

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

May 12, 2011

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:**        **April 21, 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); Categorical Exempt (CE); Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).*

**Consent Items:** None.

### **Regular Items:**

**R1:**    **Use Permit 01-033B (Wheelabrator):** The project site is located in the south Anderson area adjacent to the southwest corner of the intersection of Industry Road and Locust Road. The request is for an amendment to an existing Use Permit (UP01-033A) in order to construct an 825-foot-long by 40-foot-high Dust/Wind Screen with a Vapor Phase Fogging System (to neutralize odors) to be located on the south side of the 75-acre property. In addition, the applicant proposes to modify the currently permitted dimensions of two of the wood waste fuel storage piles from 1000-foot-long, 150-foot-wide, and 60-foot-high to 1000-foot-long, 200-foot-wide, and 50-foot-high to improve fuel management efficiency. Staff Planner: Hector. District: 5. Proposed CEQA Determination: ND.

- R2:** [Use Permit 10-017 \(Fall River Ranch\)](#): The property is located in the Dana/Glenburn area on three parcels totaling approximately 436 acres, on both sides of McArthur Road, approximately one mile west of the intersection of Spring Creek Road and McArthur Road. The request is for approval of six septic systems, including two new leach field areas and four replacement leach field areas, on the Fall River Ranch. The septic systems would be located on the north side of the Fall River in close proximity to existing or proposed residences. The original Planned Development ordinance adopted in 1987 requires approval of a Use Permit for sewage disposal systems on the site. Staff Planner: Walker. District: 3. Proposed CEQA Determination: MND.
- R3:** [Use Permit 11-002 \(Mountain Valley Health Centers\)](#): The project is located in the Burney area on a 0.85-acre property south of the intersection of Enterprise Drive and Commerce Way. Mountain Valley Health Centers is requesting a Use Permit to allow for a new medical clinic building to exceed a 20-foot building height restriction by two feet, creation of a 10-foot-wide vegetative barrier instead of a zone wall along the southern property line, and to allow for off-site parking for additional required parking spaces on a separate 0.17-acre adjoining parcel. Staff Planner: Hector. District: 3. Proposed CEQA Determination: CE.

**Non-Hearing Items:**

**NH1:** Resolution Recognizing Assistant Planner Sylvia Adams for Outstanding Service: Staff: Richard Simon.

**NH2:** Nomination and election of Chairman and Vice-Chairman for the remainder of 2011.

**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.

**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."**