

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

PLANNING COMMISSION AGENDA

REGULAR MEETING

April 9, 2015

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: **March 12, 2015**

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 14-006 \(Warmington\)](#): The project site is an 11.22-acre parcel located in the Bella Vista area on the west side of East Stillwater Way, approximately 0.2 miles north of the intersection of East Stillwater Way and State Highway 299 East. The request is for approval of a two-parcel residential subdivision. The proposed subdivision would create two 5.61-acres parcels. Staff Planner: Salazar. District: 4. Proposed CEQA Determination: MND.
- R2:** [Use Permit 14-002 \(McTimmonds\)](#): The project is located in the Lakehead Area of Shasta County approximately four miles north of Lakehead at the Interstate5/Delta School Road interchange. Four parcels totaling 40.5 acres on the south side of I-5 on Fenders Ferry Road would be the location of the Zip Tour and Adventure Park. One parcel on the north side of I-5 totaling 1.8 acres is proposed for the Welcome Center, guest parking area, and gear and vehicle storage. Staff Planner: Lozier. District: 4. Proposed CEQA Determination: MND.
- R3:** [Use Permit Amendment 01-033C \(Wheelabrator\)](#): The 75-acre project site is located in the south Anderson area adjacent to the southwest corner of the intersection of Industry Road and Locust Road. The request is for an amendment to existing Use Permit (UP01-033B) for a Biomass Energy Plant to modify the currently permitted dimensions of two wood-waste fuel-storage piles from 200-foot-wide by 1,000-foot-long fuel piles to 200-foot-wide by 775-foot-long on the east side and 653-foot-long on the west side for the West fuel pile, and to 260-foot-wide by 865-foot-long on the west side and 970-foot-long on the east side for the East fuel pile (Note the height of both fuel piles would remain fifty feet). In addition, the amendment would allow the operator to move an existing water berm 100 to 150 feet further east. No increase in current energy production at the power plant is being proposed. Staff Planner: Hector. District: 5. Proposed CEQA Determination: ND.

Non-Hearing Item:

- NH1:** [Workshop – Planning Commissioners’ Roles and Responsibilities Continued from 03/12/2015](#) – Staff: Richard Simon & James Ross.

Adjournment

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."