

**TEHAMA COUNTY PLANNING COMMISSION  
DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP  
MINUTES OF THE  
MEETING JANUARY 3, 2008**

The Tehama County Planning Commission met in a Special Session at 8:30 am. On Thursday, January 3, 2008 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 Linda Walker presided. Present were Planning Director George Robson, Recording Secretary Kellee A. Taresh, and Scott Friend, PMC.

**CITIZEN'S CONCERNS:**

John Ohm addressed the Commissioners. Mr. Ohm explained he is concerned with the proposed Westside ValleyAg/Upland Ag boundary. Mr. Ohm stated this property has been in his family for over 100 years. He explained his property is Valley Ag now and is concerned with one half the ranch being 20/40 acre minimums and 160 acre minimums, devaluating his property as this zoning would lessen borrowing power. He stated that the line being drawn at Paskenta Road is too far in.

Mr. Robson explained to the Commissioners they may wish to take these comments under consideration and look at Google Maps after all districts have been reviewed. He explained there will be a recap meeting then a public hearing with the Commissioners Final Recommendations to the Board of Supervisors.

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

Chairperson Walker reconvened the meeting at 11:05 a.m.

**STUDY SESSION**  
**TEHAMA COUNTY DRAFT GENERAL PLAN**

Discussion was held regarding the Boundary Line on the East Side of District #5.

Mr. Robson explained the boundary line follows the High Line Canal before branching off.

Arthur Wylene, Assistant County Counsel entered the meeting at 11:10 a.m.

**After lengthy discussion the Eastside ag line boundary was changed to follow:**

High Line Canal to Dye Creek.

West on Dye Creek to approximately 1140 feet east of Shasta Ave.

Along the eastern property lines south to Third Ave.

East on Third Avenue to Mill Creek; along north side of Mill Creek to an old Ranch Road; South to Tehama-Vina Road.

Tehama-Vina Road to Highway 99E; south on Hwy 99E to Northerly boundary of Deer Creek, then East along Deer Creek on both the North and South Sides.

Proceeding South along the Air Base property to the Southwest corner; then West connecting with Leninger Road; then south to Lassen Ave.

East on Lassen Avenue to Meridian Road. South on Meridian Road to the County line.  
Consensus reached.

**Property Owner Listing for District #5:**

**Property Owner: Young, Ila June (held over from District 2 for clarification of request)**

Requesting: Suburban/Residential

Planning Department Recommendation: 6E – Disagree, recommending Suburban/Residential

Planning Commission Recommendation: After further consideration – Approve Suburban/Residential

***Discussion: Mr. Robson explained that after further review the applicant was requesting Suburban/Residential. Staff misread the request. Commissioners agreed – consensus reached.***

Discussion followed regarding Oak Tree removal area northwest of Red Bluff in Pettyjohn area along Dibble Creek.

**Property Owner: Jones, Buck (2 parcels)**

Requesting: Rural Small Lot

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

***Discussion: When the property owner gave lands to the realignment of Fourth Avenue in 1983 it left a small piece of property.***

**Property Owner: Gifford, Cori and Tapp, Thomas**

Requesting: Suburban

Planning Department Recommendation: 2 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

**Property Owner: Sanders, Ron**

Requesting: General Commercial

Planning Department Recommendation: 5 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

***Discussion: Previous request in District #4 this parcel was discussed also and denied request.***

**Property Owner: Danse, Roe**

Requesting: General Industrial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

***Discussion: Approve Mr. Danse request as well as a sliver of parcel to the North.***

**Property Owner: Clement, Lee Ann/Williamson, Larry R. (8 parcels)**

Requesting: Rural Small Lot

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

***Discussion: Currently Rural Small Lot.***

**Areas Reviewed and Changed:**

**HALL ROAD/PEDAN/DALE:**

**On East side of Hall Road between Pedan Avenue and Dale Avenue – change from Rural Small Lot to Rural Large Lot.**

**HALL ROAD/SOUTH AVE/NEW YORK:**

**East side of Hall Road between South Avenue and New York Avenue and east to Illinois Avenue change to Valley Ag. (Triangle along River to remain Commercial).**

**Commissioner David asked about the Industrial against the Railroad Tracks to Orangewood. He stated he could not tell if it was all filled in.**

**Mr. Robson explained that is Industrial approximately 660 feet deep all the way up to Orangewood. He explained that is existing General Plan with no changes.**

**Property Owner: Hausman, Douglas**

Requesting: Rural Small Lot

Planning Department Recommendation: 4 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

**LINCOLN STREET/ROOSEVELT AVENUE:**

**South of Lincoln Street & East of Roosevelt Avenue, south to Sherman Avenue change to Rural Small Lot. South of Sherman, East of Roosevelt, North of Englehorn would be Valley Ag.**

**Property Owner: Jones, Ellen**

Requesting: Suburban

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

**Property Owner: Botts, Jill & Fred**

Requesting: Rural Small Lot

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

**Property Owner: Stephens, Jerry**

Requesting: Rural Large Lot

Planning Department Recommendation: 7 - Disagree

Planning Commission Recommendation: Resolved with Ag Line Change –change to Upland Ag – Consensus reached

**Property Owner: McCurdy, Zena (2 Parcels)**

Requesting: General Industrial

Planning Department Recommendation: 5 - Disagree

Planning Commission Recommendation: Deny Request – already Legal Non-Conforming Parcels – Consensus reached.

***Discussion: Currently Legal Non-conforming truck operation surrounded by farming and orchards. By changing this would be spot use Commercial.***

**Property Owner: Flourney, Shawnee**

Requesting: Rural Large Lot

Planning Department Recommendation: 7 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

**Discussion:** *This would be spot land use.*

**Property Owner: Gregorio, Frank & Elizabeth (5 parcels)**

Requesting: Rural Small Lot

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus reached

**Discussion:** *In Fill– one owner.*

**Property Owner: Alexander, Luke**

Requesting: Rural Small Lot

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Deny Request – Valley Ag – Consensus reached

**Discussion:** *On the curve of Capay Road – approximately 40 acres – recently planted orchard. No need for expansion at this time. A lot of lots already in Kirkwood. Not appropriate for current use.*

**Property Owner: Reynolds Jr., Margaret & Wilbur (4 parcels)**

Requesting: Rural Small Lot

Planning Department Recommendation: 7 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

**Discussion:** *Spot Zoning.*

**Property Owner: Walton, Richard E.**

Requesting: General Commercial

Planning Department Recommendation: 5 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

**Discussion:** *Not appropriate for location. Use Permit would be permitted with discretion.*

That concludes District #5.

Mr. Robson explained at the next meeting discussion would be District #1 and #3, starting with the Ag Line boundaries in District #1 on Westside (except I-5 corridor). He explained they would be reviewing the corridor last.

Mr. Robson reviewed the time lines for the areas of cleanup, maps record consensus and EIR. He explained they would review the policy issues while the EIR is in process.

There being no further business, the meeting was adjourned at 1:00p.m.

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GEORGE W. ROBSON, SECRETARY  
TEHAMA COUNTY PLANNING COMMISSION

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LINDA WALKER, CHAIRPERSON  
TEHAMA COUNTY PLANNING COMMISSION