

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

May 10, 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:**           **March 8, 2012**

**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); Categorical Exempt (CE); Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).*

**Consent Items:** None.

**Regular Items:**

- R1:** [Use Permit 11-015 \(Munson\)](#): The project is located in the east Anderson area on two parcels totaling 8.1 acres on the northeast corner of the intersection of Locust Road and Paul Bunyan Court. Munson Pump Services has requested approval of a Use Permit for a contractor's yard for a contractor that specializes in flood control equipment and industrial applications. Site development would include a 7,000-square-foot shop, a 2,400-square-foot office, a 1,000-square-foot awning, and an approximately 4.5-acre outside equipment and materials storage area. Staff Planner: Bill Walker. District: 5. Proposed CEQA Determination: ND.
- R2:** [Zone Amendment 10-003 \(Gordon\)](#): The project site is located in the Montgomery Creek area on the west side of Woodhill Drive approximately 0.4 miles south of the intersection of Woodhill Drive and State Highway 299 East. The proposal is to rezone a 35-acre portion of 160 contiguous acres owned by the applicant from the Timber Production (TP) zone district to the Timberland (TL) zone district. Staff Planner: Lio Salazar. District: 3. Proposed CEQA Determination: MND.
- R3:** [General Plan Amendment 10-002 \(Main\)](#): The request is to amend the text of General Plan Policy CO-k to create an exception to the 5-acre minimum parcel size requirement of the policy. The amendment would allow the division of parcels under ten acres into on-acre parcels without providing water and sewer services in limited circumstances. If approved, the applicant intends to subdivide an approximately 8.7 acre parcel into six 1.45-acre parcels with individual wells and septic tank/leach field systems. The applicant's land is located in the Redding area on the southwest corner of the intersection of Wilshire Drive and Henderson Road. Staff Planner: Lio Salazar. District: 2. Proposed CEQA Determination: ND.

**Non-Hearing Items:** None.

## **Adjournment**

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."