

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 June 11, 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. 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.

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 May 14, 2020, as submitted.

R2 Zone Amendment 20-0005 (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 with respect to wireless telecommunication facilities. The proposed text amendments would amend sections 17.84.030: Height limits-exceptions, 17.88.140: Residential accessory buildings, and 17.88.282: Wireless telecommunication facilities, and add section 17.02.638: Definition of "Wireless telecommunication services." Proposed amendments include, but are not limited to, the following: 1) Wireless telecommunication facilities located on property containing one or more dwelling unit for the purpose of providing wireless telecommunication services exclusively to the dwelling unit(s) on the subject property would be defined and regulated as residential accessory structures; 2) Wireless telecommunication facilities other than residential accessory structures would be defined and regulated as commercial wireless telecommunication facilities; and 3) Fixed wireless internet facilities, consisting of any structure, tower, pole, antenna, equipment or combination thereof utilized for the purpose of providing wireless internet services to more than one residential and/or commercial customer at fixed locations, would be subject to unique regulations intended to facilitate increased availability of reliable and affordable internet service in rural areas of Shasta County. Staff Planner: Paul Hellman. 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 20-0005 is exempt from the California Environmental Quality Act (CEQA) for the reasons stated in Resolution 2020-018; b) adopt the recommended findings listed in Resolution 2020-018; 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 20-0005.

R3 [Extension of Time 20-0002 for Tract Map 1871 \(KOH Atlas Group\)](#): KOH Atlas Corp has requested approval of an extension of time to extend the expiration date for Tract Map 1871 for three years. Tract Map 1871 was approved in March of 2011 to subdivide a 19.3-acre property into thirty-five residential parcels ranging in size from approximately 0.3 to 1.2 acres. The project site is located within the Redding Municipal Airport Specific Plan area, at the end of Bonita Way, approximately 0.10 miles east of the intersection of Bonita Way and Granada Drive (Assessor's Parcel Number 056-350-024). Staff Planner: Lio Salazar. 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 20-0001 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 2020-019; and c) approve Extension of Time 20-0001 for Tract Map 1871, based on the recommended findings listed in Resolution 2020-019 and the conditions listed in Resolution 03-121.

R4 [Parcel Map 18-001 \(Greenview Development Company\) - Continued from May 14, 2020 \(public hearing is open\)](#): 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. Accept public comments.
2. Leave the public hearing open.
3. Continue this item to the regularly scheduled July 9, 2020 Planning Commission meeting.

R5 [Zone Amendment 20-0004 and Parcel Map 20-0001 \(McCanless\)](#): Christina L. McCanless has requested approval of a zone amendment to change the zoning of the 10.16-acre project site from the Unclassified (U) zone district to the Rural Residential combined with the Building Site minimum lot area of four and one-half acres and five acres (R-R-BA-4.5 and R-R-BA-5) zone districts, and a parcel map to subdivide the property into two parcels of 4.98 acres and 5.18 acres in size, with one existing residence on each parcel. The project site is located at 12150 and 12165 Old Ranch Road, Bella Vista, CA 96008, approximately ¼-mile southeast of the Old Ranch Road and State Highway 299 E intersection (Assessor's Parcel Number 305-220-010). 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 recommending that the Shasta County Board of Supervisors: a) find that Zone Amendment 20-0004 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 2020-020; 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 20-0004.
4. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) find that Parcel Map 20-0001 is exempt from CEQA pursuant to CEQA Guidelines section 15301; b) adopt the recommended findings listed in Resolution 2020-021; and c) approve Parcel Map 20-0001, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-021.

R6 [Zone Amendment 19-0003 and Parcel Map 18-0003 \(Foster\)](#): Larry Foster has requested approval of a zone amendment of a 5.83-acre portion of the 16.3-acre project site from the Community-Commercial combined with Design Review and Restrictive Flood (C-2-DR-F-2) zone district to the Commercial Light-Industrial combined with Design Review and Restrictive Flood (C-M-DR-F-2) zone district, and a parcel map to subdivide the property into ten parcels ranging in size from 0.5 to 3.92 acres to accommodate the future development of a commercial light-industrial business park. The project site is located in the Palo Cedro area at the eastern end of Palo Way, approximately 0.14 miles east of the Deschutes Road and Palo Way intersection (Assessor's Parcel Numbers 059-110-082 & 059-110-083). Staff Planner: David Schlegel. 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 the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-022; 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 19-0003.
4. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) adopt the CEQA determination of a Mitigated Negative Declaration; b) adopt the recommended findings listed in Resolution 2020-023; and c) approve Parcel Map 18-0003, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to Resolution 2020-023.

PLANNING DIRECTOR'S REPORT

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REMINDERS

Due to the COVID-19 public health emergency, the County of Shasta is adapting the way that Planning Commission meetings are conducted. Modifications have been made to protect public health while still encouraging engagement from the public. Reasonable accommodations will be made for individuals with disabilities.

Members of the public are strongly encouraged to consider the following alternative channels that have been made available for remote participation:

1. View the meeting online live or after the meeting at 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. State "Public Comment for Planning Commission Meeting" in the subject line of your email so it is easily identifiable to staff.

In addition to the above, effective June 11, 2020, Planning Commission meetings will be open to limited in-person attendance at 25% maximum capacity, including both County staff and members of the public. Individuals attending meetings shall maintain six feet of distance between themselves and others at all times, and are asked to wear a face covering. Full guidelines for in-person attendance are available at www.co.shasta.ca.us/index/drm/planning-commission-meetings/participating.

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 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. 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 Shelley Forbes, 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.