



Shasta County

Planning Commissioners:

James Chapin
Tim MacLean
Roy Ramsey
Patrick Wallner

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday January 12, 2017 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

ELECTION OF 2017 CHAIRMAN AND VICE CHAIRMAN

PRESENTATION OF PLAQUES TO THE 2015 & 2016 PLANNING COMMISSION CHAIRMAN:

Patrick Wallner, 2015 Chairman

Gene Parham, 2016 Chairman

APPROVAL OF MINUTES: November 10, 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 1946 (SHINGLE GLEN PROPERTIES) EXTENSION OF TIME: The project is located within the Shingletown West Rural Community Center on a 121.7-acre parcel, west of Wilson Hill Road and Emigrant Trail, north of State Highway 44, with access from Shingle Glen Trail. The request is for approval of a 3-year extension of time for approved Tract Map 1946. The Planning Commission approved Tract Map 1946 on December 13, 2007 for a 23-lot subdivision consisting of 5-acre parcels for single-family residential development. Staff Planner: Kent Hector. District: 5. Proposed CEQA Determination: N/A

R2 CONSIDERATION OF EXCEPTION TO COUNTY DEVELOPMENT STANDARDS FOR CONDITIONAL CERTIFICATE OF COMPLIANCE 16-003 (Main):The project site is located in the South Redding area on a 1.45-acre designated remainder parcel, approximately 840 feet south of the intersection of Wilshire Drive and Henderson Road. The request is for an exception from the County's Fire Safety Standards that requires a fire hydrant for single-family dwellings to be located within 750 feet of the parcel being created. The Conditional Certificate of Compliance document for the subject property was prepared by the County Departments at the request of the property owner and is not the object of the Planning Commission's consideration here. The Commission is considering only the property owner's request for an exception from standards as described in the project application and in this report. Staff Planner: Kent Hector. District: 2. Proposed CEQA Determination: N/A

R3 **PARCEL MAP 16-006 (MUNSON):** The proposed project is located in the Cottonwood area on a 33.2-acre parcel on the north side of Black Lane, about 0.6 miles east of the intersection of Black Lane and Balls Ferry Road (21500 and 21528 Black Lane). The request is for approval of a Parcel Map to create four parcels of 2.0 acres, 5.1 acres, 10.0 acres and 16.1 acres. There is one existing single-family residence on each of the proposed 2.0-acre and 16.1-acre parcels. Related to this parcel map, the applicant has requested an exception to Section 6.11.1 of the County Fire Safety Standards which limits dead-end road length to 1,000 feet. The Cottonwood Fire Protection District and the Shasta County Fire Marshall have recommended approval of this exception. Staff Planner: Bill Walker. District: 5. Proposed CEQA Determination: ND

R4 **GENERAL PLAN AMENDMENT 13-002, ZONE AMENDMENT 13-004, AND TRACT MAP 2003 (Stephens):** The project is located west of Interstate Highway 5, north of Cottonwood and south of Anderson, on approximately 122 acres west of Rhonda Road, and approximately one-mile north of Castlewood Drive. The application is for: 1) a General Plan Amendment from Rural Residential A (RA) to Suburban Residential One Dwelling Unit Per Acre (SR-1), 2) a Zone Amendment from the existing Planned Development (PD) district to a new PD district specific to the proposed project, and 3) a residential land division that would create 102 parcels, consisting of 98 suburban residential lots ranging in size from 6,000 to 16,645-square feet, a 36.6-acre open space parcel, a large residential parcel of 59.1-acres and two approximately one-acre residential parcels. Staff Planner: Lio Salazar. District: 5. Proposed CEQA Determination: MND

R5 **USE PERMIT 16-006 (Butler):** The project is located in the Columbia Plan area at the northwest corner of the intersection at Crossroads and Old 44 Drive. The request is for approval to construct a 5,625-square-foot professional office building including 2 suites on a 0.55 acre parcel. Staff Planner: Lisa Lozier. District: 4. Proposed CEQA Determination: CE

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."