



## PLANNING COMMISSION

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

Commissioner James Chapin, District 1  
Commissioner Tim MacLean, District 2  
Commissioner Steven Kerns, District 3  
Commissioner Donn Walgamuth, District 4  
Commissioner Patrick Wallner, District 5

## AGENDA

### SPECIAL MEETING

OF THE

SHASTA COUNTY PLANNING COMMISSION

**Wednesday, April 6, 2022, 3:00 p.m.**

In addition to this Special Meeting, 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.

**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. 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

### **REGULAR CALENDAR**

**R1** **[Zone Amendment 10-002 and Tract Map 1996 \(Shasta Red, LLC\)](#)**: Shasta Red, LLC has requested approval of Zone Amendment 10-002 and Vesting Tentative Tract Map 1996 to rezone properties from the Rural Residential 5-acre minimum lot area (R-R-BA-5), Rural Residential 3-acre minimum lot area (R-R-BA-3), and Unclassified (U) zone districts to the Planned Development (PD) zone district incorporating a comprehensive site development plan and specific development standards for the development and to subdivide the site into 166 residential parcels, ranging from 1.19 to 6.81 acres, six open space parcels totaling 192.7 acres, and an internal circulation road system and on-site wastewater treatment system to accommodate the proposed Tierra Robles Planned Development. The 715.4-acre

project site is located approximately five miles east of the City of Redding, between the unincorporated communities of Bella Vista and Palo Cedro, bounded by Old Alturas Road to the north and Boyle Road to the south, 1.6 miles west of Deschutes Road (Assessor's Parcel Numbers 061-240-001, 061-210-001, 078-250-002, 078-060-036 and 078-060-039). Staff Planner: Paul Hellman / Supervisor Districts: 3 and 4 / Proposed CEQA Determination: Environmental Impact Report. 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 recommended findings listed in the draft resolution, including modifications, if any, as determined by the Planning Commission; and (b) certify the Final Environmental Impact Report for the Tierra Robles Planned Development and adopt the Mitigation Monitoring and Reporting Program.
4. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) adopt the recommended findings listed in the draft resolution, including modifications, if any, as determined by the Planning Commission; and b) introduce, waive the reading of, and enact an ordinance to amend the Zoning Plan of the County of Shasta identified as Zone Amendment 10-002, including modifications, if any, as determined by the Planning Commission.
5. Adopt a resolution recommending that the Shasta County Board of Supervisors: a) adopt the recommended findings listed in the draft resolution, including modifications, if any, as determined by the Planning Commission; and b) approve Vesting Tentative Tract Map 1996, based on the recommended findings and subject to the conditions of approval set forth in Exhibit A to the draft resolution, including modifications, if any, as determined by the Planning Commission.

## **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/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, variances, administrative permits, and zoning permits 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, variances, administrative permits, and zoning permits, 5 calendar days. The notice of appeal shall identify, by application number, the action which is the subject of the appeal; shall state the action, finding or determination, and the date thereof, from which the appeal is taken; and shall specifically set forth the grounds upon which the appeal is based. No person wishing to appeal a decision of the Planning Commission should rely on an appeal filed by another person but instead should file their own separate appeal. No appeal shall be deemed to be filed unless any required fee is submitted to the clerk with the notice of appeal. 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 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.