

# SHASTA COUNTY PLANNING COMMISSION MEETING

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## MINUTES

### Meeting

Date: April 13, 2017  
Time: 2:00 p.m.  
Place: Shasta County Administration Center  
Board of Supervisors' Chambers

## Flag Salute

## ROLL CALL

### Commissioners

**Present:** Roy Ramsey District 4  
Steven Kerns District 3  
Patrick Wallner District 5  
Jim Chapin District 1

**Absent:** Tim MacLean District 2

**Staff Present:** Richard W. Simon, Director of Resource Management  
James Ross, Assistant County Counsel  
Kim Hunter, Planning Division Manager  
Bill Walker, Senior Planner  
Kent Hector, Senior Planner  
Jimmy Zantotelli, Shasta County Fire Department Marshal  
Ken Henderson, Environmental Health Division  
Eric Wedemeyer, Public Works/Subdivision Engineer  
Buffy Gray, Agency Staff Services Analyst I, Recording Secretary

**Note:** All unanimous actions reflect a 4-0 vote.

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

**OPEN TIME:** No Speaker's

**APPROVAL OF  
MINUTES:**

**March 9, 2017 – Minutes**

By motion made, seconded (Wallner/Chapin) and carried by a 3-0 vote, the Commission approved the Minutes of March 9, 2017, as submitted. Commissioner Kerns abstained from voting due to not being in attendance at the March 9, 2017 Planning Commission meeting.

**CONFLICT OF INTEREST DECLARATIONS:** None

**CONSENT ITEMS:** None

**PUBLIC HEARINGS:**

**Ex-parte Communications Disclosures:** None

**R1:** **TRACT MAP 1879 – 2<sup>ND</sup> EXTENSION OF TIME (KNIGHTEN):** The project is located in the North Redding area on a 116-acre property 0.1 miles north of the intersection of Quartz Hill Road and Pine Oaks Drive. The request is for approval of a 3½-year extension of time for approved Tract Map 1879. The Planning Commission approved Tract Map 1879 on September 8, 2005 for a 23-lot subdivision consisting of 5.0 to 5.7-acre parcels for single-family residential development. Staff Planner Kent Hector. District 1. Proposed CEQA Determination: N/A

Senior Planner Kent Hector presented the staff report. The public hearing was opened and the property owner Ken Knighten spoke in favor of the extension of time.

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

**ACTION:** By motion made, seconded (Chapin/Kerns), and carried unanimously by Resolution 2017-017, 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 1879 (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 2005-117.

**Ex-parte Communications Disclosures:** None

**R2:** **TRACT MAP 1975 EXTENSION OF TIME (MITCHELL):** The project is located in the Redding Municipal Airport Specific Plan area on a 484.5-acre parcel adjacent to the northeast corner of the intersection of Rancho Road and Old Oregon Trail. The request is for a three-year extension of time for an approved land division. Staff Planner: Bill Walker. District: 3. Proposed CEQA Determination: N/A

Senior Planner Bill Walker 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 (Kerns/Chapin), and carried unanimously by Resolution 2017-018, 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 1975 (to June 9, 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 2011-022.

**Ex-parte Communications Disclosures:** None

**R3**      **TRACT MAP 1871 EXTENSION OF TIME (KOH ATLAS CORP):** The project is located on 19.3-acre parcel adjacent to and north of the Tucker Oaks Golf Course and adjacent to and easterly of the Wooded Acres subdivision. The property is situated at the end of Bonita Way, approximately 0.10 miles east of the intersection of Bonita Way and Granada Drive. KOH Atlas Corp has requested approval of an extension of time for approved Tract Map 1871. The approved tentative map is for the creation of thirty-five parcels ranging from approximately 0.3-acres to 1.2-acres in size. The recommended 3-year extension of time would extend the tentative map approval to March 1, 2020. Staff Planner Lio Salazar. District 5. Proposed CEQA Determination: N/A

A memo was presented to the Commission prior to the meeting regarding letters received from property owners who live on Granada Drive. The letters are opposing the extension of time request due to concerns of potential impacts of traffic in the residential area.

Senior Planner Bill Walker presented the staff report.

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

Director of Resource Management Richard Simon requested a 5 minute recess to confirm the timeline of dates on the staff report. After the recess Mr. Simon confirmed the dates are correct.

**ACTION:** By motion made, seconded (Wallner/Chapin), and carried unanimously by Resolution 2017-019, 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 1871 (to March 1, 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 03-121.

**PLANNING DIRECTOR'S REPORT:** None

**ADJOURNMENT:** The Planning Commission adjourned at 02:36 p.m.

Submitted by:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

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

**PLANNING COMMISSION MEETING MINUTES**

**April 13, 2017**

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