

PLANNING COMMISSION AGENDA

REGULAR MEETING

February 9, 2006

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 Declaration:

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. Citizens wishing to address the Commission must submit a "Request for Appearance before the Shasta County Planning Commission" prior to the beginning of the meeting. The form is available from the Commission Clerk prior to the start of the meeting.

Approval of Minutes for: January 12, 2006

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 may be appealed) See "Notes" at the end of the regular agenda.

Consent Items: see attached

Items on the Consent Items list are expected to be routine and non-controversial in nature. They are items which are recommended for approval by staff. However, any Commission member, staff member, applicant or interested person may request that an item be removed from the Consent Items list for public discussion prior to action by the Commission.

Regular Items:

- R1:** **Parcel Map 05-055 (RPCE Investments)**: Anderson area. The project is located on an approximate five-acre parcel on the north side of Dersch Road one-tenth of a mile east of Deschutes Road. The applicant has requested approval of a two-parcel land division into 2.65 and 2.2-acre parcels. Staff Planner: Meraz. ___
- R2:** **Use Permit 05-031 (Cingular Wireless)**: Bella Vista area. The project is located on a 29.82-acre parcel on the west side of Deschutes Road less than three-tenths of a mile south of its intersection with Meyer Road. The applicant has requested approval to construct and operate an 80-foot-tall telecommunication facility camouflaged as a pine tree, with an equipment shelter at its base. Staff Planner: Meraz.
- R3:** **Tract Map 1924 (Gardner)**: Redding Municipal Airport area. The project is located on a 45.5-acre parcel on the north side of Knighton Road approximately seven-tenths of a mile west of its intersection with Airport Road. The applicant has requested approval of a six-parcel land division. Staff Planner: Rogers.
- R4:** **Zone Amendment 05-002 and Tract Map 1906 (Jenkins)**: Oak Run area. The project is located on an 80-acre parcel at the northwest end of Teri-Rand Lane approximately two-tenths of a mile north of its intersection with Oak Run Road. The applicant has requested approval of: a Zone Amendment from Unclassified (U) to Limited Residential (R-L) for the southern portion of project site within the RB General Plan land use designation, and Habitat Protection - 80-acre minimum (HP-BA -80) for the northern portion of project site within the General Plan land use designation of NH-80; a two-parcel land division of an 80-acre parcel; and a CDF exception to the County Fire Safety Standard, Section 6.11.1, Dead End Road Length (4/5 vote required). Staff Planner: Rogers.
- R5:** **Use Permit 05-012 (Stutes)**: Igo area. The project is located on a 444-acre parcel located adjacent to the south side of Cloverdale Road approximately one-half mile east of its intersection with Placer Road. The applicant has requested approval of a 2,500-foot-long by 50-foot-wide private runway, using an existing private dirt road. Staff Planner: Bonnin.

Non-Hearing Items:**Planning Commissioners' Comments:****Manager's Comments:****County Counsel's Comments:**

Note: The "Comment" items are for information and reporting purposes only. Commission action cannot be taken. If it becomes apparent that action is necessary or desired, the matter(s) will be scheduled on a subsequent Planning Commission agenda.

Adjournment**- 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. 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.

Consent Items:

The following items are expected to be routine and non-controversial in nature. They are items which are recommended for approval by staff. However, any Commission member, staff member, applicant or interested person may request that an item be removed from the Consent Items list for public discussion prior to action by the Commission.

- C1: Use Permit 03-019 Extension of Time (Elder):** Bella Vista area. The project is located on a two-acre parcel at the southeastern corner of the intersection of State Route 299E and Dry Creek Road. The applicant has requested a two-year extension of time to continue work on establishing a contractor's yard for storage of trucks and construction equipment; construction of a 5,000-square-foot building for equipment storage and truck maintenance; and converting an existing 1,200-square-foot residence to an office. Staff Planner: Meraz.
- C2: Amendment of Parcel Map 03-028 (Crook):** Palo Cedro area. The project is located on a 9.7-acre parcel adjacent to the east side of the intersection of Neville Drive and Boyle Road. The applicant has requested an extension of time and an amendment of a previously-approved two-parcel land division to change the property line to create a different building site on Parcel 2. The revised parcel sizes are 3.5 and 6.2 acres. Staff Planner: Meraz.
- C3: Zone Amendment 05-042 and Parcel Map 05-069 (Vernon):** Cottonwood area. The project is located on a 23-acre parcel on the southwest side of Webb Road approximately two-tenths of a mile southeast of its intersection with Lone Tree Road. The applicant has requested approval of a zone amendment from the Unclassified (U) to the Limited Agricultural (A-1) zone district in conjunction with a four-parcel land division. Staff Planner: Rogers
- C4: Parcel Map 05-070 (Hill):** South Redding area. The project is located on a 12.69-acre parcel on the north side of Green Acres Lane at its northwest intersection with Churn Creek Road. The applicant has requested approval of a one-parcel land division with a remainder parcel. Staff Planner: Rogers.

The agenda can be found on the internet at www.co.shasta.ca.us. Click on "Resource Management."