



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

SPECIAL MEETING
OF THE

SHASTA COUNTY PLANNING COMMISSION

Thursday, August 24, 2023, 2:00 p.m.

In addition to this Special 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

PLANNING DIRECTOR'S REPORT

REGULAR CALENDAR

R1 Approval of Minutes:

Approve the minutes of the meeting held on May 11, 2023, as submitted.

R2 Zone Amendment 05-009 (Tatom 2001 Trust): The Tatom 2001 Trust has requested to change the Rural Residential (R-R) zone district to the Community Commercial combined with Design Review (C-2-DR) zone district for a 2.38-acre parcel located at the southeast corner of the intersection of Old Forty-Four Drive and Cedro Lane, Palo Cedro, CA 96073 (Assessor's Parcel Number (APN) 059-090-043 as this APN is assigned for purposes of the 2023 Regular Assessment Roll). The proposed rezoning was previously approved by the Shasta County Board of Supervisors on October 18, 2005, but was not enacted due to lack of a procedural second reading of the approved ordinance. Staff Planner: Lio Salazar. Supervisor District: 3. Proposed CEQA Determination: Previously Adopted Negative Declaration. 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 the Negative Declaration previously adopted for Zone Amendment 05-009 is adequate and that no further documentation is required pursuant to the California Environmental Quality Act; b) adopt the recommended findings listed in Planning Commission Resolution 2023-014, 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 05-009, including modifications, if any, as determined by the Planning Commission.

R3 Use Permit 23-0005 (Schmitt Family 1992 Revocable Living Trust – Trust B, Et al.): The Schmitt Family 1992 Revocable Living Trust – Trust B, Et al. has requested approval of Use Permit 23-0005 to allow existing mining operations established under Use Permit 06-038 to continue for an additional 30-year term and to allow up to 20,000 tons per year of recycled materials, including concrete, asphalt, soil and aggregates, to be imported, recycled and processed on the site. The 78.98-acre project site is located in the Anderson area on the east side of Eastside Road, approximately 0.29 miles southeast of the intersection of Eastside Road and Latona Road (Assessor's Parcel Number (APN) 050-090-027 as this APN is assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: Tara Petti. Supervisor District: 5. Proposed CEQA Determination: Previously Adopted 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) find that the Mitigated Negative Declaration previously adopted for Use Permit 06-038 is adequate for Use Permit 23-0005 and that no further documentation is required pursuant to the California Environmental Quality Act Guidelines section 15162; b) adopt the recommended findings listed in Resolution 2023-015, including modifications, if any, as determined by the Planning Commission; and c) approve Use Permit 23-0005, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-015, including modifications, if any, as determined by the Planning Commission.

R4 Zone Amendment 23-0002 (Brian & Jennifer Johnson Family Trust): The Brian & Jennifer Johnson Family Trust has requested to change the Exclusive Agricultural combined with Agricultural Preserve (EA-AP) zone district to the Limited Agriculture (A-1) zone district for a 4-acre portion of a 88.90-acre parcel to be consistent with the parcel sizes and property lines proposed under Property Line Adjustment 23-0003. The project site is located at 10925 Old Oregon Trail, Redding, CA 96003, approximately 0.85 miles south of the intersection of Old Oregon Trail and College View Drive, being

a portion of Sections 22 of T.32N., R.4W., and further described as Parcel B1 of Property Line Adjustment 99-24 (Document Number 1999-0035319) (Assessor's Parcel Numbers (APN's) 076-140-010 and 077-030-043 as those APN's are assigned for purposes of the 2023 Regular Assessment Roll). 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 recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 23-0002 is not subject to, and is exempt from, the California Environmental Quality Act for the reasons stated in Resolution 2023-016; b) adopt the recommended findings listed in Resolution 2023-016, 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 23-0002, including modifications, if any, as determined by the Planning Commission.

R5 [Zone Amendment 21-0002 \(Greg and Nikola Hawes\)](#): Greg and Nikola Hawes have requested to amend a Planned Development (PD) zone district text and associated conceptual development plan (CDP) for an approximately 8.25-acre parcel and to change the zoning of four parcels totaling approximately 137.09 acres from the PD and Limited Agriculture (A-1) zone districts to the Commercial Recreation (C-R) zone district. The approximately 145.34-acre project site is located at 6171 Deschutes Road, 6465 Deschutes Road, and 21945 Dersch Road, Anderson, CA 96007 (Assessor's Parcel Numbers (APNs) 057-190-031, 057-190-036, 057-190-037, 057-190-041, and 057-190-040 as those APNs are assigned for purposes of the 2023 Regular Assessment Roll). No changes are proposed to the Designated Flood (F-1) and Restrictive Flood (F-2) combining zone districts within the southern portion of the project site, the Building Site (B) combining districts applicable to APNs 057-190-037 and 057-190-041, and the Interim Mineral Resource (IMR) combining district applicable to APN 057-190-041. 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 recommending that the Shasta County Board of Supervisors: a) adopt the California Environmental Quality Act determination of a Negative Declaration; b) adopt the recommended findings listed in Planning Commission Resolution 2023-017, including modifications, if any, as determined by the Planning Commission; and c) introduce, waive the reading of, and enact two ordinances to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 21-0002, including modifications, if any, as determined by the Planning Commission.

R6 [Zone Amendment 22-0008 and Use Permit 22-0002 \(Bar Over Heart Enterprises, LLC\)](#): Bar Over Heart Enterprises, LLC has proposed a zone amendment to change the zoning from the Light-Industrial combined with Design Review (M-L-DR) zone district to the General Industrial combined with Design Review (M-DR) zone district for an approximately 55-acre portion of an approximately 65-acre project site and a use permit for the development of a 5-megawatt bioenergy facility, small specialty sawmill, dry kilns, chipping and grinding operation, firewood sales, outdoor storage and office, and exceedance of the maximum structural height standard of 45 feet for Unclassified (U) zoned parcels that are designated Full-Time Agricultural-Crops (A-C) in the Shasta County General Plan. The project site is located on the east side of Black Ranch Road, at the intersection of Black Ranch Road and State Highway 299 East, in Burney, CA 96013 (Assessor's Parcel Numbers (APN's) 028-370-028, 030-390-070, and a portion of 030-390-066 as these APN's are assigned for purposes of the

2023 Assessment Roll). Staff Planner: Lio Salazar. Supervisor District: 3. 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 recommending that the Shasta County Board of Supervisors: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration for Zone Amendment 22-0008; b) adopt the recommended findings listed in Resolution 2023-018, 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 22-0008, including modifications, if any, as determined by the Planning Commission.
4. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration for Use Permit 22-0002; b) adopt the recommended findings listed in Resolution 2023-019, including modifications, if any, as determined by the Planning Commission; and c) approve Use Permit 22-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-019, 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. 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 Monica Fugitt, 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.