

PLANNING COMMISSION AGENDA

REGULAR MEETING

December 14, 2006

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 Declaration:

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 for: November 9, 2006

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 may be appealed) See "Notes" at the end of the regular agenda.

Consent Items: See attached.

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.

Regular Items:

- R1: Parcel Map 05-062 (Sutherland):** Continued from the November 9, 2006, Planning Commission meeting. The project is located in the Shingletown area on a 10.5-acre parcel at the intersection of Ritts Mill Road and Emigrant Trail approximately 300 feet east of Starlite Pines Road. The request is for approval of a four-parcel land division. Parcels will range in size from approximately 2.52 to 2.75 acres. Staff Planner: Lozier.
- R2: Zone Amendment 06-033 and Parcel Map 06-009 (Foster):**The project is located in the Millville area on a 50-acre parcel on Millville Plains Road approximately 1.3 miles north of Dersch Road. The applicants have requested approval of a Zone Amendment from the Unclassified (U) to the Limited Residential zone district combined with a 10-acre Minimum Lot Area (R-L-BA-10) in conjunction with a two-parcel land division resulting in one 38.4-acre parcel and one 11.6-acre parcel. Staff Planner: Lozier.
- R3: Zone Amendment 06-008 and Parcel Map 06-008 (Prescott) 4/5 Vote Required:** The project is located in the Cottonwood area on a 38.40-acre parcel on the northeast corner of Venzke Road and Hacienda Road. The applicants have requested approval of Zone Amendment from the Unclassified (U) district combined with Restrictive Flood (F-2) district to the Limited Agricultural (A-1) district combined with Restrictive Flood (F-2) district in conjunction with a four-parcel land division resulting in parcels ranging in size from 5.1 acres to 18.7 acres, and an exception to the Shasta County Fire Safety Standard for a land division with access on a dead-end road more than 1,000 feet long. Staff Planner: Lozier.
- R4: Zone Amendment 06-040 and Parcel Map 06-049 (Clearwater):** The project is located in the Centerville area on a 12.6-acre parcel on the west side of Mule Town Road approximately three-tenths of a mile north of its intersection with Kanaka Lane. The applicant has requested approval of a Zone Amendment from the Unclassified (U) zone district to the Limited Residential (RL) zone district in conjunction with a request for a two-parcel land division, resulting in 5-acre and 7.16-acre parcels. Staff Planner: Salazar.
- R5: Tract Map 1927 (The Palms Development Company, Inc.):** The project is located in the Happy Valley area at the southeast corner of Palm Avenue and Oak Street. The applicants have requested approval of a merger and re-subdivision of two parcels totaling approximately 72.97 acres resulting in eight parcels ranging from five to seven acres with a 30.67-acre remainder parcel. Staff Planner: Salazar.
- R6: Zone Amendment 06-024 (Smith):** The project is located in the East Redding area on eight parcels totaling 55 acres located adjacent to the north side of Old 44 Drive at its intersection with Winegar Road. The applicants have requested approval of a Zone Amendment from the Rural Residential combined with the 5-acre Minimum Lot Area (R-R-BA5) zone districts to the Rural Residential (R-R) zone district. Staff Planner: Salazar.

Non-Hearing Items:

NH1: Nomination and election of Chairman and Vice-Chairman for 2007.

NH2: Certificate of Recognition for Planning Commissioner John Casolary, presented by District 5 Supervisor, Trish Clarke.

Planning Commissioners' Comments:**Manager's Comments:****County Counsel's Comments:**

Note: The "Comment" items are for information and reporting purposes only. Commission action cannot be taken. If it becomes apparent that action is necessary or desired, the matter(s) will be scheduled on a subsequent Planning Commission agenda.

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.

Consent Items:

The following items 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: Grading Permit BP05-02971 (Margrave):** The project is located in the Shasta Community College area on a 20-acre parcel located south of and adjacent to College View Drive approximately 450 feet east of the intersection of Old Oregon Trail and State Highway 299E. The applicant has requested approval of a grading permit to accommodate the development of a pond which will affect more than 250 cubic yards of earth and involve the movement of more than 10,000 cubic yards of earth. Staff Planner: Bolton.
- C2: Parcel Map 04-001 Extension of Time (Basinger):** The project is located in the West Cottonwood area adjacent to the west side of Rancho Estates Road approximately 950 feet north of its intersection with Gas Point Road. The request is for approval of a 2½-year extension of time for a previously approved two-parcel land division of approximately eleven acres. Staff Planner: Bolton.
- C3: Parcel Map 06-046 (Culp):** The project is located in the West Redding area on a 10.4-acre parcel on the north side of Lower Springs Road approximately four-tenths of a mile west of its intersection with State Highway 229. The applicant has requested approval of two-parcel land division resulting in a 3.3-acre and a 7.1-acre parcel. Staff Planner: Salazar.
- C4: Parcel Map 04-044 Extension of Time (Feamster):** The project is located in the Whitmore area on a 187-acre parcel on Whitmore Road approximately two miles east of its intersection with Fern Road. The applicant has requested approval of a 2½-year extension of time for a previously approved four-parcel land division. Staff Planner: Salazar.
- C5: Tract Map 1891 Extension of Time (Alexander/Leggett Properties):** The project is located in the Cottonwood area on a 13.8-acre parcel on the north side of First Street and west of Interstate 5. The applicants have requested approval of a 2½-year extension of time for a previously approved 69-lot subdivision. Staff Planner: Lozier.

The agenda can be found on the internet at www.co.shasta.ca.us. Click on "Resource Management."