



Shasta County

Planning Commissioners:

Roy Ramsey
Tim MacLean
James Chapin
Patrick Wallner
Steven Kerns

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday February 9, 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

APPROVAL OF MINUTES: January 12, 2017

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 1869 – SECOND EXTENSION OF TIME (TRINITY EQUIPMENT COMPANY):** The project is located in the Palo Cedro area on a 77-acre property between the western end of Topland Drive and the eastern end of Gilbert Drive. The request is for approval of a 3½-year extension of time for approved Tract Map 1869. The Planning Commission approved Tract Map 1869 on July 13, 2006 for a 29-lot subdivision consisting of 1.0-acre to 4.36-acre parcels for single-family residential development, along with a 24.9-acre non-disturbance/non-building parcel. Staff Planner Kent Hector. District 3. Proposed CEQA Determination: N/A
- R2** **TRACT MAP 1961 (CHUCK) EXTENSION OF TIME:** The project is located in the Burney area on a 5.76-acre parcel immediately northwest and adjacent to the intersection of Mackinac Street and Superior Avenue. The Mitchell Donald Chuck and Janet Marie Chuck Family Trust have requested approval of an extension of time for approved Tract Map 1961. The tentative map for Tract Map 1961 was approved by the Planning Commission on December 13, 2007, for the creation of twenty parcels ranging in size from approximately 6,300 square feet to approximately 24,000 square feet in size. The recommended 3-year extension of time would extend the tentative map approval to December 13, 2019. Staff Planner Lio Salazar. District 5. Proposed CEQA Determination: N/A
- R3** **PARCEL MAP 07-007 (YOUNT) EXTENSION OF TIME:** The project is located in the Cottonwood area on a 28.65-acre parcel on the southwest corner of the intersection of Locust Road and Vantage Drive (APN: 090-380-074). Larry Yount and Louis Rizzo have requested approval of an extension of time for approved Parcel Map 07-007. The tentative map for Parcel Map 07-007 was approved by the Planning Commission on December 09, 2010 for the creation of two approximately 8-acre undeveloped parcels and an approximately 12-acre undeveloped parcel. The recommended 3-year extension of time would extend the tentative map approval to December 9, 2019. Staff Planner Lio Salazar. District 3. Proposed CEQA Determination: N/A

- R4** **TRACT MAP 1913 (CANTO DE LAS LUPINE, LLC) SECOND EXTENSION OF TIME:**
The project is located in the west Redding area on portions of four existing parcels totaling approximately 334 acres, north of Clear Creek Road and west of Honeybee Road and Texas Springs Road. The request is for approval of an extension of time for a Tract Map for a gated community of 33 residential lots ranging in size from 3.00 to 63.82 acres. This map would be the second unit of the Canto De Las Lupine subdivision. The first unit (Tract 1880) was approved in 2004, for 15 residential lots on 127 acres, and recorded May 26, 2005. Staff Planner: Bill Walker. District: 2. Proposed CEQA Determination: N/A
- R5** **USE PERMIT AMENDMENT 27-94 A2 (YATES):** The project site is located in the Palo Cedro area on a 7-acre parcel on the west side of Deschutes Road, about 0.2 miles south of the intersection of Deschutes Road and Brundage Road (8502 Deschutes Road). The request is for approval of an amendment to Use Permit 27-94. This amendment would change the facility from a covered horse riding arena and boarding stable for up to 32 horses to primarily an equestrian training facility with up or three competition “dressage” style events per year, with as many as 40 people and 20 horses on site during these events. The covered riding arena would be lengthened by 90 feet, and an office and covered viewing area would be added. The boarding facility would be reduced to 6 horses. Staff Planner: Bill Walker. District 3. Proposed CEQA Determination: ND
- R6** **GENERAL PLAN AMENDMENT 16-002, ZONE AMENDMENT 16-005, AND ADMINISTRATIVE PERMIT 16-036 (DE JONG):** The project is located in the north Redding area on approximately 20.61 acres. The project is to: 1) A General Plan Amendment from the Mineral Resource (MR) designation to the Open Space (N-O) designation, 2) A Zone Amendment from the Mineral Resource (MR) zone district to the Open Space (OS) zone district and; 3) An Administrative Permit to approve a residence and residential accessory buildings on the project site within the OS zone district. The project requires the relocation and installation of a sewage disposal system. No other physical changes to the property are proposed at this time. Staff Planner: David Schlegel. District: 1. Proposed CEQA Determination: ND

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."