

PLANNING COMMISSION

1855 Placer Street, Suite 103
Redding, California 96001
(530) 225-5532
(530) 245-6468 FAX

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

AGENDA

REGULAR MEETING OF THE SHASTA COUNTY PLANNING COMMISSION

Thursday February 14, 2019, 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 meeting held on January 10, 2019, as submitted.

R2 Tract Map 2012 – (Davis)

Jeff and Terri Davis have requested approval for a subdivision of four lots totaling approximately 26 acres into ten lots ranging in size from 2.06 to 5.17 acres for rural residential development. The proposed parcels would be serviced by individual septic systems and private wells. The project is located west of the Cottonwood community area, on the east side of Sleeping Bull Drive approximately 0.1 mile south of the intersection of Sleeping Bull Drive and Gas Point Road. (APN: 207-650-007, -019 & -020). Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopt the recommended findings listed in Resolution 2019-004; and c) approve Tract Map 2012, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-004.

R3 Tract Map 1989 – (Blue Ridge Mountain, LLC) Extension of Time 18-0008

Blue Ridge Mountain, LLC has requested a third extension of time for approved Tract Map 1989. Approval of Tract Map 1989 in January of 2012 was granted for the creation of forty-one residential parcels ranging in size from 5.0 acres to 8.44 acres, with an approximately 39.58-acre remainder parcel. The project is located in the Shingletown area on two parcels totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 mile southeast of the intersection of Shingletown Ridge Road and State Highway 44 East. (APN: 704-280-013). Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that the extension of time is exempt from 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 2019-005; and

c) approve Extension of Time 18-0008 for Tract Map 1989, based on the recommended findings listed in Resolution 2019-005 and the conditions listed in Resolution 2012-009.

R4 Use Permit Amendment 25-91A – (SRI International)

SRI International has requested approval for a Use Permit Amendment to recognize all existing on-site structures and to construct four additional radio telescopes within the current project footprint of the Hat Creek Radio Observatory. The proposed additional radio telescopes to be installed are 12-meter precision antennae that provide high accuracy and high efficiency optics. The area of the proposed array expansion covers approximately 3 acres. The project site is located approximately 2 miles east of the intersection of Doty Road and Bidwell Road at 42231 Bidwell Road in the Hat Creek area. (APN: 031-610-009 & -010). Staff Planner: Luis Topete. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) adopt the California Environmental Quality Act (CEQA) determination of a Negative Declaration; b) adopt the recommended findings listed in Resolution 2019-006; and c) approve Use Permit Amendment 25-91A, based on the recommended findings and subject to the conditions of approval listed in Resolution 2019-006.

R5 Planning Commission Workshop: GP19-0001 General Plan Text Amendments

The Planning Commission will conduct a public workshop regarding amendments to the Shasta County General Plan for fire hazard planning which is necessary because of changes to the State planning and zoning laws. Staff recommends that the Planning Commission:

1. Receive staff presentation.
2. Take input from the public.
3. Provide direction to staff.

R6 Cancellation of the March 14, 2019 Planning Commission hearing

The Planning Commission will consider canceling its regular meeting scheduled for March 14, 2019.

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.