

**TEHAMA COUNTY PLANNING COMMISSION
DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP
MINUTES OF THE
MEETING JANUARY 31, 2008**

The Tehama County Planning Commission met in a Special Session at 9:00 a.m. On Thursday, January 31, 2008 in Courthouse Annex Room E, 444 Oak Street, Red Bluff, California, with the following members present: Commissioners Don Jones, Linda Walker, Kim Tipton, Tony Turri and Delbert David.

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

CITIZEN'S CONCERNS:

Gary Catlin was present and addressed the Commissioners. He stated he had received a copy of the January 24, 2008 minutes. He questioned a statement on page 4 which reads "All other properties remain as depicted in Draft General Plan not reduced growth alternative." He stated he was at last weeks meeting and he does not remember any discussion of this matter. He requests the Commission refuse to approve the minutes with this fictional statement. He asked why there wasn't any discussion last week on this subject, he feels this is a very important topic and needs to be discussed further. He stated the cumulative impact of potential high density developments is an issue and should be addressed. He asked the Commissioners to consider the input from fellow citizens. He stated he submitted a letter signed by 88 residents in the area of the Moore Ranch Project. He asked the Commissioners take into consideration the fact that 88 fellow citizens signed a letter in opposition to the Moore Ranch project submitted at the public meeting last September.

Thomas Jones addressed the Commission. Mr. Jones is a prune grower and rancher in the Los Molinos area. He stated he owns property on Sherman Avenue, South of Los Molinos. He explained his property is an 8 acre parcel on the South side of Sherman, West of Roosevelt. He explained he derives his income from farming and driving a truck. He does not make a living off 8 acres. His orchard is the only parcel of the 4 parcels facing Sherman that is used for Commercial Agriculture. He is requesting 2 acre minimum fronting Sherman as a buffer to Ag Lines. He explained that spraying his orchard is a liability and air spraying is no longer an option due to proximity of homes.

Chairperson Walker asked for any other Citizen's Concerns.

There were none.

Chairperson Walker closed the Citizens Concerns portion of the meeting.

MINUTES:

Chairperson Walker stated the Commission was reviewing the Minutes of January 17, 2008.

It was moved by Commissioner Jones, seconded by Commissioner Turri and carried by a vote of 5:0 of the Tehama County Planning Commission to approve the minutes of January 17, 2008 as mailed.

STUDY SESSION
TEHAMA COUNTY DRAFT GENERAL PLAN

Mr. Robson explained the Policy Statement in the Special Planning Areas has been revised. He handed out new language for Chapter 2.0 Land Use - Special Planning (red line). He explained the new language is a collaboration from the Planning Department, County Counsel and the Consultant. He explained the wording reflects the discussion of special planning areas and the resultant underlying land uses, which by consensus was agreed to.

Mr. Robson read the entire handout.

Mr. Robson stated that the Commissioners know that Special Plan and/or Development Agreements require a multitude of public participation events. Not least of which is an Environmental Impact Report, Development Agreement Hearings and all other manners of public input. He explained it is very important to declare to the world there is no perception of Entitlement and approval, and it is very clear in this document. Those areas designated with Special Planning Land Use Designation are still required to fulfill the obligation requirements of various Master Planning approaches that will define and provide the specific analysis and details to prove that such plans can be carried out as conceptually proposed. He explained that parcel sizes within the Valley Floor Ag – 20 acres and properties within the Upland Ag – 160 Acres or as otherwise specified in the Specific Plan/Development Agreement approved by the County; strike the references to Specific Plans or Master Plans.

Arthur Wylene explained the Chief Administrator suggested adding a statement that “in any event an area plan or community plan for the north I-5 area, any Specific Plans or Development Agreements may be consistent with that Plan.” Discussion followed regarding “Area Plans” which is a second level below the General Plan.

Commissioner David requested that consensus on the new wording in the “Special Planning” section be held over to February 21, 2008 to allow time to read the new language thoroughly.

Commissioner Jones stated he would also like to review the document.

Mr. Robson explained that should the Commissioners have questions regarding this document to give the Planning Department a call.

Commissioner Jones asked if new maps would be available at the next workshop meeting, February 21, 2008.

Scott Friend stated that new maps would be made up and submitted to Mr. Robson for review of any and all errors that have been found on the maps to date, as well as the changes made in the study sessions.

Commissioner Jones asked if other questions or concerns with the maps could be addressed today.

Mr. Robson explained that any other changes or review can be done at today’s meeting.

Property Owner: Thomas Jones

Requested: 2 Acre Minimum

Commissioners Recommendation: After discussion, consensus was reached to change the General Plan on the South side of Sherman, from Hwy 99E on the West side to Roosevelt on the East side be changed to Rural Small Lot (2-10 acre Minimum).

