

PLANNING COMMISSION

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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 December 12, 2019, 2:00 p.m.

The Planning Commission welcomes you to its regularly scheduled meetings which are scheduled for 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

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 November 14, 2019, as submitted.

R2 Extension of Time 19-0006 for Tract Map 1957 (Cassel Ridge, Inc): Robert Findleton has requested approval of a 3-year extension of time for Tract Map 1957. The Planning Commission approved Tract Map 1957 on November, 8, 2007, for the subdivision of 170 acres into 34 five-acre parcels. The project is located in the Cassel Rural Community Center on Ridge Road approximately 0.5 miles south of the intersection of Cassel Road and Ridge Road (APN: 031-520-014 and 031-520-051). Staff Planner: Lisa Lozier. Staff recommends that the Planning Commission:

1. Conduct a public hearing.
2. Close the public hearing.
3. Adopt a resolution to: a) find that Extension of Time 19-0006 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); b) adopt the recommended findings listed in Resolution 2019-025; and c) approve Extension of Time 19-0006 for Tract Map 1957, based on the recommended findings and subject to the conditions of approval as set forth in the attachment to Resolution No. 2007-136.

R3 Use Permit 19-0005 (T-Mobile West, LLC): T-Mobile West, LLC has requested a use permit to construct and operate an unmanned wireless telecommunications facility. The project would relocate three antennae from a PG&E utility pole to a newly constructed 100-foot tall, steel, brown monopole, along with three new antennae within a new 15-foot by 15-foot lease area, approximately 50 feet west of the current tower location. The project would also update the existing ground equipment within an existing 30-foot by 30-foot lease area. The project is located in the vicinity of the northern terminus of Chapman Lane in Lakehead, on property owned by PG&E, 0.40 miles north of the intersection of Chapman Lane and Northwoods Drive, 0.35 miles west of the Interstate 5 northbound lanes and 0.25 miles east of the Interstate 5 southbound lanes. Staff Planner: Tara Petti. 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 2019-026; and c) approve Use Permit 19-0005 based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2019-026.

R4 Zone Amendment 17-0004 (Shasta County): The Planning Commission will hold a public hearing to consider recommending that the Board of Supervisors adopt an ordinance amending the Shasta County Zoning Plan to regulate the use of short-term rentals within the unincorporated area of Shasta County including, but not limited to, placing certain limitations and regulations on use of properties as short-term rentals; imposing certain approval processes; and imposing certain enforcement remedies and processes. Staff Planner: Luis Topete. 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) find that Zone Amendment 17-004 is not subject to and is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2019-027; b) adopt the recommended findings listed in Resolution 2019-027; and c) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 17-004.

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.