

# TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

Phone 530 527-4655 Fax (530) 527-2655



Commissioner Bill Moule  
Commissioner Lynn DeFreece – Chairperson  
Commissioner Gary Durden – Vice- Chairperson  
Commissioner Mike Wright  
Commissioner Delbert David  
Airport Land Use Commissioner Lynn Chamblin  
Airport Land Use Commissioner R. J “Tony” Miller

District 1  
District 2  
District 3  
District 4  
District 5

## PLANNING COMMISSION MINUTES

**MINUTES FOR THE MEETING HELD ON:** April 6, 2017

**LOCATION:** Board Chambers  
Administration Building  
727 Oak Street  
Red Bluff, CA 96080

**COMMISSIONERS PRESENT:** DeFreece, Durden, Moule, Wright, David

**COMMISSIONERS ABSENT:** None

**COUNTY STAFF PRESENT:** Kristen Maze, Director of Planning  
Trisha Weber, Deputy County Counsel  
Will Pike, Chief Surveyor at Public Works  
Kathryn Parish, Administrative Secretary III

### **I. PLEDGE OF ALLEGIANCE**

Chairman DeFreece opens the meeting and asks if anyone objects to rearranging the agenda to have the regular item first. Then lead in the pledge of allegiance.

### **II. REGULAR ITEMS**

#### **1. CONTINUE THE CONSIDERATION OF A TWO (2) YEAR TIME EXTENSION FOR TRACK MAP #04-1000, ROGER NICHOLSON**

Kristen Maze, Planning Director introduced the item and assured the issues from the last meeting is covered in the conditions. The issues from the last meeting was the easement/road access from Paskenta Rd. across the private property and issue of access for the back parcels. Will Pike from Public Works spoke with the applicant's representative and feels they do not need any additional conditions as they were covered in the current conditions. Will also addressed the water issue in his memo.

Joe Dominick, applicant's representative, would like to change condition #5.A.1 road standards from the old drawing standard 10-4 to the new drawing standards 9-07.

Will Pike, Public Works, spoke with Joe previously and there would be no problem changing the drawing standard.

**ACTIONS:**

A. Move that a two (2) year time extension for Tentative Tract Map #04-1000 is Statutory Exemption pursuant to CEQA Guidelines Section 15162(a)(b) with the land standard of September 2007 used for the project.

**RESULT:** APPROVED [5:0]  
**MOVER:** Bill Moule, Commissioner  
**SECONDER:** Gary Durden, Vice-Chairman  
**AYES:** DeFreece, Durden, Moule, Wright, David

B. Move that the Planning Commission approve the Findings/Subfindings in Attachment D for a two (2) year time extension for Tentative Tract Map #04-1000; and

**RESULT:** APPROVED [5:0]  
**MOVER:** Bill Moule, Commissioner  
**SECONDER:** Gary Durden, Vice-Chairman  
**AYES:** DeFreece, Durden, Moule, Wright, David

C. Move that the Planning Commission approve a two (2) year time extension for Tentative Tract Map #04-1000 subject to the Conditions contained in Attachment E.

**RESULT:** APPROVED [5:0]  
**MOVER:** Bill Moule, Commissioner  
**SECONDER:** Gary Durden, Vice-Chairman  
**AYES:** DeFreece, Durden, Moule, Wright, David

**III. MINUTES OF THE MEETING**

A. Approval of minutes of the meeting for March 16, 2017.

**RESULT:** APPROVED [4:0:1]  
**MOVER:** Bill Moule, Commissioner  
**SECONDER:** Dave David, Commissioner  
**AYES:** Durden, Moule, Wright, David  
**ABSTAIN:** DeFreece

**IV. CITIZENS CONCERNS**

Chairman DeFreece addressed a few items, one being a brief meeting he had with Kristen Maze, Planning Director, about the operation and generality of how the Commission and department will work. Very pleased with the meeting and thanked

Kristen for her time. Another meeting was with Supervisor Bob Williams, County Counsel Arthur Wylene, and County Administrator Officer Bill Goodwin to improve the level of communication between the Planning Commission and other County agencies/Administrative offices. At the meeting economic development and rezones issues were mentioned. No decisions were made but all agreed better communication is needed. Chairman DeFreece requested for Kristen Maze to set a meeting with himself, Commissioner Durden, Supervisors Garton and Carlson, and County Administrator Officer Bill Goodwin to formalize the discussion regarding communication.

Commissioner Moule discussed a meeting he had with Kristen Maze at his request. He has been very critical on how the rezones have been handled and displeased with the unilateral changes of the General Plan Update. Scot Timboe had agreed to write some letters to the people whose property zones were changing to make sure they understood what the change was and that they had a chance for some impute to the Planning Commission. Commissioner Moule asked for the results of the letters for 3 months and did not receive them. At the meeting Kristen Maze assured Commissioner Moule the Commission has heard or seen most of the people who have said something to the Commission or the Planning Department. That was the discussion and although it started off on a little uncertainty it ended up as a very good meeting and was very thankful for that.

Kristen Maze, Planning Director, would like to point out the information Commissioner Moule requested was sent out to all the Planning Commissioners and were all the letters the department received. There were a number of people that came to a meeting and requested changes, those were addressed as well. The rest of the people who may not have been discussed were calling and questioning why they received a notice and/or satisfied.

Discussion between Commissioners and Staff regarding the first reading of the Certificate of Compliance Ordinance that took place at the Board of Supervisors on April 4, 2017. The second reading will be April 18, 2017 and if adopted it will take place 30 days after. It will not affect the Planning Commission. Commission requested to have the draft ordinance provided to them.

Kristen Maze, Planning Director explained it is broken into 2 tiers. Tier 1 will be an over the counter permit at no cost if they meet the criteria. Tier 2 is more complicated and will continue to go to the Technical Advisory Committee with the standard fee.

Chairman DeFreece asked about the new standard for dormant wells that was approved by the Board of Supervisors recently. It has been addressed at Planning Commission meetings for Code Enforcement on abandoned wells. Commission would like a copy of the Ordinance with the approved standard for dormant wells.

Kristen Maze, Planning Director, gave an update on what projects will be coming up in front of the Commission.

## **V. ADJOURNED**