



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 Gabe Ross, District 5

AGENDA

REGULAR MEETING
OF THE

SHASTA COUNTY PLANNING COMMISSION

Thursday, March 14, 2024, 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 February 8, 2024, as submitted.

R2 Extension of Time 24-0001 for Parcel Map 21-0002 (Lavoie): Claude and Lisa Lavoie have requested to extend the expiration date for Parcel Map 21-0002 by three years to February 10, 2027. The Planning Commission approved Parcel Map 21-0002 on February 10, 2022, to subdivide the subject property into four lots of 5.95 acres, 6.30 acres, 7.56 acres and 9.16 acres for limited agricultural/rural residential uses. The project site is a 28.97-acre property is in the Anderson area on the south side of Kimberly Road, approximately 0.15-miles southwest of the intersection of Kimberly Road and Balls Ferry Road (Assessor's Parcel Number 091-310-012). Staff Planner: Lio Salazar. 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 to: a) find that Extension of Time 24-0001 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 2024-002 including modifications, if any by the Planning Commission; and c) approve Extension of Time 24-0001 for Parcel Map 21-0002, based on the recommended findings listed in Resolution 2024-002 and the conditions listed in Resolution 2022-006, including modifications, if any by the Planning Commission.

R3 Zone Amendment 23-0007 (Shasta County) - Continued from February 8, 2024: Shasta County proposes amendments to chapters 17.02 and 17.88 of Shasta County Code Title 17 - Zoning to define intermodal shipping containers and to regulate their use for permanent storage in all zone districts subject to specific development standards. The proposed regulations would be applicable within the unincorporated area of Shasta County. Staff Planner: Adam Fieseler. Supervisor District: All. Proposed CEQA Determination: Exempt. Staff recommends that the Planning Commission:

1. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 23-0007 is not subject to the California Environmental Quality Act for the reasons stated in Resolution 2024-003; b) adopt the recommended findings listed in Resolution 2024-003, 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 23-0007, 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. 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.