

**TEHAMA COUNTY PLANNING COMMISSION
DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP
MINUTES OF THE
MEETING DECEMBER 6, 2007**

The Tehama County Planning Commission met in a Special Session at 9:00 am. On Thursday, December 6, 2007 in Courthouse Annex Room E, 444 Oak Street, Red Bluff, California, with the following members present: Commissioners Toni Turri, Linda Walker, Don Jones, Kim Tipton, and Delbert David.

Chairperson Tony Turri presided. Present were Planning Director George Robson, Recording Secretary Kellee A. Taresh, Scott Friend, PMC, and Assistant County Counsel Arthur Wylene.

CITIZEN'S CONCERNS:

Chairperson Turri asked for public comments. None were received.

MINUTES OF MEETING:

There were no minutes to approve at this meeting.

Commissioner David asked Arthur Wylene if the minutes were adequately addressing actions should there ever be a court case.

Mr. Wylene stated that the minutes are not a transcript, however the minutes along with taped sessions would be adequate.

STUDY SESSION:

Commissioner Walker asked about the proposed itinerary for the field trip. She explained they would like to recess the meeting and go on the field trip and reconvene the meeting in a couple of hours. She stated the proposed itinerary for the field trip would be the Southwest Portion of the County including Paskenta Road, Flournoy, Osborn Rd, Corning Rd, South Ave, the Capay area, Gyle Road, El Camino as well as reviewing the proposed Ag Line in District 4.

Chairperson Turri recessed the meeting at 9:12 a.m. to allow the Commissioners to go on their field trip.

Chairperson Turri reconvened the study session at 1:06 p.m.

Mr. Robson explained the "Land Use Requests" book assembled and handed out to the Commissioners as well as the "Planning Department Recommendations for Proposed General Plan Requests". Mr. Robson explained the letters are available to review. He explained they are divided into Supervisorial Districts. Mr. Robson suggested there are two major land areas, one is Capay and the other is El Camino. He explained there were several letters received from El Camino regarding leaving the zoning at 5 Acre minimums and the Capay Area had an overwhelming request for 40 acre minimums.

Commissioner David read a section out of the briefing guide given to him by County Counsel dated February 26, 2007.

Arthur Wylene asked if the Commissioners had received the letters he had distributed to them regarding their districts and the *Roberts v. City of Palmdale* attorney-client privilege. He requested the Commissioners review his letter carefully and recuse themselves from voting on any changes within 500 feet of their perspective property.

El Camino Area

Discussion followed regarding the El Camino area of Tehama County.

Commissioner Jones asked about the “clustering” issues.

Mr. Robson explained the clustering problems and issues. Mr. Robson explained that there could be a new zoning code designation i.e., “Composite Cropland” or a comparable zoning wording. He stated that the clustering would not apply to Composite Cropland designation, residential zoning district in El Camino. He stated there needs to be consensus of the 5 acre minimum first and then directing staff to remove the clustering option from the El Camino district. It will be a residential agricultural district with the caveat that clustering does not apply in that district alone.

Discussion followed regarding the overwhelming response from El Camino residents to maintain the 5 acre minimums and implement appropriate zoning. It was noted that many of the residents purchased the property with the ability to split down to 5 acre minimum in the future if they desired to do so.

Consensus was reached to retain the 5 acre minimums in the El Camino District, implement a “zoning district amendment” that eliminates the clustering option for El Camino Irrigation District.

Capay District

It has been requested by Capay Residents, a petition has been received, to change the minimum parcel size to 40 acres and maintain the Valley Agricultural Zoning District or B:40 designation. It was noted that on the Glenn County side is 40 acre minimums.

Commissioner David asked if there was a boundary line.

Mr. Robson stated the boundary would be the same as outlined on the map distributed by the Capay Landowners Association as distributed at today’s meeting.

Consensus was reached to change the Capay District to 40 acre minimums with Valley Agricultural implementation of 40 acre minimums through zoning.

Supervisory District #4

Listing of Requests from Property Owners

Property Owner: Lovvorn, Kerry

Requesting: Valley Floor Agricultural

Planning Department Recommendation: 5 – Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Too far West of Ag Line

Property Owner: Harr, Donna

Requesting: Valley Floor Agricultural

Planning Department Recommendation: 5 – Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Too far West of Ag Line

Property Owner: Brask, Edmund

Requesting: Valley Floor Agricultural

Planning Department Recommendation: 5 - Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Too far West of Ag Line

Property Owner: Barnes, Franklin L. & Jane M.

Requesting: Valley Floor Agricultural

Planning Department Recommendation: 1 - Agree

After Lengthy Discussion Planning Commission Recommendation:

All Properties lying North of Corning Road – Valley Floor Ag.

All Properties lying South of Corning Road – Upland Agricultural

New Agricultural Line Drawn:

New boundary for Upland Ag/Valley Floor Ag is as follows:

Amend West Boundary Line to go West along South Line of Section 17, T24N, R5W to Osborn Road. Follow Osborn Road south where it intersects with Corning Road. East down Corning Road to Butte Mountain Road, South along Butte Mountain Road to Long Hollow Road. Follow Long Hollow Road to Black Butte Road, south on Black Butte Road to Newville Road Intersection. West on Newville Road to reconnect with Upland Ag/Valley Floor Ag Line.

Ag Line to change between Township 24 North & Township 25 North; along the south border of Range 31, 32 & 33 to Paskenta Road. Following Paskenta Road north. (See Supervisorial District 2 minutes).

Property Owner: Nicholson, Roger – Nicholson Cattle Co.

