

**TEHAMA COUNTY PLANNING COMMISSION
MINUTES OF THE
SPECIAL MEETING NOVEMBER 1, 2007
GENERAL PLAN STUDY SESSION**

The Tehama County Planning Commission met in a special session at 9:00 am. On Thursday, November 1, 2007 at the Courthouse Annex, Conference Room E, 444 Oak Street, Red Bluff, California, with the following members present: Commissioners Kim Tipton, Linda Walker, and Delbert David. Commissioners Tony Turri and Don Jones were absent.

Vice-Chairperson Linda Walker presided. Present were Director of Planning George Robson, and Recording Secretary Kellee A. Taresh.

CITIZEN'S CONCERNS:

Vice-Chairperson Walker called for public comments. None were received.

Vice-Chairperson Walker opened the Special Meeting of the Tehama County Planning Commission.

WORK/STUDY SESSION:
Chapter 2.0 Land Use (Continued) – Starting on Page 2.0-40

Implementation Measure LU-4.1b (Page 2.0-40)

Discussion regarding the definition of "frontage roads".

Response: Gary Antone stated we may need to modify "frontage roads".

Policy LU-4.2 (Page 2.0-40)

Discussion followed regarding convenience centers.

Response: Add "Rural Community Center" to correspond with Table 2-3, Page 2.0-13

Implementation Measure LU-4.2a (Page 2.0-40)

George Robson stated this would include convenience commercial centers 1,500 to 5,000 sq. ft. Discussion followed regarding whether the square footage should be included in the Implementation Measure.

Response: Scott stated the Commission may wish to add verbage "generally ranging from 1,500 to 5,000 sq. ft."

Implementation Measure LU-5.1a (Page 2.0-41)

Discussion regarding verbage of the implementation measure and listing specific areas.

Response: Committee decided to remove "i.e." and replace with "e.g."

Implementation Measure LU-5.1d (Page 2.0-41)

Discussion followed regarding "Every five years".

Reponse: Mr. Robson stated the General Plan document would be reviewed every five years as amendments may be needed. It would be agendized for review every five years and staff would recommend to the Planning Commission any necessary items to be reviewed. Mr. Robson stated this would be mandated.

Policy LU-5.3 (Page 2.0-42)

Discussion followed regarding the verbage and punctuation of this Policy.

Response: It was decided to rewrite as follows:

“The County shall accommodate growth and other non-agricultural development by directing new growth to the following lands; that do not exhibit characteristics which would support agricultural uses and to areas for which services and infrastructure have been planned to support new growth.”

Implementation Measure LU-7.1a (Page 2.0-43)

Commissioner Walker noted “Table 2.4” should read “Table 2-4”

Response: Scott Friend stated that typo would be corrected.

Policy LU-8.1 (Page 2.0-43)

Discussion was held regarding the wording of this policy.

Response: Mr. Robson and Mr. Friend indicated this Policy should be rewritten.

Policy NI-5.3 (Page 2.0-45)

Discussion was held regarding “Monroe Avenue” being in the City.

Response: Remove “Monroe Avenue” and add “Baker Road”.

Policy CI-5.4 (Page 2.0-46)

Commissioner David asked if reference to individual Community Service District(s) should be removed.

Response: It was decided to remove names of specific districts. The Policy should read:

“The County recognizes the Community Service District(s) and will work with the districts to incorporate policies during the project review process.”

Policy SI-5.5 (Page 2.0-46)

Commission David read the Policy and stated the area boundary lists boundaries on three sides, it is missing a fourth side.

Response: Scott Friend stated they would add the boundary on the fourth side of the area.

Policy WI-5.2 through WI-5.5 (Page 2.0-47)

Scott Friend stated these policies for West County Planning Area Policies as numbered are incorrect – typographical.

Response: Correct numbering and hyphenation will be inserted.

Consensus reached in all above responses for change in Policies and Implementations.

Mr. Robson stated the Commission would start to review Chapter 3.0 Transportation and Circulation Element when they convene on November 8, 2007.

Meeting was adjourned at 10:35 a.m.

Next meeting is scheduled for Thursday, November 8, 2007, immediately following the 9:00 a.m. Field Trip Session of the Planning Commission held in the Courthouse Annex Room E, 444 Oak Street, Red Bluff, CA 96080.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

LINDA WALKER, VICE-CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION