

# PLANNING COMMISSION

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

## AGENDA

REGULAR MEETING  
OF THE  
SHASTA COUNTY PLANNING COMMISSION  
**Thursday May 14, 2020, 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 2:00 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.

### **Notice Concerning Conduct of Meeting During COVID-19 Pandemic**

**Please note that in response to the COVID-19 pandemic and in accordance with federal, State, and local directives, orders, and recommendations including, but not limited to, Governor Gavin Newsom's Executive Orders N-29-20 and N-35-20, the procedures for conduct of the Planning Commission meeting immediately following this paragraph are temporarily modified. For information about participating in Planning Commission meetings during the COVID-19 pandemic, please refer to the bottom of the agenda or visit [www.co.shasta.ca.us/index/drm/planning](http://www.co.shasta.ca.us/index/drm/planning). Anyone requiring accommodation for a disability in order to participate in the meeting should contact the Planning Division at (530) 225-5532. In order to allow us to better assist you, please request accommodation at least 24 hours prior to the meeting.**

**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**

For information about participating in Planning Commission meetings during the COVID-19 pandemic, please refer to the bottom of the agenda or visit [www.co.shasta.ca.us/index/drm/planning](http://www.co.shasta.ca.us/index/drm/planning).

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 April 9, 2020, as submitted.

#### **R2 General Plan Consistency Determination (Shasta County):** The Shasta County Health and Human Services Agency (HHSA) proposes to purchase two parcels in Burney, CA, a 0.55-acre property located at 36911 Main Street (Assessor's Parcel Number 028-160-017) and a 0.20-acre property located at 36913 Main Street (Assessor's Parcel Number 028-160-016) to continue to serve as the location of the HHSA offices. California Government Code Section 65402 requires the Planning Commission to determine whether or not the purchase of property by the County of Shasta is consistent with the General Plan. Staff Planner: Adam Fieseler. Staff recommends that the Planning Commission:

Adopt a resolution to: a) find that the proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and b) find that the purchase of the subject properties as shown in "Exhibit A" to Resolution 2020-016 to continue to serve as the location of the Health and Human Services Agency offices is consistent with the Shasta County General Plan based on the findings in Resolution 2020-016.

#### **R3 Use Permit 19-0015 (AT&T Mobility):** New Cingular Wireless PCS, LLC, doing business as AT&T Mobility, has requested a use permit for a new unmanned wireless telecommunications facility consisting of a 40-foot by 40-foot lease area with a new gravel bed throughout and enclosed by a 6-foot tall chain link fence with barbed wire, a proposed 130-foot tall monopine, 9 antennas, 15 remote radio units, one future microwave dish, installation of an 8-foot by 8-foot concrete walk-in cabinet and associated interior equipment, a proposed 30kW diesel standby generator with an attached 190-gallon fuel tank and other ancillary onsite equipment within the proposed lease area. Additional improvements include graveling an existing dirt access road beginning near the west end of the property line to the new telecommunications facility for a new 20-foot wide access road, installing a culvert across the existing dirt access road, undergrounding approximately 1,630 feet of power lines to an existing power pole onsite, installation of

two transformers, and other ancillary improvements. The project is located on a 40.08-acre property on the north side of Ewok Way, approximately 0.8 miles northeast of the intersection of Palm Avenue and Monte Vista Road at 17100 Ewok Way, Anderson, CA 96007 (Assessor Parcel Numbers 206-060-010 & 206-060-002). 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 Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-017; and c) approve Use Permit 19-0015, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-017.

**R4** [Parcel Map 18-001 \(Greenview Development Company\)](#): Greenview Development Company has requested approval of a parcel map to subdivide a 50.17-acre parcel into two residential lots of 9.35 acres and 4.4 acres and a 36.42-acre remainder. The remainder parcel is proposed to be annexed into the City of Redding to facilitate the development of the Westridge Estates subdivision. The project is located in the west Redding area, adjacent to Powerline Road, approximately 0.5-miles southeast of the intersection of Placer Road and Powerline Road (Assessor's Parcel Number 203-160-019). 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 Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-018; and c) approve Parcel Map 18-001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-018.

## **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

### **REMINDERS**

Beginning March 24, 2020, the Board Chambers will not be open for public attendance. Reasonable accommodations will be made for individuals with disabilities.

To participate in a Planning Commission meeting remotely:

1. View the meeting online live or after the meeting at [www.co.shasta.ca.us/index/cob/meeting-videos](http://www.co.shasta.ca.us/index/cob/meeting-videos).
2. Submit public comments in writing electronically before or during the meeting on any matter on the agenda or any matter within the Commission's subject matter jurisdiction, regardless of whether it is on the agenda for Commission consideration or action. Forward comments to [clerkoftheboard@co.shasta.ca.us](mailto:clerkoftheboard@co.shasta.ca.us).

For more details about participating in Planning Commission meetings during the COVID-19 pandemic, or to request accommodation, please visit [www.co.shasta.ca.us/index/drm/planning](http://www.co.shasta.ca.us/index/drm/planning) or contact the Planning Division at (530) 225-5532.

### **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/drm/planning/planning-commission-meetings](http://www.co.shasta.ca.us/drm/planning/planning-commission-meetings). 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.