

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

January 12, 2012

2:00 p.m.

Board of Supervisors' Chambers

Shasta County Administration Center 1450 Court Street, Room 263, Redding, California

**Call to Order/Flag Salute/Roll Call:**

**Conflict of Interest Declarations:**

**Open Time/Public Comment Period:** Members of the public wishing to address the Commission on matters which are not noticed public hearings may do so under the "Open Time/Public Comment Period." Pursuant to the Ralph M. Brown Act (GCS 54950 et seq) Commission action or discussion cannot be taken on open time matters other than to receive the comments and, if deemed necessary, to refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

**Approval of Minutes: December 8, 2011**

**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.

**Public Hearings: (The decision on any public hearing item (Regular and Consent Items only) may be appealed.)** See "Notes" at the end of the regular agenda.

*Key: California Environmental Quality Act (CEQA); Mitigated Negative Declaration (MND); Negative Declaration (ND); Categorically Exempt (CE); Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).*

**Consent Items:** None.

**Regular Items:**

- R1:** [Use Permit 185-78A & Reclamation Plan 1-78A \(Dicalite\)](#): The project site is located in the Burney / Lake Britton area, on parts of eight parcels with a total area of 705.2 acres, located on the north side of Summit Lake Road, about 0.5 miles west of the intersection of Summit Lake Road and Clark Creek Road. Dicalite Minerals Corporation has requested approval to amend Use Permit 185-78 to include an additional 80-acre area (the north half of Assessor's Parcel Number 022-200-008) for permanent storage of overburden and unusable mined material, and also for removal of a small amount of diatomaceous earth in the southeast corner. All other conditions of the Use Permit would remain as originally approved. The request is also to amend Reclamation Plan 1-78 to include the additional 80-acre area and to reflect current and proposed reclamation practices on the remainder of the reclamation area of the project site. Staff Planner: Walker. District: 3. Proposed CEQA Determination: ND.
- R2:** [Zone Amendment 11-005 \(Columbia School District\)](#): The project site is located in the east Redding area adjacent to the west side of Old Oregon Trail, on the northwest corner of Old Oregon Trail and Jill Lane. The request is to approve a Zone Amendment to rezone four parcels, totaling about 8.5 acres, owned by the Columbia School District, from the Interim Rural Residential (IR) zone district to the Public Facilities (PF) zone district. The four parcels to be rezoned include properties identified by Assessor's Parcel Numbers (APN) 077-180-011, 077-190-005, 077-200-008 and 077-200-009. APN 077-180-011 would be used to expand the school parking area. APN 077-190-005 would be developed with a solar panel array. APN 077-200-008 is presently developed with the school's baseball field. APN 077-200-009 is presently developed with the school's basketball courts. The main school site, which is located on APN 077-180-004, is already zoned Public Facility. Staff Planner: Walker. District: 4. Proposed CEQA Determination: ND.
- R3:** [Zone Amendment 10-005 & Tract Map 1999 \(Brannon\)](#): The project site is four parcels totaling 48.07 acres. The site is located in the Palo Cedro area at the end of Tudor Oaks Drive, approximately 525 feet west of the intersection of Tudor Oaks Drive and Hidden Lane. The request is to rezone the project site from the Rural Residential zone district combined with the 10-Acre Minimum Lot Area (R-R-BA10) zone district to the Rural Residential zone district combined with the Building Site Minimum (R-R-BSM) zone district. The rezoning would facilitate the merger and re-subdivision of the project site resulting in the creation of a total of ten parcels ranging from 3.72 acres to 6.54 acres in size. Staff Planner: Salazar. District: 3. Proposed CEQA Determination: MND.
- R4:** [Use Permit 09-015 \(Leaf\)](#): The project is an approximately 20-acre portion of a 140-acre parcel located in the Big Bend area at the end of Hot Springs Road, approximately 0.45 miles west of the intersection of Hot Springs Road and Big Bend Road. The applicant has requested approval to modify an approved conceptual development plan and standards adopted with the Commercial Recreation (C-R) zone district that applies to the property. The applicant has also requested an exception from Shasta County development standards that require parking areas and driveways to be surfaced with asphalt. Staff Planner: Salazar. District: 3. Proposed CEQA Determination: MND.

**R5:** [General Plan Amendment 08-005, Zone Amendment 08-019 & Tract Map 1989 Continued from 12/08/11 \(Miller/Deyle\)](#): The project is located in the Shingletown area on two parcels totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 mile south of the intersection of Shingletown Ridge Road and State Highway 44 East. The applicant has requested approval of a General Plan Amendment from the Natural Habitat 40-Acre (NH-40) designation to the Rural Residential B (RB) designation and a Zone Amendment from the Unclassified (U) zone district to the Limited Residential with the Building Site Minimum (R-L-BSM) zone district and/or other appropriate zone district, which would facilitate a proposed subdivision creating 41 residential parcels ranging from 5 acres to 6.5 acres in size with a 39.58-acre remainder parcel. Staff Planner: Salazar. District: 5. Proposed CEQA Determination: MND.

**Non-Hearing Items:** None.

### **Adjournment**

**NOTICE: The Planning Commission meeting for February 9, 2012, has been cancelled.**

### **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. 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, and variances 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 and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors.
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. In compliance with the Americans with Disabilities Act, Shasta County will make available to disabled members of the public disability-related modification or accommodation, including auxiliary aids or services, in order for the person to participate in the public meeting. The public should contact the Department of Resource Management, Planning Division, by telephone at (530) 225-5532 or in person or by mail at 1855 Placer Street, Suite 103, Redding, CA 96001 to request a modification or accommodation. Notification five (5) days prior to the meeting will enable the County to make arrangements to provide reasonable accommodations. If requested, this document and other agenda materials can be made available in an alternative format for persons with a disability who are covered by the Americans with Disabilities Act.

The agenda and staff reports can be found on the internet at [www.co.shasta.ca.us](http://www.co.shasta.ca.us). Click on "County Departments" then "Resource Management."