

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

July 9, 2009

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:            May 14, 2009**

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

### **Consent Items:**

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.

- C1:** **Parcel Map 07-029 (Woolery)**: The project site is a ten-acre parcel located in the Cottonwood area on the southeast corner of the intersection of Locust Street and Trefoil Lane. The request is for a two-parcel residential land division. The division would create two 5-acre parcels, one of which would contain an existing home site. Staff Planner: Salazar. District 5. Proposed CEQA Determination: MND.
- C2:** **Parcel Map 08-031 (Sukosky)**: The project site is a 4.5-acre parcel located in the Happy Valley area on the south side of Whispering Canyon Drive, approximately 0.4 mile south of its intersection with Setting Sun Drive. The request is for a two-parcel residential land division. The division would create a 2.05-acre parcel and a 2.45-acre parcel. The 2.45-acre parcel would contain an existing home site. Staff Planner: Salazar. District 2. Proposed CEQA Determination: MND.

**Regular Items:**

- R1:** **Tract Map 1984 Continued from 05/14/2009 (Parker)**: The project is located in the Anderson area on a 15.24-acre parcel on the south side of Balls Ferry Road, approximately 1/3 mile northwest of its intersection with Deschutes Road. The request is for approval to divide the parcel into three parcels ranging in size from 5 to 5.24 acres. Staff Planner: Hector. District 5. Proposed CEQA Determination: MND.
- R2:** **Parcel Map 06-074 (TBS Ranch/Kollenborn)**: The project is located in the Palo Cedro area on a 23.8-acre property on the west side of Maynard Road, approximately 0.75 mile northwest of the intersection of Maynard Road and Deschutes Road. The request is for the approval of a residential land division into two parcels being 18.8 acres and 5.0 acres in size. Staff Planner: Hector. District 3. Proposed CEQA Determination: MND.
- R3:** **Parcel Map 08-022 (Bean)**: The project is located in the Palo Cedro area on a 20-acre property on the south side of Charolais Way, approximately 0.17 mile west of its intersection with Maynard Road. The request is for the approval of a Parcel Map for the division of the property into three parcels being 5.4 acres, 7.2 acres, and 7.4 acres in size. Staff Planner: Hector. District 3. Proposed CEQA Determination: MND.
- R4:** **Tract Map 1987 (Jewell)**: The project is located in the west Redding area, on the east side of Texas Springs Road, approximately 0.2 mile southeast of the intersection of Texas Springs Road and Montgomery Ranch Road. Charles and Linda Jewell have requested approval of a land division of 151.3 acres into three parcels of 3.6 acres, 4.8 acres, and 3.3 acres, with a 139.6-acre remainder parcel. Staff Planner: Walker. District 2. Proposed CEQA Determination: MND.
- R5:** **Tract Map 1981 (Jewell)**: The project is located in the west Redding area, on the north end of Taku Lane, approximately 0.1 mile north of the intersection of Taku Lane and Texas Springs Road. Jewell Properties has requested approval of a land division of a 37.7-acre parcel into 10 lots ranging in size from 3.00 acres to 5.31 acres. Staff Planner: Walker. District 2. Proposed CEQA Determination: MND.

**Non-Hearing Items:** None.

**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 can be found on the internet at [www.co.shasta.ca.us](http://www.co.shasta.ca.us). Click on "Resource Management."**