

# SHASTA COUNTY PLANNING COMMISSION MEETING

---

## MINUTES

### Regular Meeting

Date: March 10, 2016  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

#### Present:

Gene Parham	District 3
Roy Ramsey	District 4
Jim Chapin	District 1
Tim MacLean	District 2
Patrick Wallner	District 5

#### Staff Present:

Bill Walker, Planning Division Manager  
James Ross, Assistant County Counsel  
Lio Salazar, Senior Planner  
Ken Henderson, Environmental Health Division  
J.T. Zulliger, Shasta County Fire Department  
Eric Wedemeyer, Public Works/Subdivision Engineer  
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary  
Courtney Welborn, Office Assistant II/Recording Secretary

**Note: All unanimous actions reflect a 5-0 vote.**

Key: California Environmental Quality Act (CEQA): Mitigated Negative Declaration (MND), Negative Declaration (ND), Categorically Exempt (CE), Other Exemption from CEQA (OE); Not Subject to CEQA (N/A).

**OPEN TIME:** No Speakers

**APPROVAL OF MINUTES:**

**January 14, 2016** By motion made, seconded (Ramsey/Chapin) carried by a 5-0 vote, the Commission approved the minutes of January 14, 2016, as submitted.

**January 21, 2016** By motion made, seconded (Chapin/Wallner) carried by a 5-0 vote, the Commission approved the minutes of January 21, 2016, as submitted.

**CONFLICT OF INTEREST DECLARATIONS: NONE**

**CONSENT ITEMS: NONE**

**PUBLIC HEARINGS:**

**R1: Ex-parte Communications Disclosures:**

Commissioner MacLean recused himself from this project. Commissioner MacLean stated that he is a partner in the firm of Sharrah Dunlap Sawyer, which is the applicant's representative for this project.

**TRACT MAP 1989 (BLUE RIDGE MOUNTAIN, LLC) – EXTENSION OF TIME:** The project is located in the Shingletown area on two parcels totaling 266 acres on the west side of Shingletown Ridge Road, approximately 1.0 miles south of the intersection of Shingletown Ridge Road and State Highway 44 East. The request is for approval of a recommended 3-year extension of time for Tract Map 1989 which was approved by the Planning Commission on January 12, 2012, for the creation of forty-one residential parcels ranging in size from 5 acres to 6.5 acres and an approximately 39.58-acre remainder parcel. All parcels meet the minimum parcel size of the respective zone district in which the parcels are located, and all parcels have demonstrated compliance with County Development Standards, subject to the conditions of approval adopted for the project. Staff Planner: Lio Salazar. District: 5. Proposed CEQA Determination: N/A.

Lio Salazar, Senior Planner presented the request for a County-approved discretionary extension of time for Tract 1989. Planner Salazar answered questions from Commissioner Wallner on why the applicant is asking for a 6-year discretionary extension of time and not a 3-year discretionary extension of time. Commissioner Parham asked whether the discretionary extension of time the applicant is requesting includes the 2-year State-approved automatic extension of time, and if it counts toward the County-approved discretionary extensions of time. Planner Salazar stated the applicant can ask for any length of County approved discretionary extension of time as long as it doesn't exceed the total allowed 6 years of discretionary extensions of time the County may approve. He also stated the State approved automatic 2-year extension does not count against the County-approved discretionary extension of time requested by the applicant.

The public hearing was opened.

The applicant's representative Mike Dormer spoke in favor of the extension.

There being no speakers for or against the project extension of time, the public hearing was closed.

**ACTION:** By motion made, seconded (Chapin/Wallner), and carried unanimously by Resolution 2016-004, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3-year extension of time for Tract Map 1989 (to January 12, 2019) based on the findings listed in the Resolution, and subject to the findings listed in the original Resolution of approval (Planning Commission Resolution 2012-009).

**R2:** **TRACT MAP 1999 (BRANNON) – EXTENSION OF TIME:** The project is located in the Palo Cedro area on the four parcels totaling 48.07 acres at the end of Tudor Oaks Drive, approximately 525 feet west of the intersection of Tudor Oaks Drive and Hidden Lane. The request is for approval of a recommended 3-year extension of time for Tract Map 1999 approved by the Planning Commission on January 12, 2012, for the creation of ten residential parcels ranging in size from 3.72 acres to 6.54 acres. All parcels meet the minimum parcel size of the zone district in which the parcels are located, and all parcels have demonstrated compliance with the adopted Development Standards, subject to the conditions of approval adopted for the project. Staff Planner: Lio Salazar. District: 3. Proposed CEQA Determination: N/A.

Lio Salazar, Senior Planner presented the project for an extension of time.

The public hearing was opened.

The applicant Ed Whitson spoke in favor of the extension of time on the project. Mr. Whitson stated the project is complete, but time ran out before he could get a final on the project.

There being no speakers for or against the project extension of time, the public hearing was closed.

**ACTION:** By motion made, seconded (MacLean/Wallner), and carried unanimously by Resolution 2016-005, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3-year extension of time for Tract Map 1999 (to January 12, 2019) based on the findings listed in the Resolution, and subject to the findings listed in the original Resolution of approval (Planning Commission Resolution 2012-005).

#### **Non-Hearing Items:**

**NH1:** The Planning Commission will consider sending one or more Commissioners to the Planning Commission Training Workshop to be held in West Sacramento on April 16, 2016.

**ACTION:** By motion made, seconded (Chapin/Ramsey), and carried unanimously, the Commission decided to send Commissioner Wallner and Commissioner MacLean to the Planning Commission Training Workshop.

**NH2:** The Planning Commission will consider cancelling its regular meeting scheduled for April 14, 2016.

**ACTION:** By motion made, seconded (Ramsey/Chapin), and carried unanimously, the Commission decided to cancel the scheduled April 14, 2016 Planning Commission meeting.

A memo was received by the Commissioners from Planning Division staff requesting a special meeting of the Planning Commission. In response to the staff request, Chairman Parham called for a special meeting of the Planning Commission to be held on April 21, 2016, beginning at 2:00 p.m. in the Shasta County Board of Supervisors chambers.

**ADJOURNMENT:** The Planning Commission adjourned at 02:31 p.m.

**Submitted by:**



---

**Buffy Gray, Agency Staff Services Analyst I**  
**Recording Secretary**