

**TEHAMA COUNTY PLANNING COMMISSION
DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP
MINUTES OF THE
MEETING JANUARY 24, 2008**

The Tehama County Planning Commission met in a Special Session at 8:30 am. On Thursday, January 24, 2008 in Courthouse Annex Room E, 444 Oak Street, Red Bluff, California, with the following members present: Commissioners Don Jones, Linda Walker, Kim Tipton, and Delbert David. Commissioner Toni Turri was absent.

Chairperson Linda Walker presided. Present were Director of Planning George Robson, Assistant County Counsel Arthur Wylene, Chief Administrator Williams Goodwin, Recording Secretary Kellee A. Taresh, P.M.C. Consultant Scott Friend.

CITIZEN'S CONCERNS:

Eric Batten addressed the Commissioners. Mr. Batten is representing BR Enterprises, Cottonwood Creek Ranch, and Sunset Hills Properties. He asked that the Special Planning areas remain in place to allow comprehensive regional planning and necessary infrastructure to be built. He stated that concentrating growth in this area also helps protect valuable agricultural lands in the county. He explained the 1983 General Plan recognized the I-5 corridor in Northern Tehama County as the appropriate location for high density residential growth as does the current Draft General Plan. He strongly urged the Commissioners to approve the General Plan Mapping as proposed.

Greg Mathis was present and addressed the Commissioners. He explained he is one of the developing partners on the Moore Ranch. He stated that putting the Suburban/Residential Special Planning Areas would give the county administrators both present and future, the flexibility needed to make wise decisions for specific projects and those specific times. It would also give the opportunity to clean up some of the problems in the area with infrastructure and circulation. He is requesting that the final draft leave the I-5 corridor lands in Suburban/Residential Special Planning Zone.

Gary Caitlan, resident of the Bowman Area addressed the Commissioners. Mr. Caitlan stated he is opposed to high density developments. He believes it would destroy the north end of the county to preserve agriculture in the south end of the county. He stated there could be sensible controlled growth in the I-5 corridor and still preserve the agricultural portions of the county. He stated that he and 88 of his neighbors sent a request to the Planning Commission regarding the proposed development of the Morgan Ranch in the vicinity of Country Hills Estates, where he resides. He stated they agree there should be development in the North end of the county just not the high densities. He requested the Commissioners limit growth in the North I-5 corridor.

Burt Bundy was present and addressed the Commissioners. Mr. Bundy stated he echoes the last speaker. He stated that with more development and more density it will put more impact onto the agricultural areas. He stated he does not oppose development in the I-5 corridor, he is concerned with the level of densities that are being proposed.

Jeremy Sutter addressed the Commissioners. Mr. Sutter represents the Sage Community Group. He stated that he feels the Commissioners have done a great job and appreciates the vision they have on how the county should be developed. He asked that at today's meeting they use the same approach, as they have in the past, to treat the document how it should be treated.

Chairperson Walker closed the Citizens Concerns comment period.

MINUTES: January 10, 2008

It was moved by Commissioner David, seconded by Commissioner Tipton and carried by a vote of 4:0:1 of the Tehama County Planning Commission to approve the minutes of January 10, 2008 as mailed.

Chairperson Walker recessed the meeting at 8:45 a.m. for the field trip.

Chairperson Walker reconvened the meeting at 10:32 a.m.

STUDY SESSION
TEHAMA COUNTY DRAFT GENERAL PLAN

Commissioners decided to begin with the Requests by District.

Property Owner: Tuscany Estates (5 parcels)

