

# PLANNING COMMISSION

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Commissioner Tim MacLean  
Commissioner James Chapin  
Commissioner Roy Ramsey  
Commissioner Steven Kerns  
Commissioner Patrick Wallner

## AGENDA

### REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday January 11, 2018, 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.

**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 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.

### **CALL TO ORDER**

Pledge of Allegiance  
Roll Call

### **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**

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. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies. Each speaker is allocated three minutes to speak.

### **R1 Presentation**

Presentation of Certificate to the 2017 Planning Commission Chairman, Roy W. Ramsey, from Director of Resource Management, Richard Simon.

### **R2 Approval of Minutes:**

Approve the minutes of the meeting held on December 14, 2017, as submitted.

### **R3 TRACT MAP 1900 (Ricks) – 2<sup>nd</sup> Extension of Time:**

The applicant has requested a second extension of time for approved Tract Map 1900. The project is located in the Palo Cedro area on a 207-acre parcel on the east side of Silver Bridge Road, 1.3 miles south of State Highway 44. The Planning Commission approved Tract Map 1900 on June 8, 2006 to create five residential parcels of 10 to 11.64 acres, and a 158.84-acre remainder parcel. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Make the environmental findings in the attached resolution and find that the extension of time request is exempt from the California Environmental Quality Act (CEQA) in conformance with section 15061(b)(3) of the CEQA Guidelines.
3. Make the findings in the attached resolution and approve a 3½-year extension of time as the second and final extension of time for Tract Map 1900.

### **R4 USE PERMIT 17-004 (GILL):**

Use Permit 17-004 would allow a contractor's equipment storage yard, including a 7,352-square-foot building containing office space, warehouse space, and covered storage space; an 1,800-square-foot shed; a volumetric concrete mixer for the production of concrete septic tanks and horse troughs; outdoor storage of equipment, vehicles, and other materials used in the contractor's business; maintenance of contractor's equipment; outdoor storage and sales of septic tanks and horse troughs. The project is located in Palo Cedro, at the terminus of Palo Way, approximately 0.15 miles east of Deschutes Road. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Make the environmental findings in the attached resolution and adopt the California Environmental Quality Act determination of a Mitigated Negative Declaration.
3. Make the Use Permit findings listed in the attached resolution and approve Use Permit 17-004 subject to the conditions of approval listed in the attached resolution.

### **R5 Planning Director's Report**

## **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](http://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](mailto: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.

8. The agenda, initial studies, staff reports, and minutes, can be found online at [www.co.shasta.ca.us/index.aspx](http://www.co.shasta.ca.us/index.aspx). Click on "Resource Management" under the heading "County Departments" and then click on "Planning Division" then select "Planning Commission Agendas" or "Planning Commission Minutes" or "Initial Studies and Notices of Completion" from the left column.