

# 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

District 1  
District 2  
District 3  
District 4  
District 5

## PLANNING COMMISSION MINUTES

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

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

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

**COMMISSIONERS ABSENT:** DeFreece, Wright

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

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

Vice-Chairman Durden opens the meeting and leads in the pledge of allegiance.

### **II. CITIZENS CONCERNS**

None

### **III. MINUTES OF THE MEETING**

A). Approval of the minutes for June 1, 2017.

**RESULT:** APPROVED [3:0:2]  
**MOVER:** Dave David, Commissioner  
**SECONDER:** Bill Moule, Commissioner  
**AYES:** Durden, Moule, David  
**ABSENT:** DeFreece, Wright

### **IV. REGULAR ITEMS**

**1. ECONOMIC DEVELOPMENT PRESENTATION – CAYLYN WRIGHT**

Caylyn Wright introduced herself and Amanda Jenkins; together they run the Economic Development program for Tehama County. Their overall goal is to be as accessible as possible to existing and new business owners. At the startup of the program, the first step was to create an Administrative Body for Economic Development then to create a website that is ran by Golden Shovel. There has been marketing videos created to target business owners who are looking to relocate to the area. Another project has been working with RCRC to receive Federal funding to help with infrastructure and to be shovel ready for business owners. Ponderosa Sky Ranch is one of the first applications turned in for Federal funding showing the Federal Government that rural areas need assistance. South Ave is another one chosen for a number of factors including the proximity to Corning/ I-5 and lot size. Another project has been working to bring Broadband internet to Tehama County but progress has been slow. Tehama County has been selected by a magazine called Business & Focus to run a marketing article that will help widen the audience. Currently Economic Development has been working with 8 business's looking to relocate/expand their business in Tehama County one of which is Corning Solar, LLC. They are looking to do a very large scale solar installation off of west I-5 south of Corning, CA.

The Commission asked questions regarding the likelihood to get Federal funding, why broadband is being installed in other areas outside of the County, and looking into AT&T upgrading their facilities in the area.

**2. CONSIDER RECOMMENDING THE APPROVAL OF REZONE #16-07 (TEHAMA COUNTY GENERAL PLAN IMPLEMENTATION PHASE 3 COMMERCIAL/ INDUSTRIAL CONVERSIONS) TO THE BOARD OF SUPERVISORS FOR ADOPTION**

Kristen Maze, Planning Director gave an overview of the project consisting of 17 parcels and approximately 457 acres of land. Throughout the various Phases of the General Plan Implementation, property owners of these parcels have requested their land be rezoned to a specific Commercial/ Industrial district.

George Robson representing Sandhu in Rezone #16-07 urges the Planning Commission to recommend Rezone #16-07 to the Board of Supervisors.

Kristen Maze, Planning Director answered a few question from the Commission. Based on the mitigation measures, Fish and Wildlife would go out and designate any type of wetlands. The Planning Department has one condition to look over the projects that are proposed on the parcels. All of the property owners have been notified.

B. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to CEQA and the Project as contained in Attachment "B" of the Staff Report;

**RESULT:**        **APPROVED [3:0:2]**  
**MOVER:**        Dave David, Commissioner  
**SECONDER:**    Bill Moule, Commissioner  
**AYES:**         Durden, Moule, David  
**ABSENT:**       DeFreece, Wright

C. Request to recommend the Board of Supervisors adopt the Mitigated Negative Declaration (Attachment E) as meeting the requirements of CEQA and its Guidelines for Rezone #16-07;

**RESULT:**        **APPROVED [3:0:2]**  
**MOVER:**        Dave David, Commissioner  
**SECONDER:**    Bill Moule, Commissioner  
**AYES:**         Durden, Moule, David  
**ABSENT:**       DeFreece, Wright

D. Request to recommend the Board of Supervisors adopt the Ordinance contained in Attachment "D" of the Staff Report and approve Rezone #16-07 with the Zoning Ordinance Maps (Attachment 1) that will add to the Tehama County Zoning Map, which will further implement the 2009-2029 Tehama County General Plan.

**RESULT:**        **APPROVED [3:0:2]**  
**MOVER:**        Dave David, Commissioner  
**SECONDER:**    Bill Moule, Commissioner  
**AYES:**         Durden, Moule, David  
**ABSENT:**       DeFreece, Wright

**3. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT – 15824 Tall Pine Trail, Corning, RTR, CALIFORNIA (Alejandro Rosas Medina and Miriam Rosas-OWNER(S)) – Hearing on Notice Issued by Enforcing Officer in Public Nuisance Enforcement Action Against the Premises**

B) RESOLUTION - Request adoption of a Resolution declaring the existence of a public nuisance on the property located at 15824 Tall Pine Trail, Corning, RTR, California APN: 062-220-027; is a use or condition of the property in violation of Tehama County Code Chapters 9.42 and 10.16; is unsafe or detrimental to public health, safety, and/or welfare; ordering abatement thereof; and directing an itemized accounting of the costs incurred in abating the nuisance.

