PLANNING COMMISSION AGENDA

REGULAR MEETING
March 8, 2007
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: February 8, 2007.

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: **Use Permit 101-84A (Larocque)**: The property is located in the Anderson area on the southwest side of Parallel Road approximately one-tenth of a mile northwest of its intersection with State Highway 273. The request is to amend the existing Use Permit for a mini-storage facility to allow a two-story 10,100-square-foot mini-storage building. The original Use Permit was approved on May 3, 1984, for a mini-storage and a caretaker's residence/office. Staff Planner: Caputo.

R2: **Zone Amendment 07-003 and Tract Map 1932 (Clarum Homes)**: The project is in the Community of Cottonwood on a 139-acre parcel located west of Interstate 5 and Rhonda Road, approximately one mile north of the Interstate 5/Gas Point Road Interchange. The proposal is to develop a single-family residential subdivision with 140 lots ranging in size from 13,600 square feet to 36,400 square feet with a 10.4-acre remainder parcel on the northeast corner of the property. This subdivision will abut an existing 45-lot subdivision on the southeast side over to Rhonda Road (Tract Map 1707). Castlewood Drive and Manor Crest Drive which connect to Rhonda Road will serve as main and secondary access to the proposed subdivision. Staff Planner: Hunter.

R3: **Zone Amendment 06-026 (Birk)**: The project is located in the Palo Cedro area on a 10.10-acre parcel at the northeast corner of the intersection of Bella Montania Lane and Regna Drive. The proposal is to change the Rural Residential zone district combined with the minimum lot area as shown on a recorded map zone district (R-R-BSM) to the Rural Residential combined with the five-acre minimum lot area (R-R-BA-5) zone district. Staff Planner: Salazar.

R4: **Use Permit 06-036 (Alexander)**: The project is located in the Cottonwood Community area on an approximately 27,000-square-foot parcel. The site is situated on the southwest corner of the intersection of Interstate 5, Gas Point Road, and Rhonda Road. The request is for a development of a single-bay, fully automated, no-touch car wash. Staff Planner: Lozier.

R5: **Tract Map 1951 (Rossi)**: The parcel is located in the Cottonwood area adjacent to the west side of Locust Street. The applicant has requested approval for a 14-lot subdivision on approximately five acres. Staff Planner: Bolton.

R6: **Zone Amendment 06-042 (Sierra Pacific Industries)**: The project is located in the Lake McCumber/Viola area on approximately 15 parcels totaling approximately 4,199 acres on the north and south sides of Highway 44, generally bound by Viola-Mineral Road to the east, Ritts Mill Road to the west, Deer Flat Road to the north, and Long Hay Flat Road to the south. The proposal is for a zoning change from the current Timber Production (TP) zone district to the Timberland (TL) zone district. The applicant has stated that the change has been requested in order to provide greater flexibility to manage the lands in a manner that is adaptive to future land development opportunities. Sierra Pacific Industries has submitted two additional applications with requests to remove an additional 2,178 acres from the TP zone district. In total, the lands associated with the three simultaneous applications represent approximately one percent of the TP lands in the County. Staff Planner: Salazar.

R7: **Zone Amendment 06-043 (Sierra Pacific Industries)**: The project is located in the Burney/Johnson Park area on an estimated 12 parcels totaling approximately 1,229 acres on the east and west sides of Highway 299 East, generally accessible from Rocky Ranch Road, Mountain View Road, Goose Valley Road, Haynes Ranch Road, and Cypress Avenue (Burney). The proposal is for a zoning change from the current Timber Production (TP) zone district to the Timberland (TL) zone district. The applicant has stated that the change has been requested in order to provide greater flexibility to manage the lands in a manner that is adaptive to future land development opportunities. Sierra Pacific Industries has submitted two additional applications with requests to remove an additional 5,148 acres from the TP zone district. In total, the lands associated with the three simultaneous applications represent approximately one percent of the TP lands in the County. Staff Planner: Salazar.

R8: **Zone Amendment 06-044 (Sierra Pacific Industries)**: The project is located in the Viola area on 22 parcels totaling approximately 949 acres on the east and west sides of Highway 299 East, generally north, south and adjacent to Broke Off Meadows Road. The proposal is for a zoning change from the current Timber Production (TP) zone district to the Timberland (TL) zone district. The applicant has stated that the change has been requested in order to provide greater flexibility to manage the lands in a manner that is adaptive to future land development opportunities. Sierra Pacific Industries has submitted two additional applications with requests to remove an additional 5,428 acres from the TP zone district. In total, the lands associated with the three simultaneous applications represent approximately one percent of the TP lands in the County. Staff Planner: Salazar.

R9: **Use Permit 99-82A (Shasta Christian Youth, Inc.)**: The property is located in the Shingletown area on a 50-acre parcel at the intersection of Long Hay Flat Road and Arrowhead Road. The request is for an expansion of existing recreational camp facilities. The expansion would include cabins to accommodate an additional 132 overnight guests, a caretaker's residence, five RV hook-ups, a conference hall, an indoor swimming pool, volleyball court, and storage building. The additional accommodations would increase the occupancy of the camp to 253 overnight guests. The conference hall will have an occupancy of approximately 300 persons. The improvements would be carried out over an estimated 15 to 20 years. Staff Planner: Salazar.

Non-Hearing Items: None.

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 06-027 (Converse)**: The property is located in the East Redding area on two adjacent 20,000-square-foot parcels on the south side of Sunset Lane one-tenth of a mile east of Airport Road. The request is for approval of a contractor's yard including a 3,200-square-foot office and storage building, and a 380-square-foot storage building. Staff Planner: Lozier.

C2: **Use Permit 51-88B (Sierra Pacific Industries)**: The project is located in the Anderson area on a 121.39-acre parcel at the end of Riverside Avenue, five-tenths of a mile west of the Interstate 5 Interchange. The request is for an amendment to Use Permit 51-88 to accurately reflect all existing uses on the property. Over the last 20 years, Sierra Pacific Industries has obtained several Use Permits to approve multiple lumber-related activities on the site. The purpose for this Use Permit is to consolidate the previous Use Permits into one all-inclusive document for uses and structures on the lumber mill site. Staff Planner: Lozier.

C3: **Parcel Map 06-029 (Appledoorn)**: The parcel is located in the north Redding (Buckeye) area, on the south side of Pine View Drive, approximately one mile west of Lake Boulevard. The request is for a two-parcel land division resulting in a 2.87-acre parcel and a 2-acre parcel. Staff Planner: Lozier.

C4: **Use Permit 06-029 (Halpenney)**: The project is located in the Anderson area on the north side of Dersch Road on a five-acre parcel, approximately one-tenth of a mile east of the intersection of Dersch Road and Deschutes Road. The request is for approval of a contractor's yard including a 1,600-square-foot office building, 24,000-square-foot shop and warehouse building, and a 28,800-square-foot storage building. Staff Planner: Lozier.

C5: **Parcel Map 06-041 (Ehn) Continued from the February 8, 2007, Planning Commission Meeting**: The project site is located in South Redding area, at the north end of Family Circle Drive less than one-tenth of a mile from its intersection with Sunset Lane. The request is for a two-parcel land division to separate existing residences on an approximately 2.95-acre parcel. Staff Planner: Caputo.

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