



# 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, December 14, 2023, 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**

### **PLANNING DIRECTOR'S REPORT**

### **REGULAR CALENDAR**

**R1** [Approval of Minutes:](#)

Approve the minutes of the meeting held on November 9, 2023, as submitted.

**R2** [Parcel Map 23-0005 \(Richison\):](#) Walton C. Richison has requested approval of Parcel Map 23-0005 to subdivide a 6.73-acre parcel into two lots of 2.22 acres and 4.51 acres. The subject parcel is developed with a retail feed store. The project site is located at 8778 Placer Road, Redding, CA 96001, on the north side of Placer Road at the intersection of Centerville Oaks Road and Placer Road (Assessor's Parcel Number (APN) 203-330-039 as that APN is assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: David Schlegel. 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 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); b) adopt the recommended findings listed in Resolution 2023-027, including modifications, if any, made by the Planning Commission; and c) approve Parcel Map 23-0005, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-027, including modifications, if any, made by the Planning Commission.

**R3** [Variance 23-0003 \(Prather\):](#) Daniel G. Prather has requested approval of a variance from the 30-foot yard (setback) standard applicable to lots that are two acres or larger for a 2,077-square-foot replacement residence with an attached 185-square-foot front porch, an attached 363-square-foot rear deck, and an attached 633-square-foot garage to be located 23 feet from the Lynda Lynn Way right-of-way, the centerline of which serves as the western property line of the subject lot. The approximately 2.27-acre project site is located at 13649 Lynda Lynn Way, Redding, CA 96003 (Assessor's Parcel Number (APN) 007-470-016 as that APN is assigned for purposes of the 2023 Regular Assessment Roll). Staff Planner: David Schlegel. 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 Variance 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 15303 and 15305; b) adopt the recommended findings listed in the Resolution 2023-028, including modifications, if any, made by the Planning Commission; and c) approve Variance 23-0003 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-028, including modifications, if any, made by the Planning Commission.

**R4** [Amendment 22-0002 \(Hat Creek Construction & Materials, Inc.\):](#) Hat Creek Construction & Materials, Inc. has requested approval of an amendment to Use Permit 99-017A1 for the development of a wood processing facility consisting of a 750-square-foot log yard office, 600-square-foot mechanic shop, 4,500-square-foot sorter/stacker building, 9,000-square-foot sawmill, 4,500-square-foot storage building, 13,500-square-foot planer/storage building, 2,700-square-foot boiler building, two 5,400-square-foot kilns with attached 5,400-square-foot cooling sheds, other ancillary improvements, and outdoor storage. The approximately 343-acre project site is located at 24339 N. Highway 89, Burney, CA 96013 (Assessor's Parcel Number (APN) 023-250-014 as that APN is assigned for purposes of the 2023 Regular Assessment Roll). Supervisor District: 3. Proposed CEQA Determination: Addendum to an EIR. Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that an addendum to the Eastside Aggregates Project Environmental Impact Report is adequate for Amendment 22-0002; b) adopt the recommended findings listed in Resolution 2023-029, including modifications, if any, made by the Planning Commission ; and c) approve Amendment 22-0002, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2023-029, including modifications, if any, made 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.