Requesting: Maintain 40 acre minimums – Mitchell Ranch/Flournoy

Planning Department Recommendation: Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Miller, Kenneth

Requesting: Rural Small Lot

Planning Department Recommendation: 1 - Remain at 5 Ac Minimum – El Camino area

Planning Commission Recommendation: 5 Acre Minimum El Camino District

Property Owner: Pettinger, Eric

Requesting: Commercial Recreation-General Recreation District

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Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Ward, Dennis & Cynthia

Requesting: General Commercial
Planning Department Recommendation: 5 - Disagree
Planning Commission Recommendation: Commissioners voted 4 Deny Request/1 Approve Request
Discussion: Lengthy discussion regarding the I-5 interchange at this location. The property is currently in the Williamson Act and consists of 300 acres. Although the location may be consistent with Commercial Zoning, the parcel is large and would not be out of the Ag Preserve for 10 years.
Commissioner Tipton voted to approve the request.
Commissioners Jones, Walker, David and Turri voted to deny the request.

Property Owner: Capretto, Edward

Requesting: General Commercial
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus Reached
Discussion: The properties (Capretto & Jensen) is currently zoned C3 and located on the Northeast side of I-5 at Gyle Road. The property cannot access onto Gyle Road, access must be off Truckee Avenue.

Property Owner: Jensen, William & Patricia

Requesting: General Commercial
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus Reached
Discussion: The properties (Capretto & Jensen) is currently zoned C3 and located on the Northeast side of I-5 at Gyle Road. The property cannot access onto Gyle Road, access must be off Truckee Avenue.

Property Owner: Diaz, Chyann

Requesting: Rural Small Lot
Planning Department Recommendation: 2 - Remain at 5 Ac Minimum – El Camino area
Planning Commission Recommendation: 5 Acre Minimum El Camino District

Property Owner: Violetti, Delrae

Requesting: Rural Small Lot
Planning Department Recommendation: 2 - Remain at 5 Ac Minimum – El Camino area
Planning Commission Recommendation: 5 Acre Minimum El Camino District

Property Owner: Miller, Justin

Requesting: Rural Small Lot
Planning Department Recommendation: 2 - Remain at 5 Ac Minimum – El Camino area
Planning Commission Recommendation: 5 Acre Minimum El Camino District

Property Owner: Cypress Abbey

Requesting: General Commercial
Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: White, Fred & Dorian

Requesting: Rural Small Lot

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: 10 Acre on Richfield Road – currently Valley Ag with 20 acre minimum.

Property Owner: Garrett, Craig

Requesting: Rural Small Lot

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Located west of I-5. This property is Valley Ag, 20 acre minimum, request would be spot land use.

Property Owner: Gabrych, Eugene

Requesting: Special Planning/Residential

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Located in Red Hills. Currently there is no access, no interchange. Currently Valley Floor Ag.

Property Owner: Handlery Hotels

Requesting: Rural Small Lot

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Deny Request – Consensus Reached

Property Owner: Gabrych, Eugene (APN 85-250-05)

Requesting: Special Planning/Residential

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Remain with 5 Acre Minimum – El Camino District

Property Owner: Cunningham, Paul & Imogene

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Discussion: Along South Avenue major arterial from I-5 to 99E. Other requests in immediate area for Commercial. Good boundary for Commercial designation.

Property Owner: Vanella, Sam

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Lopez, Pedro & Nadine

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Wright, Charles R.

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Crane, Robert (Crane Mills) (2 Parcels)

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Wright, Eric H.

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Elliott, William E. & Marlene

Requesting: Valley Floor Ag (No Industrial)

Planning Department Recommendation: 6G - General Commercial Zoning

Planning Commission Recommendation: Change to General Commercial – Consensus Reached

Discussion: Applicant wishes to stay Ag, however there is Commercial Zoning surround the parcel in question. Adjacent to City Limits.

Property Owner: Rybarczyk, Larry W. (2 Parcels)

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Garcia, Javier (2 Parcels)

Requesting: General Commercial/General Industrial

Planning Department Recommendation: 6D - Rural Small

Planning Commission Recommendation: Deny Request - Consensus Reached

Discussion: Located across from Industrial, on 99W, everything east of 99W is Rural Small Lot.

These are 2 – 20 Acre parcels.

Property Owner: Querantes, Dennis & Sharon

Requesting: General Industrial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Discussion: Fills in the area with parcels currently zoned Industrial.

Property Owner: Toth, Pam

Requesting: Suburban Residential

Planning Department Recommendation: 2 - Disagree
Planning Commission Recommendation: Deny Request – Consensus Reached

Property Owner: Blue Star Holding, LLC

Requesting: Special Planning/Residential & Commercial
Planning Department Recommendation: 1 - Agree with SP
Planning Commission Recommendation: Approve with SP – Consensus

Discussion: Sourgrass 4 way interchange projected. This is a key property to Special Planning Area, benefit to circulation. Opportunity to increase circulation, by being SP, projects will be started from the bottom up, the frontage road would also compliment the Casino's planned Convention Center scheduled to go in North of the Golf Course.

Property Owner: Sanders, Ron (11 Parcels)

Requesting: General Commercial
Planning Department Recommendation: 5 – Disagree
Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Property located too far West.

Property Owner: Sanders, Ron (8 Parcels)

Requesting: Rural Small Lot
Planning Department Recommendation: 5 - Disagree
Planning Commission Recommendation: Deny Request – Consensus Reached

Discussion: Between Gallagher and Blackburn Ave. Suburban Designation in General Plan.

December Field Trip – Suggested date is December 13, 2007.

There being no further business, the meeting was adjourned at 11:45 a.m.

GEORGE W. ROBSON, SECRETARY TONY TURRI, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION TEHAMA COUNTY PLANNING COMMISSION