

PLANNING COMMISSION AGENDA

REGULAR MEETING

December 10, 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: November 12, 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 09-020 (McCants)**: The project site is located in the Millville area, adjacent to the north side of State Highway 44 and adjacent to the south side of Cow Creek, approximately 0.6 miles east of the intersection of State Highway 44 and Millville Plains Road. The request is for approval to divide a 20.47-acre residential parcel into three parcels of 5.0 acres, 5.47 acres, and 10.0 acres. The existing single-family residence would be on the proposed 10-acre parcel. Staff Planner: Walker. District 5. Proposed CEQA Determination: MND.
- C2:** **Parcel Map 09-007 (DeMyer)**: The project is located in the Millville area on a 21.71-acre parcel adjacent to the south side of State Highway 44 East, approximately 0.6 miles east of the intersection of State Highway 44 East and Millville Plains Road. The request is for a two-parcel residential land division. The division would create a 7.64-acre parcel and a 14.07-acre parcel. The resulting parcels would each contain an existing residence and residential accessory buildings. Staff Planner: Salazar. District 5. Proposed CEQA Determination: MND.

Regular Items:

- R1:** **Parcel Map 09-006 (Green)**: The project site is located in the Palo Cedro area, on both sides of Del Rico Court, approximately 0.4 miles south of the intersection of Del Rico Court and Los Altos Drive. The request is for approval of a Parcel Map to adjust a property line between two parcels totaling 27.25 acres, resulting in an 11.88-acre parcel and a 15.37-acre parcel, and then to divide the 11.88-acre parcel into two parcels of 5.78 acres and 6.10 acres. Staff Planner: Walker. District 5. Proposed CEQA Determination: ND.
- R2:** **Parcel Map 09-013 (Koenig/Hurner)**: The project site is located in the west Redding area at the northwest end of Sol Semete Trail. The request is for approval to divide a 25.38-acre residential parcel into two parcels of 10.23 and 15.15 acres. Staff Planner: Walker. District 2. Proposed CEQA Determination: MND.
- R3:** **Zone Amendment 07-011 & Parcel Map 07-015 (Pearson)**: The project is in the Igo-Ono area on a 263.82-acre property located on the north side of Platina Road, approximately 1.5 miles northeast of Ono. The applicant is requesting approval of a Zone Amendment to change the zoning on the property from the Unclassified (U) zone district to the Limited Residential, minimum lot area as shown by final map (RL-BSM) zone districts. The Zone Amendment is requested in conjunction with a Parcel Map consisting of the division of the property into a 226.59-acre parcel and a 37.23-acre parcel. Staff Planner: Hector. District 2. Proposed CEQA Determination: MND.
- R4:** **Parcel Map 09-016 (Taylor)**: The approximately 1,228 -acre project site is located in the McArthur Area on the east side of Day Road, approximately 1.7 miles north of the intersection of Day Road and State Highway 299 East. The request is for a two-parcel agricultural land division. The division would create a 341.2-acre agricultural parcel and a 947.1-acre remainder parcel. The remainder parcel would contain an existing home site and agricultural buildings. Staff Planner: Salazar. District 3. Proposed CEQA Determination: CE.

- R5:** **Zone Amendment 06-019 & Use Permit 09-007 (Dubose)**: The project site is located in the Cottonwood area on an approximately 4-acre portion of a 276-acre ranch. The 4-acre project area is located on the east side of Parkville Road, approximately 0.7 miles south of its intersection with Dersch Road. The request is for approval of a Zone Amendment to remove an Agricultural Preserve (AP) zone district that restricts the 4-acre project site. The applicant also requests a Use Permit to recognize an existing non-conforming cemetery and allow for future expansion of the cemetery on the land proposed to be rezoned. Staff Planner: Salazar. District 5. Proposed CEQA Determination: ND.
- R6:** **Use Permit 09-005 (Stott)**: The project is located in the Mountain Gate area on a 24.5-acre parcel situated on the southeast corner of the intersection of Fawndale Road and Admiral Way. The request is for approval of a 30-foot-high, free-standing, single-faced, illuminated advertising sign, with a 12-foot-high by 36-foot-wide sign area. Staff Planner: Salazar. District 4. Proposed CEQA Determination: N/A.
- R7:** **Administrative Permit 09-034 (Sickler)**: The project is located in the Burney area on a .71-acre parcel on the east side of Long Leaf Lane, approximately 540 feet south of the intersection of Long Leaf Lane and Park Avenue. The request is for approval of an approximately 22-foot-high, 3,000-square-foot storage building prior to constructing a residence. Staff Planner: Salazar. District 3. Proposed CEQA Determination: N/A.

Non-Hearing Items:

- NH1:** Nomination and election of Chairman and Vice-Chairman for 2010.

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."