

PLANNING COMMISSION AGENDA

REGULAR MEETING

April 12, 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 21, 2007

Approval of Minutes: March 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 99-82A (Shasta Christian Youth) Continued from March 8, 2007:** 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.
- R2: Use Permit 06-025 (Arnold):** The property is located in the Anderson area on the northeast corner of Deschutes Road and Dersch Road. The request is for a Use Permit to allow for the expansion of an existing large-animal veterinary clinic. The current clinic was established in 1978, and includes a reception area and a 1,920 -square-foot barn. The proposal is to add two stables totaling approximately 17,600 square feet, a 6,528-square-foot horse barn, and a 1,000-square-foot hay barn. The clinic will predominately care for horses. The maximum number of horses to be treated on a given day is 20. Staff Planner: Dirks.
- R3: Variance 07-001 (Janis):** The project is located in the Cottonwood area on Majestic Oak Circle approximately two-tenths of a mile south of its intersection with Gas Point Road. The request is for a Variance from Section 17.88.185.D of the Shasta County Zoning Plan which requires that a guest house be located behind the main residence. The applicants are requesting that a proposed guest house be located in front of the main residence. Staff Planner: Dirks.
- R4: Zone Amendment 07-006 (Bunton):** The project is located in the Johnson Park area on the northwest side of Robin Way at its intersection with Third Street. The proposal is for a Zone Amendment from the Planned Development (PD) district to the Limited Residential district combined with the minimum lot area shown on a recorded map (R-L-BSM). The rezone is necessary to eliminate a Homeowners' Association which was required under the previously-approved Planned Development. Staff Planner: Lozier.
- R5: Zone Amendment 06-031 & Parcel Map 06-056 (Kempf):** The 12.3-acre property is located in the Manton area on the north side of Rock Creek Road, approximately nine-tenths of a mile southeast of its intersection with Woodcutters Way. The request is for a Zone Amendment from the Unclassified (U) district to the Limited Residential (R-L) zone district in conjunction with a two-parcel land division. The division will result in a 6.68-acre parcel and a 5.63-acre parcel. Staff Planner: Salazar.
- R6: Use Permit 06-038, Reclamation Plan 06-001, and Use Permit 06-031 (Schmitt):** The property is located in the Anderson area on a 78.98-acre parcel on the east side of Eastside Road approximately two-tenths of a mile southeast of its intersection with Latona Road. The request is for approval of a gravel extraction and processing operation to remove approximately 1,700,000 tons of sand, gravel, cobble, and loam over an approximately 15-year period, a caretaker's residence, a shop building, and to reclaim the excavated areas as two small lakes. Additionally, the applicant requests approval to use the reclaimed site as an expansion of a previously-approved wakeboard and water-ski park located on the parcel adjacent to and south of the project site. Staff Planner: Salazar.

R7: Zone Amendment 06-044 (Sierra Pacific Industries) Continued from March 8, 2007: 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.

R8: Use Permit 06-035 (McCombs): The property is located in the Happy Valley area on a five-acre parcel on the south side of Lassen Avenue, approximately four-tenths of a mile west of its intersection with Happy Valley Road. The request is for a dog kennel for 15 dogs. 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 51-88B (Sierra Pacific Industries) Continued from March 8, 2007:** 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.
- C2: Use Permit 06-029 (Halpenny) Continued from March 8, 2007:** 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.
- C3: Parcel Map 06-070 (Chuck):** The project is located in the Burney area on the east side of Black Ranch Road approximately 1.6 miles north of its intersection with Highway 299 East. The request is for a four-parcel land division of a 37.45-acre parcel. The proposed resultant parcels will include a 22.04-acre parcel, 5.04-acre parcel, 5.04-acre parcel, and a 5.32-acre parcel. Staff Planner: Dirks.
- C4: Tract Map 1898 Extension of Time (Szakal):** The parcel is located in the Shingletown area on the south side of State Route 44, approximately three-tenths of a mile west of its intersection with Shasta Forest Drive. The request is for approval of a 2 1/2-year extension of time for an 11-parcel land division of approximately 38.6 acres. Staff Planner: Lozier.
- C5: Parcel Map 06-069 (Jones):** The parcel is located in the Cottonwood area on a 33.44-acre parcel on the west side of Locust Street, approximately two-tenths of a mile north of its intersection with Trefoil Lane. The request is for a two-parcel land division. The project will result in the creation of an 8.57-acre parcel and a 24.87-acre parcel. Staff Planner: Salazar

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