

# 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 August 13, 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/planning-commission-meetings/participating](http://www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating). 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 July 9, 2020, as submitted.

**R2 Major Project Grading Permit 19-0054 (Pit River Tribe):** The Pit River Tribe has requested approval of a major project grading permit to extend Hardin Road approximately 1,100 linear feet (LF), reconstruct approximately 2,750 LF of Hardin Road, and widen approximately 1,300 LF of SR-299 to accommodate the construction of a new left turn lane onto Hardin Road. The project is located in the Montgomery Creek area, at the intersection of Hwy 299 East and Hardin Road, and along Hardin Road to the intersection of Windy Point Road (Assessor's Parcel Numbers 029-520-004-000, 029-520-005-000, 029-520-006-000, 029-530-011-000, 029-530-012-000, 029-530-013-000, 029-530-014-000). 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 recommended findings listed in Resolution 2020-033; and b) adopt the California Environmental Quality Act (CEQA) determination of a Mitigated Negative Declaration for Major Project Grading Permit 19-0054.

**R3 Extension of Time 20-0005 for Tract Map 1990 (Gold Bear Mountain, LP):** Gold Bear Mountain, LP has requested approval of a three-year extension of time for Tract Map 1990. The Planning Commission approved Tract Map 1990 on June 14, 2018 to subdivide an existing vacant parcel of 5.29 acres into two residential parcels of 2.52 acres and 2.77 acres. The project is located in the Mountain Gate area at the southeast corner of the intersection of Bear Mountain Road and Manzanillo Way (Assessor's Parcel Number 306-640-015). 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 20-0005 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 2020-033; and c) approve Extension of Time 20-0005 for Tract Map 1990, based on the recommended findings listed in Resolution 2020-033 and the conditions listed in Resolution 2018-014.

**R4** **Extension of Time 20-0006 (Mitchell):** Carolina Mitchell has requested approval of a three-year extension of time for Tract Map 1975. The Planning Commission approved Tract Map 1975 on June 9, 2011, for the division of the 484.3-acre property into five parcels with a 454.1-acre remainder. After having a three-year extension granted previously in 2017, this three-year request would be the final eligible extension pursuant to the County's Subdivision Ordinance and the California Subdivision Map Act. The project is located in the east Redding area on a 484.3-acre property at the northeast corner of Old Oregon Trail and Rancho Road, approximately one mile south of the Airport Road and Old Oregon Trail/State Highway 44 interchange (Assessor's Parcel Number 054-490-004). Staff Planner: David Schlegel. 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 20-0006 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 2020-034; and c) approve Extension of Time 20-0006 for Tract Map 1975, based on the recommended findings listed in Resolution 2020-034 and the conditions listed in Resolution 2011-012.

## **PLANNING DIRECTOR'S REPORT**

### **ADJOURN**

### **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 any time 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). State "Public Comment for Planning Commission Meeting" in the subject line of your email so it is easily identifiable to staff.

As a result of the need to adjust to changes in the status of the spread of COVID-19 and in order to take into account any additional guidance regarding the conduct of public meetings, please refer to the most current information about participating in Planning Commission meetings during the COVID-19 pandemic

which is available at [www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating](http://www.co.shasta.ca.us/index/drm/planning/planning-commission-meetings/participating). 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 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](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.