

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 September 13, 2018, 2:00 p.m.

The Planning Commission also welcomes you to its regularly scheduled meetings which are usually 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. If you have documents to present for the members of the Planning Commission to review, please provide a minimum of eight copies.

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 matter not listed on the agenda that is within the subject matter jurisdiction of the Planning Commission.

REGULAR CALENDAR

R1 Approval of Minutes

Approve the minutes of the meetings held on August 9, 2018, as submitted.

R2 Variance 18-0003 (Kronick) continued from August 9, 2018

John and Charlene Kronick have requested approval of a Variance from the maximum 15-foot building height limit for residential accessory buildings to construct a 900-square-foot RV garage with a height of 19-feet, and a Variance from the 20-foot front yard setback requirement of the Shasta County Zoning Plan for a setback of 6-inches from the edge of the road easement in the National Recreation Area, Shasta unit (NRA-S) district. The project is located in the Lakehead Area on a 4.14-acre parcel approximately 0.1 miles south of the intersection of O'Brien Mountain Road and Grey Fawn Trail (17528 Grey Fawn Trail). Staff Planner: Luis A. Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds the project Categorical Exempt from the California Environmental Quality Act (CEQA) under Section 15303 (new construction of small structures), and Section 15305 (minor alterations in land use limitations); b) adopts the recommended findings listed in Resolution 2018-023; and c) approves Variance 18-0003 subject to the conditions set forth in Attachment A to Resolution 2018-023.

R3 Tract Map 1973 – (Barzin Trust) 2nd Extension of Time 18-0003

Barzin Trust has requested a second extension of time for approved Tract Map 1973. The project is located in the Mountain Gate area on a 28.3-acre parcel on the south side of Union School Road at the intersection of Union School Road and Walter Avenue (APN 306-050-004 and 306-050-005). The Planning Commission approved Tract Map 1973 on August 13, 2009, for the creation of three residential parcels that range in size from 3.08 acres to 3.79 acres, with a 17.9-acre remainder parcel and a first discretionary extension of time on September 10, 2015. Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds that the extension of time is not subject to the California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment; b) adopt the recommended findings listed in Resolution 2018-024; and c) approve a 3-year Extension Of Time for Tract Map 1973, based on the

recommended findings and subject to the conditions listed in Planning Commission Resolution No. 2009-038.

R4 Tract Map 1985 – (Barzin Trust) 2nd Extension of Time 18-0004

Barzin Trust has requested a second extension of time for approved Tract Map 1985. The project is located in the Mountain Gate area on a 109.8-acre parcel at the north end of Mitchellinda Drive, approximately three-tenths of a mile north of the intersection of Natalie Way and Mitchellinda Drive (APN 073-010-006). The Planning Commission approved Tract Map 1985 on August 13, 2009, for the creation of four residential parcels that range in size from 2.4 acres to 2.9 acres, with a 98.7-acre remainder parcel and a first discretionary extension of time on September 10, 2015. Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) finds that the extension of time is not subject to California Environmental Quality Act (CEQA) under the General Rule exemption 15061(b)(3) which exempts activities where it can be seen with certainty that there is no possibility of causing a significant effect on the environment; b) adopt the recommended findings listed in Resolution 2018-025; and c) approve a 3-year Extension Of Time for Tract Map 1985, based on the recommended findings and subject to the conditions listed in Planning Commission Resolution No. 2009-040.

R5 Zone Amendment 17-006, Use Permit 17-005, and Reclamation Plan 17-001 (Tullis Inc.)

Tullis Inc. has requested approval of a zoning text amendment to add wildlife habitat to the list of uses permitted use in the Industrial (M) zone. The proposed zoning change is in conjunction with a proposed use permit and reclamation plan for a sand and gravel mining operation on up to 100 acres of an approximately 182-acre parcel. The project is located in the Anderson area on the northeast side of Eastside Road, approximately 0.5 miles southeast of the intersection of Latona Road and Eastside Road in the Industrial (M) zone district (APN 050-100-015). Staff Planner: Lio Salazar. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) adopt a California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended rezoning, use permit, and reclamation plan findings listed in Resolution 2018-026; c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 17-006 subject to the conditions set forth in Attachment A to Resolution 2018-026; d) approve Use Permit 17-005 subject to the conditions set forth in Attachment B to Resolution 2018-026; and e) approve Reclamation Plan 17-001 subject to the conditions set forth in Attachment C to Resolution 2018-026.

NON-HEARING ITEMS

NH1 General Plan Consistency Finding 18-0002 (County of Shasta – Department of Public Works)

The proposal is for Shasta County to abandon the ownership of 7.84 miles of Mineral Road beginning at Bailey Creek and extending southward to the Shasta/Tehama County line as well as a 3.35-mile section of Forwards Mill Road, which extends westward from the intersection of the

segment of Mineral Road, which would be abandoned to the Shasta/Tehama County line as shown in Exhibit 'A.' Staff Planner: David Schlegel. Proposed CEQA Determination: N/A. Staff recommends that the Planning Commission:

1. Finds that the abandonment of County-owned roads as shown in Exhibit 'A' is consistent with the Shasta County General Plan based on the findings in Resolution 2018-027.

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. 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.

8. The agenda, initial studies, staff reports, and minutes, can be found online at 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.