Shasta County

Planning Commissioners:
Gene Parham
Roy Ramsey
Tim MacLean
James Chapin
Patrick Wallner

PLANNING COMMISSION AGENDA

REGULAR MEETING
March 10, 2016
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:

Public Comment-Open Time: To address the commission members of the public may directly address the Planning Commission on any agenda item on the regular calendar before or during the Commission's consideration of the item. In addition, the Planning Commission provides the members of the public with a Public Comment-Open Time period, where the public may address the Commission on any agenda item on the consent calendar before the Commission's consideration of the items on the consent calendar and may address the Commission on any matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission. Pursuant to the Brown Act (Govt. Code section 54950, et seq.), Commission action or discussion cannot be taken on non-agenda matters, but the Commission may briefly respond to statements or questions and, if deemed necessary, refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission Agenda. Comments should be limited to matters within the subject matter jurisdiction of the Commission.

Approval of Minutes: **January 14, 2016** (regular meeting)
January 21, 2016 (special meeting)

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.

Conflict of Interest Declarations:

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: **TRACT MAP 1989 (BLUE RIDGE MOUNTAIN, LLC) – EXTENSION OF TIME**: The project is located in the Shingletown area on two parcels totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 miles south of the intersection of Shingletown Ridge Road and State Highway 44 East. The request is for approval of a recommended 3-year extension of time for Tract Map 1989 which was approved by the Planning Commission on January 12, 2012, for the creation of forty-one residential parcels ranging in size from 5 acres to 6.5 acres and an approximately 39.58-acre remainder parcel. All parcels meet the minimum parcel size of the respective zone district in which the parcels are located, and all parcels have demonstrated compliance with County Development Standards, subject to the conditions of approval adopted for the project. Staff Planner: Lio Salazar. District: 5. Proposed CEQA Determination: N/A.

R2: **TRACT MAP 1999 (BRANNON) – EXTENSION OF TIME**: The project is located in the Palo Cedro area on the four parcels totaling 48.07 acres at the end of Tudor Oaks Drive, approximately 525 feet west of the intersection of Tudor Oaks Drive and Hidden Lane. The request is for approval of a recommended 3-year extension of time for Tract Map 1999 approved by the Planning Commission on January 12, 2012, for the creation of ten residential parcels ranging in size from 3.72 acres to 6.54 acres. All parcels meet the minimum parcel size of the zone district in which the parcels are located, and all parcels have demonstrated compliance with the adopted Development Standards, subject to the conditions of approval adopted for the project. Staff Planner: Lio Salazar. District: 3. Proposed CEQA Determination: N/A.

Non-Hearing Items:

NH1: The Planning Commission will consider sending one or more Commissioners to the Planning Commission Training Workshop located in West Sacramento on April 16, 2016.

NH2: The Planning Commission will consider canceling its regular meeting scheduled for April 14, 2016.

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 online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management."