**RESULT:** APPROVED [3:0:2]  
**MOVER:** Bill Moule, Commissioner  
**SECONDER:** Dave David, Commissioner  
**AYES:** Durden, Moule, David  
**ABSENT:** DeFreece, Wright

**4. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT – 16180 Sheila Rd., Red Bluff, CALIFORNIA (Jesus Contreras-Guizar and Itsel Contreras-Reyes-OWNER(S)) – Hearing on Notice Issued by Enforcing Officer in Public Nuisance Enforcement Action Against the Premises**

**\*\*\*\*WITHDRAWN\*\*\*\***

**5. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT – Red Bank Rd., Red Bluff, CALIFORNIA (Lee Lawson-OWNER(S)) – Hearing on Notice Issued by Enforcing Officer in Public Nuisance Enforcement Action Against the Premises**

Keith Curl, Code Enforcement Officer presented a public nuisance on a well west of Red Bluff. The initial inspection took place from a complaint on well and 4 large greenhouses on or around 2/21/17. Sherriff deputies and Code Enforcement contacted the reporting party and a woman performing roadwork to ask questions. The woman stated she lived in a RV on the property and there was marijuana on the property. A Notice of Violation was posted on the property for the greenhouses and RV that was later removed. Code Enforcement posted a Notice of abatement for the well on 5/31/17. The owner owns two parcels side by side where the domestic well drilling permit was pulled on one but was drilled on the other parcel. The well has not been finalized due to missing well log and disinfectant report that would be provided by the driller. Due to nonpayment, the well driller will not release the documents for the well to be finalized. On 6/6/17 the owner contacted Code Enforcement and stated he would not dismantle his well.

Lee Lawson (owner) purchased 320 acres in Tehama County and paid a crew to put up greenhouses and to build a farm. The contractor was paid \$16,000 to drill the well. Stated there are marijuana grows all around the property. A travel trailer was placed there for the workers when they were working on the property. Hired a crew to take down all the greenhouses and moved the travel trailer that was requested on the Notice of Violation. The well is used to keep two 2500 gallon tanks full and was told it was an Ag well. Vice-Chairman Durden asked why the well has not been finalized and the owner states there is a problem between the foremen and the well driller. This is the first he has heard of the well needing to be finalized. Stated he will not destroy the well and answered Commissioner Moule that his intention was to live on the property but now is going to sell it.

Vice-Chairmen Durden told Mr. Lawson that the well does not have to be destroyed; it just has to be capped. Now it is not being recognized as a legal well until it is finalized. In Tehama County travel trailers are not for permanent habitation only temporary habitation. Once you drill a well there is a time limit to build or place a mobile home on the property.

Commissioner David stated in Tehama County our Code Enforcement Officers do not go out and take actions on any property without an official complaint. You admit you have a well but do not have a legal well. It is your responsibility to make it legal. Once legal you have a problem with the Planning Department on the use of the well.

Lee Lawson (owner) says he will take it to court. The neighbor hates him and believes Keith Curl is friends with the neighbor. The Officers are trespassing going onto the property without owner's permission.

Commissioner Moule would stay this order for 30 days and in that time you will have to finalize the well and get a permit for a structure on the property. Nobody in this County is going to single you out and pick on you.

Lee Lawson (owners) agrees he would do 30 days. Asked Trisha Weber from County Counsel where he serves the paperwork that was filed in Federal Court. Clerk of the Board is where the paperwork needs to be served. Asked the Commission, please do not send anyone out to his private property without notifying him first. All the information on the notice is correct and accepts certified letters.

Trisha Weber, Deputy County Counsel advises the Commission to continue to a specific date.

Keith Curl, Code Enforcement Officer met the reporting party who filed the complaint for the first time on or around 2/21/17. The well has to have a purpose and permitted use. The permit pulled is for the other parcel not the one the well is on. An Ag well is 8 inches or up and a domestic well is 6 inches and this well is a domestic well.

**Move to stay on fines until August 17<sup>th</sup>, 2017. During that time the owner will get a permit to finalize well, the finalized permit will go to Environmental Health to prove legal well, secure a permit for a permanent structure on the property to justify use for well. If failed to provide within the time frame listed then it will revert back to today's date for the fines and penalties.**

<b>RESULT:</b>	<b>APPROVED [3:0:2]</b>
<b>MOVER:</b>	Bill Moule, Commissioner
<b>SECONDER:</b>	Dave David, Commissioner
<b>AYES:</b>	Durden, Moule, David
<b>ABSENT:</b>	DeFreece, Wright

**6. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT –6965 Ox Yoke Bend, Corning, RTR, CALIFORNIA (Tim Lim-OWNER(S)) – Hearing on Notice Issued by Enforcing Officer in Public Nuisance Enforcement Action Against the Premises**

**\*\*\*\*WITHDRAWN\*\*\***

**7. ENVIRONMENTAL HEALTH / CODE ENFORCEMENT – Near Ridge Area, Red Bluff, CALIFORNIA (Edgar S. Barajas Herrera-OWNER(S)) – Hearing on Notice Issued by Enforcing Officer in Public Nuisance Enforcement Action Against the Premises**

**\*\*\*\*WITHDRAWN\*\*\*\***

## **V. PLANNING COMMISSION REPORTS**

## **VI. PLANNING DIRECTOR REPORTS**

Discussion between the Commissioners, Planning Director, and Chief Surveyor at Public Works regarding the Jelly's Ferry/Adobe project that went to the Board of Supervisors on June 27, 2017. Trisha Weber, County Counsel cautioned the Commission the item is not on the agenda and don't want to stray too much on the topic without the public or have too much deliberation.

## **VII. ADJOURN**