



DEPARTMENT OF RESOURCE MANAGEMENT  
1855 Placer Street, Redding, CA 96001

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Director  
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**Now Available: Shasta County's Pre-Approved ADU Prototype Plans**

Dear Valued Customer,

In an effort to provide relief to the rising costs of residential construction and to help Shasta County residents better meet their housing needs, the Department of Resource Management has worked with local architects and designers to develop seven unique plans for Accessory Dwelling Units (ADUs) which are pre-approved for use within the unincorporated area of Shasta County. All properties within the unincorporated area of Shasta County which contain a legally constructed single-family residence are eligible for the development of an ADU. The pre-approved plans are provided at no cost with the exception of fees associated with duplicating the plans. The designs range in size from 552 to 888 square feet with both one- and two-bedroom layouts that include options for siding and mirrored floor plans. Some units also include attached garage options and alternative roof, patio, and porch designs. Each design has been prepared to be compliant with the California Building Standards Code at both 50- and 70-pound snow loads so that they can be constructed almost anywhere in Shasta County. This program was made possible with grant funds received from the California Department of Housing and Community Development under Senate Bill 2.

To take advantage of these plans, individual property owners, or their contractors, will need to complete the attached ADU Application Checklist and provide a few additional items needed for the permit. Since each property is unique, these plans will need to be supplemented by energy calculations and other project-specific information. In addition, truss manufacturer's packets will need to be provided with the chosen design option. We will provide you with the information needed to obtain energy and truss calculations or to receive bids from contractors for your project. We are here to help you with the permitting process and our website <https://www.shastacounty.gov/planning/page/shasta-county-pre-approved-adu-plans> has useful information that may assist you. Please feel free to contact us in person at 1855 Placer Street, Suite 101, Redding, CA 96001, by phone at (530) 225-5761, or by email to [resourcemanagement@co.shasta.ca.us](mailto:resourcemanagement@co.shasta.ca.us).

The attached ADU Application Checklist will help you complete the submittal and expedite review of the construction plans for your project. In addition to the pre-approved plans, some or all of the following items will be needed to complete your building permit application submittal depending on the specific construction site and proposed orientation of the ADU:

- [Site Plan](#)

□ Suite 101  
AIR QUALITY MANAGEMENT DISTRICT  
(530) 225-5674  
Fax (530) 225-5237

□ Suite 102  
BUILDING DIVISION  
(530) 225-5761  
Fax (530) 245-6468

□ Suite 103  
PLANNING DIVISION  
(530) 225-5532  
Fax (530) 245-6468

□ Suite 201  
ENVIRONMENTAL HEALTH DIVISION  
(530) 225-5787  
Fax (530) 225-5413

■ Suite 200  
ADMINISTRATION  
(530) 225-5789  
Fax (530) 225-5807

- Grading plan
- Energy calculations
- Truss design from a truss manufacturer based on County plans.

You will also want to coordinate and speak to other agencies that will review your ADU application as you plan your project and prepare your application for submittal in order to expedite approval of your project and avoid the need for corrections or revisions to your application:

- Shasta County Planning Division - Please contact the Planning Division at (530) 225-5532 to discuss zoning standards applicable to ADUs, including setbacks, location within the property, driveway access, etc.
- Shasta County Environmental Health Division - If your property is served by a septic system and/or an on-site domestic well, please contact the Environmental Health Division at (530) 225-5787 to discuss the capacity and ability of your property to support the development of an ADU.
- Fire Protection District or Shasta County Fire Department - Please consult with your local fire protection district or the Shasta County Fire Department if your property is not within a fire protection district for possible requirements applicable to your project. You may contact the Shasta County Fire Department at (530) 225-2418.
- Shasta County Office of Education – School fees may apply for new living space construction. Please contact the Shasta County Office of Education at (530) 225-0200 to determine if additional school fees will be assessed for your project.
- County Service Areas, Community Services Districts & Water Districts – If your property is within a County Service Area (CSA), Community Services District (CSD), and/or a water district, there may be requirements or fees for connection. Please contact the applicable CSA, CSD, and/or water district to determine if any fees and requirements will apply to your project.

The plans available may not be exactly what you are looking for. If you wish to modify the pre-approved plans, you may contact the designers or have another licensed design professional make customizations. However, once modified, these plans would no longer be pre-approved and would require full plan review.

In the unincorporated area of Shasta County, no development impact fees are currently charged for ADUs. Because they are smaller in size than typical single-family residences, the data demonstrates that ADUs are vital in meeting affordable housing needs in Shasta County and that homeowners are taking advantage of this type of housing to provide for places that elderly and young family members can reside. Please note that the pre-approved plans may also be used for primary residences as well. We'd like to invite you to help us spread the word about this program and we look forward to working with you on your project.

Sincerely,



Paul A. Hellman  
Director of Resource Management