

**TEHAMA COUNTY PLANNING COMMISSION
DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP
MINUTES OF THE
MEETING JANUARY 10, 2008**

The Tehama County Planning Commission met in a Special Session at 8:30 am. On Thursday, January 10, 2008 in Courthouse Annex Room E, 444 Oak Street, Red Bluff, California, with the following members present: Commissioners Toni Turri, Linda Walker, Kim Tipton, and Delbert David. Commissioner Don Jones was absent.

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

CITIZEN'S CONCERNS:

Richard Clapp addressed the Commissioners and provided an Handout. Mr. Clapp read excerpts from his handout. Mr. Clapp expressed his concerns with the InEnTec Use Permit and requested the Commissioners agendaize the project and take appropriate action to revoke the Use Permit.

Scott Stephens was present and addressed the Commissioners. Mr. Stephens expressed his concerns with the new ag line location on the East side of Tehama County. Mr. Stephens requested the Commissioners take another look at the location of the Upland Ag, Valley Ag Boundary Line on the East side of Tehama County.

Mr. Robson explained the procedure and process to the Commissioners and suggested they take requests for reconsideration under submission until after all the District Study Sessions have been completed then a Public Hearing would be scheduled inviting comments and final formal vote on the Draft General Plan Policy and Maps.

Harley North addressed the Commissioners and handed out a copy of the Assessors Plat Map of his property located near Evergreen and Luce Griswold Rds. Mr. North stated he owns 212 acres which is currently 40 acre minimum and understands it will be changed to Upland Ag or 160 acre minimum. He asked the Commissioners to redraw the boundary line to continue West off Evergreen along the South Section Line of Section 17, T29N, R5W; South along the West side of Mr. North's property into Section 19; tying into Luce & Griswold Rd. and continuing South with the currently proposed Ag Line.

Thomas Jones was present and addressed the Commissioners. He stated he owns land in Dairyville and Los Molinos. On the south side of Sherman Ave. Mr. Jones is requesting 2 acre minimums South of Sherman between Hwy 99E and Roosevelt and down to Englehorn Ave. Mr. Jones explained the problems with having a prune orchard located in an area of residential homes and the problems he is having with spraying issues. He can no longer spray from the air due to the liability.

Tim Chaffin addressed the Commissioners regarding the InEnTec Use Permit. He explained his reasons for requesting InEnTec not be allowed to install the medical waste incinerator. He noted that they have since been bought out by Dow Chemical. He requested that should the Use Permit be revoked and the applicant reapplies for a Use Permit that an EIR be required.

Brian Ramsey also addressed the Commissioners. Mr. Ramsey stated he does not have property located in the vicinity of the Ag Line, however he asked the Commissioners to review the Ag Line and

cattle grazing history. He stated that should cattle not be viable, it locks the landowner into a situation of not being able to do anything with the land.

Chairperson Walker closed the Citizens Concerns comment period.

Chairperson Walker recessed the meeting at 9:10 a.m. for the field trip.

Chairperson Walker reconvened the meeting at 10:50 a.m.

STUDY SESSION **TEHAMA COUNTY DRAFT GENERAL PLAN**

The Commissioners requested to look at the Google Maps for Harley North's property. They noted that most of Mr. North's property is located on the North side of Little Dry Creek. After discussion it was decided to deny Mr. North's request.

Property Owner: North, Harley

Requesting: Valley Floor Ag

Planning Department Recommendation: 8 – Other; keep road as physical boundary

Planning Commission Recommendation: Deny Request

Discussion: See discussion above.

Property Owner: Herl, Phil & Leah

Requesting: Valley Floor Ag

Planning Department Recommendation: 7 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

Property Owner: Chartier, Dan & Robin

Requesting: Rural Small Lot

Planning Department Recommendation: 3,7 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

Discussion: Spot Land Use

Property Owner: French, Scott

Requesting: General Commercial

Planning Department Recommendation: 1, allow commercial with Use Permit in Residential

Planning Commission Recommendation: Approve Request – Consensus reached

Discussion: Mr. Robson explained a Use Permit would be required for Commercial Use in Residential.

Property Owner: Gray, William T.

Requesting: Residential & Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

Discussion: Mr. Robson explained a Use Permit would be required for Commercial Use in Residential.

Property Owner: Foscalina, Charles & Barbara

Requesting: Rural Large Lot
Planning Department Recommendation: 2 - Disagree
Planning Commission Recommendation: Deny Request – Consensus reached
Discussion: No advantage to change.

Property Owner: Pritchett, Linda L.

Requesting: Valley Floor Ag
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus reached
Discussion: Already Valley Floor Ag

Property Owner: Burgess Jay & Stover Jeff

Requesting: Rural Small Lot
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus reached
Discussion: After discussion it was decided to infill Rural Small Lot to include all of SE1/4 of Section 33, T29N, R5W (including both sides of Starr Road.)

Property Owner: Albrecht, Larry

Requesting: Rural Small Lot
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus reached
Discussion: After lengthy discussion it was decided to change Mr. Albrecht's property to Rural Small Lot as well as the 5 parcels to the East (between Mr. Albrecht and Eighth Rd. – 2 parcels showing Valley Floor Ag).

Property Owner: Alexander, Bruce (John Hutchins)

Requesting: Rural Large Lot
Planning Department Recommendation: 1 – Agree (incl. lots to the south to Bowman Rd as RL)
Planning Commission Recommendation: Approve Request – Consensus reached

****NOTE: BRING BACK TO COMMISSIONERS ON 1-17-08 AS A DISCREPANCY FOUND IN PROPERTY OWNER LISTED AND REQUESTED GP – OWNER OF PROPERTY IS GALLIANO NOT ALEXANDER OR HUTCHINS.**

Property Owner: Hutchins, John (3 parcels)

Requesting: Rural Small Lot
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Approve Request – Consensus reached

Property Owner: Christians, Rudy

Requesting: Rural Large Lot
Planning Department Recommendation: 1 - Agree
Planning Commission Recommendation: Deny Request

Property Owner: Rathja, Roy C. (total of 6 parcels)

Requesting: Rural Small Lot
Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Currently Valley Floor Ag – refer to Draft General Plan Map #2. APNs 7-050-13 will be designated Rural Large Lot; 7-050-80, 17, 78, 19, 20, 76 will be designated Rural Small Lot.

Property Owner: Rougle, Wolfgang

Requesting: Valley Floor Ag

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

Discussion: Already Valley Floor Ag

Property Owner: Wagner, Dorothy & John

Requesting: Rural Small Lot

Planning Department Recommendation: 7 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

Discussion: Not compatible

Property Owner: Rollins, Roxana

Requesting: Rural Small Lot

Planning Department Recommendation: 6C - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

Property Owner: Wagner, Larry & Rebecca

Requesting: Rural Small Lot

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Deny Request

Property Owner: Miller, James Q.

Requesting: Suburban

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – already Suburban – Consensus reached

Property Owner: Jung, Rupert

Requesting: Suburban

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – already Suburban – Consensus reached

Mr. Robson stated those parcels located in Red Bluff Northwest, Specific Plan, and I-5 corridor would be reviewed on or about Jan. 24, 2008.

Next week the Commissioners will review the Ag Line in District 3.

Mr. Robson explained the Commissioners have been given Staff Reports for 2 items on the January 17, 2008 agenda and explained the request for a Resolution of Intention submitted by Lake California.

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