Shasta County

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

AGENDA

REGULAR MEETING
OF THE
SHASTA COUNTY PLANNING COMMISSION

Thursday November 10, 2016, 2:00 p.m.

The Planning Commission welcomes you to its meetings which are regularly scheduled the second Thursday of each month at 2 p.m. in the Board of Supervisors Chambers on the second floor of the Shasta County Administration Center, 1450 Court Street, Suite 263, Redding, California.

The agenda is divided into two sections: CONSENT CALENDAR: These matters include routine administrative actions and are usually approved by a single majority vote. REGULAR CALENDAR: These items include policy, and administrative actions. The regular calendar also includes "Scheduled Hearings," which are noticed public hearings.

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.

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.

The Planning Commission's decision on any noticed public hearing item may be appealed to the Board of Supervisors. 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).

CALL TO ORDER/FLAG SALUTE/ROLL CALL

APPROVAL OF MINUTES: October 13, 2016

PUBLIC COMMENT PERIOD - OPEN TIME:

During the Public Comment - Open Time period, members of the public may address the Planning Commission on any item on the agenda, 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.

REGULAR CALENDAR

SCHEDULED HEARINGS

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.

Conflict of Interest Declarations:

R1 **TRACT MAP 1785 (SALE) EXTENSION OF TIME** ***Continued from 10/13/16***: The project is located in the Old Shasta area on a 100-acre parcel on both sides of Mule Mountain Parkway, about 0.2 miles southwest of the intersection of Mule Mountain Parkway and Swasey Drive (APN: 204-210-005-000). The request is for a one-year Extension of Time for a 24-parcel land division of 66 acres with a 34-acre remainder parcel, which was originally approved in 1994. The proposed new expiration date would be November 28, 2017. Staff Planner: Bill Walker. District: 2. Proposed CEQA Determination: N/A

R2 **PARCEL MAP 08-002 (BARGAS) EXTENSION OF TIME:** The project is located in the Cottonwood area on a one-acre parcel on the northwest corner of the intersection of Locust Street and Second Street (APN: 088-080-041-000). Louis Bargas has requested an extension of time for Parcel Map 08-002. The tentative map was approved on September 11, 2010 for the creation of a 0.6-acre undeveloped residential parcel and a 0.4-acre parcel containing an existing residence. The recommended 3-year extension of time would extend the tentative map approval to September 11, 2019. Staff Planner Lio Salazar. District 5. Proposed CEQA Determination: N/A

R3 **TRACT MAP 1891 (LISLER) EXTENSION OF TIME:** The project is located in the Cottonwood area on the north side of First Street, south of Gas Point Road, on the west side of Interstate 5. The request is for a second and final 3½-year extension of time for the subdivision of a 13.5-acre property into 69 lots ranging from 4,500 to 5,500 square feet in size. Staff Planner Sean Price. District 5. Proposed CEQA Determination: N/A

R4 **CONSIDER REQUEST FOR DEVIATION FROM COUNTY STANDARDS FOR CERTIFICATE OF COMPLIANCE 16-004 (SISON)** ***Continued from 10/13/16*****:** The project site is located in the Anderson area on a 155-acre parcel, approximately 1.1 miles southeast of the intersection of Parkville Road and Dersch Road. The Planning Commission will consider the property owners request for a) deviation from Shasta County's Development Standards related to roads used to access the property, b) an exception from the County's Fire Safety Standards that limit the length of dead end roads, and c) changes to standard project conditions from the Planning Division and Environmental Health Division. Staff Planner: Kent Hector. District: 5. Proposed CEQA Determination: N/A

CONSENT CALENDAR: None

PLANNING DIRECTORS REPORT
General update on planning activities.

ADJOURN

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. The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management." 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 at 1450 Court Street, Suite 308B, Redding.

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. The County of Shasta does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. The County does not discriminate on the basis of disability in its hiring or employment practices. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County's ADA Coordinator: Director of Support Services Angela Davis, County of Shasta, 1450 Court Street, Room 348, Redding, CA 96001-1676, Phone: (530) 225-5515, California Relay Service: (800) 735-2922, Fax: (530) 225-5345, E-mail: adacoordinator@co.shasta.ca.us. Individuals with disabilities who need auxiliary aids and/or services for effective communication in the County's programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Planning Commission meetings, please call the Department of Resource Management (530) 225-5532 five (5) business days before the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator. Accommodations may include, but are not limited to, interpreters, assistive listening devices, accessible seating, or documentation in an alternate format.

The agenda, initial studies, staff reports, and minutes, can be found online at www.co.shasta.ca.us. Click on "County Departments" then "Resource Management."