

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 October 11, 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 23, 2018**, and **September 13, 2018**, as submitted.

R2 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. Continue the meeting to a date uncertain.

R3 Parcel Map 07-035 – (Giles) 2nd Extension of Time 18-0005

Joy and Robert Giles has requested a 3-year extension of time for Parcel Map 07-035, approved on October 8, 2009, for the creation of two approximately five-acre parcels and a third approximately fifteen-acre parcel for residential uses. The project is located in the Palo Cedro area, on the east side of Deschutes Road on a 23.39-acre parcel approximately 0.1 miles north of the intersection of Deschutes Road and Homashea Lane (APN 057-140-019). The Planning Commission approved a previous discretionary extension of time on December 10, 2015. Staff Planner: Lio Salazar. 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 Exempt from the California Environmental Quality Act (CEQA) under section 15061(b)(3) of the CEQA Guidelines which states that as a general rule CEQA applies only to projects which have the potential for causing a significant effect on the environment; b) adopt the recommended findings listed in Resolution 2018-029; and c) approve Extension of Time 18-0005 for Parcel Map 07-035, based on the recommended findings and subject to the conditions of approval listed in Planning Commission Resolution 2009-049.

R4 [Tract Map 1946A2 – \(Shingle Glen Properties LLC\)](#)

Shingle Glen Properties has requested approval of Tract Map 1946A2, for an amendment to Tract Map 1946, approved on December 13, 2007. The original approval was for the subdivision of a 121.7-acre parcel into 23 lots consisting of 5-acre parcels for single-family residential development. The applicant is requesting to increase the number of lots from 23 to 36. The project is located in the Shingletown West Rural Community Center, approximately 360 feet west of Wilson Hill Road and Emigrant Trail and 300-feet north of the intersection at State Highway 44 and Shingle Glen Trail (APN 096-290-032). Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution that: a) adopts the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; and b) approve Tract Map 1946A2, based on the findings and subject to the conditions of approval listed in Planning Commission Resolution 2018-030.

R5 [Tract Map 18-0001 – \(Stillwater Properties Inc.\) Addendum to a Mitigated Negative Declaration](#)

Stillwater Properties Inc. has requested approval of Tract Map 18-0001, an 18-lot subdivision consisting of 1.7-to 5.84-acre parcels for single-family residential development. The configuration of lots was first approved as Phase 2 of Tract Map 1977, Unit 2 (a 29-lot subdivision). Phase 1, which included 9 lots, has been recorded. The current project submittal is substantially the same as Phase 2 of the previously approved map with two lots (of 20 total) being omitted; resulting in 18 lots being proposed. The project is located in east Redding in the South Central Urban Area on a 54.10-acre parcel on the east side of Stillwater Creek and the west side of Twin Creek Lane approximately 0.6 miles north of the intersection of Twin Creek Lane and Old 44 Drive (APN: 111-290-011). Staff Planner: David Schlegel. 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 addendum to the previously adopted California Environmental Quality Act (CEQA) Mitigated Negative Declaration (SCH#2010122017) has been considered; and b) approve Tract Map 18-0001, based on the findings and subject to the conditions of approval listed in Planning Commission Resolution 2018-031.

R6 [Zone Amendment 18-0006 \(Shasta County\)](#)

The proposed text amendments to the Shasta County Zoning Plan (ZA18-0006) include specific revisions to ensure consistency with the implementation of a settlement agreement to meet the terms of a court judgment, and to comply with state and federal law.

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt Resolution 2018-032 recommending that the Board of Supervisors: a) find Zone Amendment ZA18-0006 not subject to the California Environmental Quality Act (CEQA) in accordance with the provisions of Government Code section 15060(c)(2) (the adoption of the resolutions and ordinance will not result in direct or indirect changes to the environment or in a significant effect on the environment) and that ZA18-0006 is exempt from CEQA in accordance with CEQA Guidelines section 15061(b)(3) (there is no

possibility the adoption of the resolution and ordinance may have a significant effect on the environment); and b) introduce, waive the reading of and enact an ordinance amending the Shasta County Code Title 17 Zoning Plan pursuant ZA18-0006.

NON-HEARING ITEMS None.

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.