

PLANNING COMMISSION AGENDA

REGULAR MEETING

October 14, 2010

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: September 9, 2010

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: None.

Regular Items:

R1: [Parcel Map 09-014 \(Springer\)](#): The project is located in the Happy Valley area on a 76.57-acre parcel on the southeast corner of the intersection of Cloverdale Road and Heavenly Valley Lane. The request is for a four-parcel residential land division with a 40-acre remainder parcel. Three of the proposed parcels would range from 2.59 acres to 3.03 acres in size. The fourth proposed parcel would be 27.76 acres in size. Staff Planner: Salazar. District: 2. Proposed CEQA Determination: MND.

- R2:** [Use Permit 09-009 \(Wooten\)](#): The 78.98-acre project site is located on the east side of Deschutes Road, approximately 1.4 miles north of the intersection of Deschutes Road and Boyle Road. The applicant has requested approval of a 125-foot wireless telecommunication tower with collocation capability, six radio cabinets, and a 12' X 20' equipment shelter. Staff Planner: Salazar. District: 3. Proposed CEQA Determination: MND.
- R3:** [Variance 10-001 \(Bianco\)](#): The project site is located in the Castella area at 29226 and 29228 Main Street, on a 0.6887-acre parcel on the west side of Main Street, approximately 0.4 miles south of the intersection of Main Street and Frontage Road. The request is for approval of a Variance from the front-yard setback for a residence and a shed. The required setback is 20 feet from the front property line. The requested setbacks for the residence would be 12 feet and for the shed would be 14 feet. Staff Planner: Walker. District: 4. Proposed CEQA Determination: CE.
- R4:** [Variance 10-002 \(North Valley School\)](#): The project is located in the Happy Valley area on a 17.5-acre parcel on east side of Canyon Road at its intersection with China Gulch Drive. The request is for approval of an exception to the Shasta County Fire Department Standards and a Variance from the minimum building setback requirements of the Shasta County Zoning Plan for a new 960-square-foot classroom building and two other buildings already built on site consisting of a 1,440-square-foot classroom building and a 750-square-foot storage building. The applicant proposes location of the two classroom buildings to be 7 feet, and the storage building to be 14 feet, from the south property line near Canyon Road. Staff Planner: Hector. District: 2. Proposed CEQA Determination: CE.

Non-Hearing Items: None.

NOTICE: THE NOVEMBER 10, 2010 PLANNING COMMISSION MEETING HAS BEEN CANCELLED.

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