Requesting: Special Planning/Residential & Public Facility

Planning Department Recommendation: 1 – Agree with SP & P

Planning Commission Recommendation: Approve Special Plan/Suburban

Discussion: Mr. Robson explained the location and that the Special Plan is a mixed use. He stated that this area is SP designated with a school facilities and 100 acre high school/elementary school as well as residential surrounding. He stated there are plans for a high school and elementary school and has the support of the residents in the area. Commissioner Jones pointed out that the demand is certainly going to be sooner then later. Mr. Robson explained it is currently Rural Small Lot and should the high school not happen the property remains RSL. He explained that irrespective of the underlying land use in this case would be Suburban densities so there would be potential for the units needed to create the infrastructure ability, however, if there is a special planning area with a suburban land use designation underlying it, and do not submit a master plan or specific plan project, the policies would revert to Valley Ag or some other large minimum parcel size to prohibit piece-mealing. He explained the language would need to be established in Policy Cleanup. He stated that today should the Commissioners take consensus actions today, that it is with the understanding that when they get the policy that validates what they are doing conceptually under the diagrams and they agree to that policy clarity in the next few meetings, consensus would be based upon approval and consensus of acceptance of that policy statement by the Commissioners. Mr. Goodwin explained that the underlying color on the maps with the “stripes” gives the public looking at the plan where the more dense type development is going to occur. Mr. Wylene and Mr. Friend stated they will be working together to develop language that would be understandable.

Property Owner: Multiple Owners (Red Bluff Northwest – including Grames, Darell)

Requesting: Rural Small Lot

Planning Department Recommendation: 1 agree – include all of Red Bluff Northwest as RS

Planning Commission Recommendation: Approve Request

Discussion: Mr. Robson explained the roads going through the area are improved.

COMMERCIAL IN-FILL:

Discussion: Discussion was held to fill-in Commercial along I-5 (opposite of Wilcox Golf Course). It was noted the color of the map (white) indicates the property on the West Side of I-5 is in the City of Red Bluff.

Property Owner: Jellys Ferry Plan (Multiple Owners)

Requesting: Rural Small Lot/Large Lot

Planning Department Recommendation: Remove SP – Recommend RSL

Planning Commission Recommendation:

Discussion: Commissioner Tipton requested the Commissioners review the Circulation Plan and road access and tie into from Surrey Village north to Adobe Road. She explained all the property owners have given access for the road to go through, the road is going to be very expensive for large lot owners. She explained there are approximately 7 finger roads in the area. Commissioner Tipton explained she needs to recuse herself before specific discussion as she has property in this area.

Commissioner Tipton recused herself at 11:15 a.m.

Discussion: Mr. Robson stated the special planning designation would be removed because of diversified ownership and look at Rural Small Lot already Suburban. Mr. Goodwin explained his concern is trying to figure out if a Zone of Benefit should be established for that road, because if they are 10 acre lots, the road may never get built. It was discussed to change the area to 2 acre minimums with an established Zone of Benefit. It was decided to change the underlying designation to RSL.

Commissioner Tipton reentered the meeting at 11:30 a.m.

Property Owner: Bengard (Held Over for Review/Research)

Requesting: Special Planning/Valley Floor Agriculture

Planning Department Recommendation: 2 – disagree – No SP

Planning Commission Recommendation: Hold over to see Shasta County Zoning in area

Discussion: Commissioner Jones recommended Special Planning/Valley Ag due to large property ownership. Mr. Goodwin asked what the zoning in Shasta County would be as another bridge across Cottonwood Creek may be needed. Mr. Robson stated this request would be set aside until some research could be done.

Mr. Robson explained the Ag line had been moved last week in the vicinity of Mr. Orick's property (between Jellys Ferry Road and the River in the North county). The map is showing "special planning" area and asked if the Commissioners meant for that to remain on the map. Consensus was that it should not remain on the map as special planning. It was decided this is Valley Ag and should remain Valley Ag. – Consensus Reached.

Property Owners: Rodriguez, Morgan Ranch, Moore Ranch, Leviathan, Mathis, Lake California (North County)

Discussion: Mr. Goodwin asked for clarification on the Rodriguez Property. Mr. Robson explained the map is in error, there is a Suburban density in some areas, the request was for

“urban”, however it was agreed to stay with Special Planning and the third layer of Valley Ag is proposed. Commissioner Walker explained the developer would need to come to the Planning Commission with a proposal and the Commission would agree to forward it to the Board of Supervisor for local control. Consensus was Suburban – not Urban. All other properties remain as depicted in Draft General Plan not reduced growth alternative.

Property Owner: Williams, Bob

Discussion: Already Rural Small Lot and will remain Rural Small Lot.

Next week will be map cleanup. Some of the areas include area below Rolling Hills Casino, area near City of Corning area, Trinity Avenue (Commercial area). Meeting will begin at 9:00 a.m. and there will not be a field trip.

There being no further business, the meeting was adjourned at 11:50 a.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

LINDA WALKER, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION