

Planning Commissioners:
James Chapin
Richard Franks
Gene Parham
Roy Ramsey
Patrick Wallner

PLANNING COMMISSION AGENDA

SPECIAL MEETING

September 17, 2014

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:

Public Comment Period: Members of the public wishing to address the Commission on an item on this agenda will be provided an opportunity to do so during the Planning Commission's consideration of the item, pursuant to the Ralph M. Brown Act (GCS 54950 et seq).

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).

NON-HEARING ITEM

NH1: [Zone Amendment 11-002 \(Seven Hills Land & Cattle Company, LLC\)](#): The project is located in the Shingletown area on a portion of a 435-acre parcel on the north side of Inwood Road approximately 1.0 mile east of the intersection of State Highway 44 and Inwood Road. The request is for a Zone Amendment from the Exclusive Agriculture (EA) zone district to the Commercial Recreation (C-R) zone district to allow expansion of the existing winery, wine tasting, limited events and recreation operation to include restaurant dining, larger events, an 18-room hotel and a health spa.

The Zone Amendment was referred back to the Planning Commission by the Board of Supervisors for the Planning Commission's consideration and recommendation related to the potential redesign and reduction of the area subject to rezoning and the following additional conditions or revisions proposed by the applicant: 1) remove 0.75 acres of irrigated pasture or cropland from the irrigation regimen to off-set water use by the proposed hotel and spa, 2) construct a vehicle turn-around at the east entrance to the project site, and 3) plant screening vegetation between the proposed hotel and spa location and the property under separate ownership located to the east. Staff Planner: Lozier. District: 5. Proposed CEQA Determination: Mitigated Negative Declaration.

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. 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. Click on "County Departments" then "Resource Management."