

TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

Phone 530-527-2200 Fax (530) 527-2655



Commissioner Bill Moule - Vice-Chairman
Commissioner Noel Bookout
Commissioner Gary Durden – Chairman
Commissioner Sherman Lee
Commissioner Ian Turnbull

District 1
District 2
District 3
District 4
District 5

PLANNING COMMISSION MINUTES

MINUTES FOR THE MEETING HELD ON: June 18, 2020

LOCATION: BOARD CHAMBERS
ADMINISTRATION BUILDING
727 OAK STREET
RED BLUFF, CALIFORNIA 96080

COMMISSIONERS PRESENT: Durden, Moule, Bookout, Turnbull, Lee

COMMISSIONERS ABSENT: None

COUNTY STAFF PRESENT: Kristen Maze, Director of Planning
Trisha Webber, County Counsel
Scot Timboe, Planner IV
Melinda Touvell, Administrative Secretary III
Will Pike, Public Works

I. PLEDGE OF ALLEGIANCE

Chairman Durden led the Pledge of Allegiance

II. CITIZENS CONCERNS

None

III. MINUTES OF THE MEETING

1. APPROVAL OF JUNE 04, 2020 PLANNING COMMISSION MINUTES

RESULT:	APPROVED [4 TO 0]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Ian Turnbull, Commissioner
AYES:	Moule, Turnbull, Bookout, Durden
ABSTAIN:	Lee

2. Approval of April 02, 2020 Planning Commission Minutes

RESULT:	APPROVED [4 TO 0]
MOVER:	Ian Turnbull, Commissioner
SECONDER:	Noel Bookout, Commissioner
AYES:	Turnbull, Lee, Bookout, Durden
ABSTAIN:	Moule

IV. PUBLIC HEARING

1. GPA No. 20-02, REZONE No. 20-04 BAR W BAR LIVESTOCK LLC

Scot Timboe, Planner IV presented the project located at 17785 Bowman Rd in Cottonwood to the Commissioners. Mr. Timboe explained the project consisted of a General Plan Amendment from Rural Residential Small Lot to Valley Floor Agriculture Land Use Designation and Map Rezone. The rezone would change from One-Family Residence-Special Animal Combining-Special Mobile home Combining-Special Building Site Combining District (R1-A-MH-B: 86) to AG-2 (Agricultural Valley District).

Chairman Durden asked will it become two parcels since it is going from Rural Small Lots to AG-2 Valley Floor Ag and be 20 acres.

Mr. Timboe stated no you would have to do a parcel map along with another section of State law to divide this any smaller than 45 acres.

Chairman Durden stated his understanding was that Valley Floor Ag Destination was 20 acres unless in the Williamson Act then it was 40 acres.

Mr. Timboe stated that was correct, but it is a 20 acre minimum.

Chairman Durden asked will it still be one parcel.

Mr. Timboe stated yes it will remain one parcel.

Commissioner Turnbull asked has there been any communication from nearby residents.

Mr. Timboe stated No, but a notice was mailed to the adjacent property owner and a public notice was published in the newspaper.

Vice-Chairman Moule asked would the existing zoning prevent the owner from using the property anyway they saw fit and would there be any Bowman Rd. improvements owner would have to fix when building an equestrian center.

Mr. Timboe stated he do not believe the property owner was building a public equestrian center or riding arena it was thought to only be for private use.

Vice-Chairman Moule asked if it should become a public entity someone other than the property owners using it would there be any road considerations.

Will Pike, Public Works Chief Surveyor stated should it become a public entity they would address the safety and encroachment issues at that time.

Commissioner Turnbull asked if it becomes public would that require a special use permit.

Mr. Timboe stated he is not aware of anything specific in county code that would allow it to be a public riding arena.

Director Maze stated if there was a large gathering over 500 people it would require a mass gathering permit.

Commissioner Turnbull asked if it was to be used as a horse boarding facility or riding arena for public use that would not require a special use permit.

Mr. Timboe stated that is correct.

Property Owner, Sharon Wright stated the buildings that are being built would be used to store cattle, they are building a barn that will be used to store hay and equipment. Ms. Wright stated it will all be used for personal use.

Vice-Chairman Moule asked if it was irrigated.

Ms. Wright stated no it is not irrigated.

Chairman Durden opened the public hearing.

Chairman Durden closed the public hearing.

Vice-Chairman Moule made a motion to;

- A. Recommend the Board of Supervisors adopt the Findings relative to CEQA, and the CEQA Exemption as contained in the staff report and Attachment "C";

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Noel Bookout, Commissioner
AYES:	Moule, Turnbull, Lee, Bookout, Durden

Vice-Chairman Moule made a motion to;

- B. Recommend the Board of Supervisors adopt the GPA #20-02 Resolution and Findings with Attachment C;

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Ian Turnbull, Commissioner
AYES:	Moule, Turnbull, Lee, Bookout, Durden

Vice-Chairman Moule made a motion to;

- C. Recommend that the Board of Supervisors adopt the findings relative Rezone #20-04 as contained in the Staff Report, and the Ordinance in Attachment D as shown in Map Amendment Exhibit 1;

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Ian Turnbull, Commissioner
AYES:	Moule, Turnbull, Lee, Bookout, Durden

V. DIRECTOR COMMENTS

Director Maze stated that the Lake California applicants General Rezone Plan have formally sent an email withdrawing their project plans so there will be no July 2, 2020 Planning Commission Meeting. Ms. Maze also stated in the process of a new permit tracking system which is all electronic. This is a Grant that was given to us by the state to increase our housing production. The public will have access to the system and allow them to check on their projects at all times.

VI. ADJOURN

Meeting was concluded at 9:26 AM.