



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, September 28, 2023, 2:30 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 August 24, 2023, as submitted.

R2 Amendment 23-0002 (Lewis): Mark Lewis and Christine Ngoc Thao Lewis have requested approval of Amendment 23-0002 to establish an additional building envelope and to modify the boundaries of an existing building envelope for Lot 7 of Tract Map 1901 (24RM54). The 5.26-acre project site is located on the west side of Twin Creek Lane approximately 0.20 miles north of the Old 44 Drive and Twin Creek Lane intersection (Assessor's Parcel Number (APN) 111-280-007 as this APN is assigned for the purpose of the 2023 Regular Assessment Roll). Staff Planner: David Schlegel. Supervisor District: 3. Proposed CEQA Determination: Addendum to the previously adopted Mitigated Negative Declaration for Tract Map 1901. 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 addendum to the previously adopted Mitigated Negative Declaration for Tract Map 1901 is adequate for Amendment 23-0002; b) adopt the recommended findings listed in Resolution 2023-018, including modifications, if any, by the Planning Commission; and c) approve Amendment 23-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-018, including modifications, if any, by the Planning Commission.

R3 Zone Amendment 22-0008 and Use Permit 22-0002 (Bar Over Heart Enterprises, LLC) – Continued from August 24, 2023: 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 2023-019, 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 2023-020, 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 2023-020, including modifications, if any, as determined by the Planning Commission.

R4 [Use Permit 23-0003 \(Levey LLC\)](#): LeVey LLC has requested approval of a contractor's outdoor storage yard with an existing 1,258-square-foot one-family residence to be occupied by the owner or operator of the industrial use, or a paid caretaker or night watchman. Existing improvements include a one-family residence, gravel parking and storage areas, security fencing that bisects the property with gated access, privacy fencing along the east, south, west and a portion of the north property line, a gravel driveway, septic system, and well. The project would include installation of landscaping along the property frontage, widening of the existing encroachment off Old Oregon Trail, and construction of an 8-foot-high solid masonry wall or planted berm together with a row of trees along the north lot line and other ancillary site improvements. The 7.40-acre project site is located at 8872 Old Oregon Trail, Redding, CA 96002, on the southwest corner of the intersection of Old Oregon Trail and Pickford Way (Assessor's Parcel Number (APN) 054-020-021 as that APN is assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: Elisabeth Towers. 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 Use Permit 23-0003 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 sections 15301 and 15304; b) adopt the recommended findings listed in Resolution 2023-021, including modifications, if any made by the Planning Commission; and c) approve Use Permit 23-0003 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-021, including modifications, if any made by the Planning Commission.

R5 [Amendments 23-0003 and 23-0004 \(Tullis, Inc\)](#): Tullis, Inc. dba Crystal Creek Aggregates has requested approval of Amendment 23-0003 and Amendment 23-0004 to amend Use Permit 07-020 and Reclamation Plan 07-002 to extend the estimated mining termination date for a 110.69-acre aggregate quarry and processing facility (Crystal Creek Aggregates) by an additional 30 years, to modify the final quarry configuration in order to increase the total allowable quarry volume production from 15.92 million tons to 25.4 million tons, and to expand the project boundary by an additional 69.28 acres (Mineral Resource Area). The applicant is also proposing improvements to the intersection of Iron Mountain Road and Hwy 299, construction of an approximately 200-square-foot hazardous materials storage shed, and abandonment of an existing Concrete Recycle Area located within the quarry stockpile area. The project site is a 179.97-acre portion of a 189.97-acre property located south of the unincorporated community of Keswick at 10936 Iron Mountain Road (Assessor's Parcel Numbers (APNs) 065-250-031 and 065-250-032 as those APNs are assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: Tara Petti. Supervisor District: 2. 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 to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration for Amendment 23-0003; b) adopt the recommended findings listed in Resolution 2023-022, including modifications, if any, by the Planning Commission; and c) approve Amendment 23-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-022, including modifications, if any, by the Planning Commission.

4. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration for Amendment 23-0004; b) adopt the recommended findings listed in Resolution 2023-023, including modifications, if any, by the Planning Commission; and c) approve Amendment 23-0004, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-023, 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.