Ag Line – West side – Change

Discussion was held regarding changing the Westside Ag Line.

Consensus was reached to amend previous changes to the Westside Ag line to the west following the following boundary lines:

Beginning at the intersection of Rancho Tehama Road and Paskenta Road:

Line would move to the West; West on Rancho Tehama to the Southwest corner of T25N, R4W, Section 10; proceed north along the West side of Section 10 and Section 3; north along T26N, R4W, Westside boundary of Section 34, 27, 22, 15; west to connect to Red Bank Road, then north to the North side boundary line of Section 17.

Gyle Road – Commercial Recommendation

Discussion was held regarding the interchange at Gyle Road and I-5.

Commissioner Tipton stated she felt with such a good off-ramp and good frontage it should be changed to Commercial. The parcel on the Northwest side of the interchange is 300 acres and it was discussed previously that piece was too large to change to Commercial. Discussion was held to change it to Commercial from Gyle Road north to the “creek”. The property can continue to be used for agricultural or orchard but would be Commercial when the need arises.

Consensus was reached to change the property on the Northwest Side of the freeway to Commercial back to the creek.

Discussion was held regarding the Southeast and Southwest properties to be Commercial. Mr. Robson explained they are already Commercial (see post-deadline requests from Cypress Abby, District 3 – page 18)

Flores Road – Commercial Recommendation:

Discussion was held regarding existing Commercial on the Northwest Side of I-5 at Flores Avenue. It was also discussed changing property on the Northeast side of I-5 at Flores Avenue to Commercial (Ohm and Gordon Properties). Gary Antone stated that there may possibly be a need for a road connecting Flores to Hwy 99W to the North off Flores proceeding northeast and connecting to Hwy 99W.

Consensus was reached to reduce by half the Commercial on the Northwest side of I-5 at Flores (North to the “creek”); two parcels on the Northeast side owned by Ohm and Gordon would be commercial frontage on Flores to a depth equal to 10 acres of Commercial frontage.

Plymire Road – Mendenhall Property

Mr. Robson stated at Plymire Road, the area around the landfill was previously changed to RSL. However, two parcels to the east and south of the Landfill were not changed to RSL. He explained that the Mendenhall's had requested to be RSL and because of the other changes made in the study

sessions this would fill in the area with RSL.

Consensus was reached to change these parcels to RSL.

Public Hearing Verbal Requests

Property Owner: Fox, Robert

Requesting: VA, 40 Acre Minimums

Planning Department Recommendation: 5 - Disagree

Planning Commission Recommendation: Deny Request – Consensus reached

Discussion: Too far West

Property Owner: Jackson, Charles

Requesting: Could Not Find property

Planning Department Recommendation: No Action

Planning Commission Recommendation: No Action

Property Owner: Killinger, Ernie

Requesting: General Commercial

Planning Department Recommendation: 1 - Agree

Planning Commission Recommendation: Approve Request – Consensus Reached

Property Owner: Sisneros, John

Requesting: Rural Small Lot

Planning Department Recommendation: 4 - Disagree

Planning Commission Recommendation: Currently Rural Small Lot – no change

Property Owner: Young, Linda

Requesting: Residential

Planning Department Recommendation: 5 – Disagree – spot land use

Planning Commission Recommendation: Deny Request – Consensus Reached

Property Owner: Houghtby (follow-up)

Requesting: Suburban/Commercial

Planning Department Recommendation: Everything South - Commercial

Planning Commission Recommendation: Commercial – Consensus Reached

Discussion: Fill in – it will only be used for Commercial – no houses

Property Owner: Alexander/Galliano

Requesting: Rural Small

Planning Department Recommendation: Mix up of ownership listed - was changed to RLL

Planning Commission Recommendation: South of Creek remains Rural Large Lot for clarification only.

Black Forest – Special Planning Area

Discussion was held regarding the Black Forest Planned Development on 60 Acres. Currently approved for 300 unit campground/RV Entitlement. Not developed, just entitlement. Target is between 30-60 residential home development. Collins Pine has a private road into the property, access road rights, however there is no 2nd entrance/exit available at this time, unimproved roads currently. Currently Rural

Small Lot/Planned Development. Previously anticipated 300 units, downsized to 30-60 units.

Consensus was to change the Draft General Plan to Special Planning/Suburban/Upland Ag.

Commissioner David indicated he had not heard back from South Corning regarding any requests for changes to that area.

Mr. Robson explained the next meeting will address the new policy and maps. All documents will be submitted to the Commissioners at least one week prior to the February 21st meeting.

There being no further business, the meeting was adjourned at 11:15 a.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

LINDA WALKER, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION