025. The Planning Commission approved Parcel Map 14-005 on July 13, 2017, for the subdivision of the subject parcel into four commercial parcels ranging in size from 1.27 acres to 7.75 acres and a 362.42-acre remainder parcel. The project site is located in the Burney area on a 378.85-acre parcel adjacent to State Highway 299E, east of the intersection of Black Ranch Road and State Highway 299E (Assessor's Parcel Number 028-370-025). 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 Extension of Time 22-0001 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2022-022, including modifications, if any, by the Planning Commission; and c) approve Extension of Time 22-0001 for Parcel Map 14-005, based on the recommended findings listed in Resolution 2022-022 and the conditions listed in Resolution No. 2017-028, including modifications, if any, by the Planning Commission.

**R3 Extension of Time 22-0002 (Greenview Development Company):** Greenview Development Company has requested to extend the expiration date for Parcel Map 18-001 by one year to July 9, 2023. The Planning Commission approved Parcel Map 18-001 on July 9, 2020, for the subdivision of the subject parcel into two residential lots of 9.35 acres and 4.4 acres and a 36.42-acre remainder parcel. The project is located in the west Redding area on a 50.17-acre parcel adjacent to Powerline Road, approximately 0.5-miles southeast of the intersection of Placer Road and Powerline Road (Assessor's Parcel Numbers 203-160-020 and 203-160-021). Staff Planner: Luis 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 Adopt a resolution to: a) find that Extension of Time 22-0002 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2022-023, including modifications, if any, by the Planning Commission; and c) approve Extension of Time 22-0002 for Parcel Map 18-001, based on the recommended findings listed in Resolution 2022-023 and the conditions listed in Resolution No. 2020-026, including modifications, if any, by the Planning Commission.

**R4 Use Permit 22-0006 (Burney Commons LP):** Burney Commons LP has requested an exception to zone wall requirements for two zone wall segments that are required to be located along the entire western boundary and a portion of the southern boundary of a multiple-family residential use that abuts a One-Family Residential (R-1) zone district. The proposal includes the installation of wood fencing in lieu of concrete masonry walls for two segments which total approximately 400 linear feet in length and to place them in locations that are not along said boundaries. The 5.78-acre project site is located at 20549 Mackinac Street, Burney, CA 96013, approximately 376 feet northwest of the intersection of State Highway 299E and Mackinac Street (Assessor's Parcel Number 028-100-020). Staff Planner: David Schlegel. Supervisor District: 3. Proposed CEQA Determination: Exempt.

Staff recommends that the Planning Commission:

1. Continue the item to a date uncertain.

**R5** **Amendment 22-0004 (Dosanjh):** Lehmbert Singh Dosanjh has requested to amend Use Permit 381-78 to add a 2,100-square-foot, 16-foot-tall diesel fuel canopy with 2 main diesel dispensers and 4 secondary diesel dispensers, a screened 20,000-gallon above-ground diesel fuel tank and a screened 5,000-gallon above-ground diesel fuel exhaust fluid tank to an existing fuel station at My-T-Fine Foods market. Additional improvements include a new driveway encroachment on Deschutes Road, expansion of an existing driveway encroachment on Deschutes Road, offsite realignment of Deschutes Road, new curb and gutter, undergrounding of the existing overhead electric lines, 23,583 square feet of asphalt paving, a 3-foot-tall retaining wall along the rear of the paved area, and a pole mounted area light at the rear of the paved area. The 3.95-acre project site is located at 21919 State Highway 299E, Bella Vista, CA 96008, on the west side of Deschutes Road, at the intersection of Deschutes Road and State Highway 299E (Assessor's Parcel Number 305-330-021). Staff Planner: Tara Petti. 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) find that Amendment 22-0004 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 sections 15301 and 15303; b) adopt the recommended findings listed in Resolution 2022-025, including modifications, if any, by the Planning Commission; and c) approve Amendment 22-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-025 including modifications, if any, by the Planning Commission.

**R6** **Extension of Time 22-0003 and Amendment 22-0005 (Dr. & Mrs. Dell M. Gray Revocable Trust et al):** Dr. and Mrs. Dell M. Gray Revocable Trust et al have requested approval of a 1-year extension of time for Parcel Map 19-0002 to July 9, 2023 and to modify the approved tentative map. The Planning Commission approved Parcel Map 19-0002 on July 9, 2020, for the subdivision of the subject parcel into two lots of 9.23 acres and 46.73 acres with a 15.21-acre remainder parcel for limited agricultural/rural residential uses. The proposed tentative map modifications include changes to the Department of Public Works conditions of approval and changes to the remainder parcel access. The project site is located in the Redding area on a 71.17-acre parcel south of the intersection of Churn Creek Road and Rancho Road at 8248 Churn Creek Road, Redding, CA 96002 (Assessor's Parcel Number 055-060-054). Staff Planner: Luis Topete. Supervisor District: 5. Proposed CEQA Determination: Exempt (Extension of Time 22-0003)/Previously Adopted Mitigated Negative Declaration (Amendment 22-0005). 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 22-0003 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 2022-026, including modifications, if any, by the Planning Commission; and c) approve Extension of Time 22-0003 for Parcel Map 19-0002, based on the recommended findings listed in Resolution 2022-026 and the conditions listed in Resolution No. 2020-027, including modifications, if any, by the Planning Commission.
4. Adopt a resolution to: a) find that pursuant to State CEQA Guidelines section 15162 Amendment 22-0005 does not warrant preparation of a subsequent Mitigated Negative Declaration (MND) or an addendum to the previously adopted MND for Parcel Map 19-0002 and no further documentation is required; b) adopt the recommended findings listed in Resolution 2022-027, including

modifications, if any, by the Planning Commission; and c) approve Amendment 22-0005, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2022-027, including modifications, if any, by the Planning Commission.

**R7** [Zone Amendment 22-0006 \(RRF Shasta LLC\)](#): RRF Shasta LLC has requested to change the zoning of 411 acres from the Unclassified (U) zone district to the Timber Production (TP) zone district to preserve lands devoted to and used for the growing and harvesting of timber that meet the requirements of the California Timberland Productivity Act of 1982, and to provide for uses compatible with the growing and harvesting of timber. The project site is located in the Shingletown area, approximately 5 miles northeast of the intersection of Inwood Road and Ponderosa Way (Assessor's Parcel Numbers 095-010-007, 095-020-001 thru -006, and 095-020-009 thru -014). Staff Planner: Luis Topete. Supervisor District: 5. 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 22-0006 is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15264; b) adopt the recommended findings listed in Resolutions 2022-028, 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 22-0006, including modifications, if any, by the Planning Commission.

**R8** [Zone Amendment 22-0005 \(Shasta County\)](#): The Shasta County Department of Resource Management proposes the rezoning of four project sites located in the Palo Cedro, Burney, Happy Valley and Cassel areas in order to achieve consistency between the zone districts and general plan land use designations of these sites. The Area 1 (Palo Cedro) project site is the 113-acre Foothill High School property located at 9733 Deschutes Road, Palo Cedro, CA 96073, approximately 0.23 miles north of the intersection of Old 44 Drive and Deschutes Road (Assessor's Parcel Number 059-380-001). The proposal for Area 1 is to amend the Rural Residential combined with a Building Site minimum lot area of five acres (R-R-BA-5) zone district to the Public Facilities (PF) zone district. The Area 2 (Burney) project site is the 1-acre Burney Civic Park property located approximately 0.05 miles northeast of the intersection of Juniper Avenue and Cedar Street (Assessor's Parcel Number 028-140-019). The proposal for Area 2 is to amend the Community Commercial (C-2) zone district to the Public Facilities (PF) zone district. The Area 3 (Happy Valley) project site is the 27-acre Horsetown-Clear Creek Preserve property located approximately 0.75 miles east of the intersection of Cloverdale Road and Clear Creek Road (Assessor's Parcel Number 041-350-051). The proposal for Area 3 is to amend the Limited Residential combined with a Building Site minimum lot area of twenty acres (R-L-BA-20) and Unclassified (U) zone districts to the Open Space (OS) zone district. The Area 4 (Cassel) project site consists of seventeen parcels ranging in size from 2 to 2.6 acres located along Wild Bird Lane and Sand Pit Road approximately 0.5 miles northwest of the intersection of State Highway 299E and Sand Pit Road (Assessor's Parcel Numbers 023-440-001 through 023-440-017). The proposal for Area 4 is to amend the Commercial Recreation combined with the Building Site Minimum (C-R-BSM) zone district to the Limited Residential combined with the Building Site Minimum (R-L-BSM) zone district. Staff Planner: Luis Topete. Supervisor Districts: 3 and 5. Proposed CEQA Determination: Exempt. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt resolutions recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 22-0005 – Area 1, Zone Amendment 22-0005 – Area 2, Zone Amendment 22-0005 –

Area 3, and Zone Amendment 22-0005 – Area 4 are not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3); b) adopt the recommended findings listed in Resolutions 2022-029, 2022-030, 2022-031, and 2022-032, including modifications, if any, by the Planning Commission; and c) introduce, waive the reading of, and enact ordinances to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 22-0005 – Area 1, Zone Amendment 22-0005 – Area 2, Zone Amendment 22-0005 – Area 3, and Zone Amendment 22-0005 – Area 4, including modifications, if any, by the Planning Commission.

## **NON-HEARING ITEMS**

**NH-1 Potential Text Amendments to the Shasta County Zoning Plan (Shasta County):** The proposed resolution of intention would direct the Director of Resource Management (Director) to initiate various text amendments to the Shasta County Zoning Plan from time to time as deemed necessary by the Director in order to maintain consistency with State planning and zoning law and for general improvement and refinement of the Plan. Staff Planner: David Schlegel. Supervisor Districts: All. Proposed CEQA Determination: Exempt. Staff recommends that the Planning Commission:

1. Receive a presentation from staff.
2. Adopt the proposed resolution of intention to initiate various text amendments to Shasta County Zoning Plan from time to time as deemed necessary by the Director of Resource Management in order to maintain consistency with State planning and zoning law and for general improvement and refinement of the Plan, including modifications, if any, 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.