

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: March 9, 2017  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

**Present:** Tim MacLean District 2  
Patrick Wallner District 5  
Jim Chapin District 1

**Absent:** Roy Ramsey District 4  
Steven Kerns District 3

**Staff Present:** Richard W. Simon, Director of Resource Management  
James Ross, Assistant County Counsel  
Bill Walker, Senior Planner  
Kent Hector, Senior Planner  
Lio Salazar, Senior Planner  
David Schlegel, Associate Planner  
Jimmy Zanolli, Shasta County Fire Department Marshal  
Eric Wedemeyer, Public Works/Subdivision Engineer  
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary

**Note:** All unanimous actions reflect a 3-0 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 Speaker's

**APPROVAL OF  
MINUTES:**

**February 9, 2017 – Minutes**

By motion made, seconded (Wallner/Chapin) and carried unanimously, the Commission approved the Minutes of February 9, 2017, as submitted.

**CONFLICT OF INTEREST DECLARATIONS:** None

**CONSENT ITEMS:** None

**PUBLIC HEARINGS:**

**Ex-parte Communications Disclosures:** None

**R1:** **TRACT MAP 1869 – SECOND EXTENSION OF TIME (TRINITY EQUIPMENT COMPANY) continued from February 9, 2017:** The project is located in the Palo Cedro area on a 77-acre property between the western end of Topland Drive and the eastern end of Gilbert Drive. The request is for approval of a 3½-year extension of time for approved Tract Map 1869. The Planning Commission approved Tract Map 1869 on July 13, 2006 for a 29-lot subdivision consisting of 1.0-acre to 4.36-acre parcels for single-family residential development, along with a 24.9-acre non-disturbance/non-building parcel. Staff Planner Kent Hector. District 3. Proposed CEQA Determination: N/A

Senior Planner Kent Hector presented the staff report and explained that the recommendation is for a 5-month extension of time.

Commissioner Chapin asked who is responsible for eminent domain, the County or contractor and whether the extension of time request is for 3 months or 5 months. Director of Resource Management Richard Simon explained the contractor is responsible for securing access. Mr. Simon explained that if the applicant cannot secure legal access, but has met all other conditions of the map, it is the obligation of the County to initiate eminent domain in order to secure enough land to secure the right-away. Mr. Simon clarified that the staff recommends a 5-month extension of time to allow the applicant time to secure the access.

Commissioner Wallner asked which road was the primary road, Deschutes or Gilbert. Director of Resource Management Richard Simon explained that Deschutes Road by way of Gilbert Road is the access that has been proposed, but not secured.

The public hearing was opened and the applicant's representative Mike Ashby spoke in favor of the project. Mr. Ashby addressed concerns of neighbors regarding the Gilbert Road access on the west side of the project. He explained that the Gilbert Road connection on the west side will be an emergency access road only and it will be gated. Mr. Ashby also asked that Assistant County Counsel confirm that the applicant can apply for another extension of time regardless of whether or not they are able to secure road access within the recommended 5-month extension of time. Assistant County Counsel James Ross confirmed that the applicant would indeed be allowed to request an additional extension of time regardless of whether or not they secured road access, and

that the extension request would be evaluated based on the facts at that time.

Rick Wolford, Road Association president for the Palo Cedro Heights subdivision, spoke in opposition to the extension of time. Mr. Wolford stated nothing has been developed in the past 10 years and asked the Commission to deny the extension of time.

Paul Smith, a neighbor to the proposed development, spoke in opposition to the extension of time. Mr. Smith explained that he has a copy of his deed and it does not indicate any easement through his property.

There being no other speakers for or against the project the public hearing was closed.

**ACTION:** By motion made, seconded (Wallner/Chapin), and carried unanimously by Resolution 2017-013, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 5-month extension of time for Tract Map 1869 (to June 13, 2017) based on the findings listed in the Resolution, and subject to the findings and conditions listed in the original resolution of approval Planning Commission Resolution 2006-110.

**Ex-parte Communications Disclosures:** None

**R2:** **TRACT MAP 1913 (CANTO DE LAS LUPINE, LLC) SECOND EXTENSION OF TIME**  
**continued from February 9, 2017:** The project is located in the west Redding area on portions of four existing parcels totaling approximately 334 acres, north of Clear Creek Road and west of Honeybee Road and Texas Springs Road. The request is for approval of an extension of time for a Tract Map for a gated community of 33 residential lots ranging in size from 3.00 to 63.82 acres. This map would be the second unit of the Canto De Las Lupine subdivision. The first unit (Tract 1880) was approved in 2004, for 15 residential lots on 127 acres, and recorded May 26, 2005. Staff Planner: Bill Walker. District: 2. Proposed CEQA Determination: N/A

Senior Planner Bill Walker presented the project.

The public hearing was opened and the applicant's representative Leonard Bandell stated he is available for any questions.

There being no other speakers for or against the project the public hearing was closed.

**ACTION:** By motion made, seconded (Chapin/Wallner), and carried unanimously by Resolution 2017-014, the Commission found that the extension of time is not subject to the requirements of CEQA and approved a 3 ½ -year extension of time for Tract Map 1913 (to September 8, 2020) based on the findings listed in the Resolution, and subject to the findings and conditions listed in the original resolution of approval Planning Commission Resolution 2005-111.

**Ex-parte Communications Disclosures:** None

**R3**      **PARCEL MAP 04-007 (SCHMITT) EXTENSION OF TIME:** The project is located in the Centerville area on a 54.1-acre parcel on the southeast corner of the intersection of Clear Creek Road and Little Mill Road (APN: 208-230-025). The Schmitt Family 1992 Revocable Living Trust has requested approval of an extension of time for approved Parcel Map 04-007. The tentative map was approved by the Planning Commission on February 19, 2009 for the creation of a 10.19-acre undeveloped industrial parcel and 43.96-acre undeveloped open space remainder parcel. The recommended 3-year extension of time would extend the tentative map approval to February 19, 2020. Staff Planner Lio Salazar. District 2. Proposed CEQA Determination: N/A

Senior Planner Lio Salazar presented the staff report.

The public hearing was opened and there being no speakers for or against the project the public hearing was closed.

**ACTION:** By motion made, seconded (Chapin/Wallner), and carried unanimously by Resolution 2017-015, 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 Parcel Map 04-007 (to February 19, 2020) based on the findings listed in the Resolution, and subject to the findings and conditions listed in the original resolution of approval Planning Commission Resolution 2009-014.

#### **NON-HEARING ITEMS**

**NHI 1**      **GENERAL PLAN CONSISTENCY FINDING 16-001 (COUNTY OF SHASTA-DEPARTMENT OF PUBLIC WORKS):** The 6.5-acre project site is located in Shingletown with limited road access from One Hundred A3 Road, approximately 0.96 miles from where One Hundred A3 Road intersects with One Hundred A Road. The proposal is for Shasta County to complete a sale of the property, as shown in Exhibit 'A,' to a private land owner. Staff Planner David Schlegel. District 5. Proposed CEQA Determination: N/A

Associate Planner David Schlegel presented the staff report.

There were no speakers for or against the project.

**ACTION:** By motion made, seconded (Wallner/Chapin), and carried unanimously by Resolution 2017-016, the Commission found that the proposed sale of 6.5 acres of real property is consistent with all applicable elements of the Shasta County General Plan.

**PLANNING DIRECTOR'S REPORT:** None

**ADJOURNMENT:** The Planning Commission adjourned at 03:14 p.m.

**Submitted by:**



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