

TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

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Commissioner Bill Moule – Vice-Chairperson
Commissioner Lynn DeFreece
Commissioner Gary Durden – Chairperson
Commissioner Mike Wright
Commissioner Delbert David

District 2
District 3
District 4
District 5

PLANNING COMMISSION MINUTES

MINUTES FOR THE MEETING HELD ON: February 15, 2018

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

COMMISSIONERS PRESENT: Durden, Moule, Wright, David

COMMISSIONERS ABSENT: DeFreece

COUNTY STAFF PRESENT: Kristen Maze, Planning Director
Kathryn Parish, Administrative Secretary III
Andrew Plett, Deputy County Counsel
Scot Timboe, Planner III

I. PLEDGE OF ALLEGIANCE

Chairman Durden opened the meeting and led in the pledge of allegiance.

II. CITIZENS CONCERN

None

III. MINUTES OF THE MEETING

A) Approval of minutes for the January 18, 2018 meeting.

RESULT:	APPROVED [3:0:1]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Dave David, Commissioner
AYES:	Moule, Wright, David
ABSTAIN:	Durden

A) Approval of minutes for the February 1, 2018 meeting.

RESULT: APPROVED [4:0]
MOVER: Bill Moule, Vice-Chairman
SECONDER: Dave David, Commissioner
AYES: Durden, Moule, Wright, David

IV. REGULAR ITEMS

1. WORKSHOP/PUBLIC HEARING TO CONSIDER RECOMMENDING THE APPROVAL OF THE TEHAMA COUNTY GENERAL PLAN IMPLEMENTATION PHASE 3- GPA #17-03 AND REZONE #17-02A (TEXT) & #17-02B (MAP) TO THE BOARD OF SUPERVISORS FOR ADOPTION

Planning Director Kristen Maze summarized the history of the General Plan Implementation with Rezone 17-02(A&B) and GPA 17-03 being the final project of phase 3. The intent of the proposed General Industrial General Plan with Light Industrial zoning (M1 proposed Ordinance) is to provide economic development in the area for low intensity manufacturing and assembly processes with some office and research and development while protecting adjacent areas from impacts allowing indoor clean and quiet industry. Through this process, the CEQA process was determined that based on the General Plan EIR and there being existing facilities, mitigation measures were not necessary to offset any significant impacts on the environment and the proposed project would not increase any County services. Mrs. Maze turned to page 28 Attachment D of the packet to go through the proposed text changes to explain what changes were made starting with the M1 zoning district.

- All strike-throughs are due to elimination or re-organization.
- The red underlined texts are additions to the text.
- Additions were made to the purpose of the M1 zoning district to emphasis low intensity manufacturing.
- Under uses permitted, section A was eliminated to remove the “onion layer” that allows all “C” district uses and “R” district uses. In addition to the current uses the following has been added: research and development laboratories, offices accessory, personnel services, data centers, wholesale commercial services, arts, antiques, collectables, veterinary clinics, and indoor recreation and fitness.
- Section B additions included: recycled center processing and commercial equipment and vehicle repair.
- Use permit section was added.

Planning Director Maze explained with these changes it will clarify the uses with less interpretation.

Commissioner David believes 17.34.030 (D) churches does not fit with in economic development.

Commissioner Moule asked questions to clarify the difference between the current M1 zoning district and the proposed M1 zoning district. Commissioner Moule asked Mrs. Maze if the public was involved during the Standing Jobs Committee meetings. Mrs. Maze answered there were about 3-6 people from the public at each meeting.

Planning director Maze then went on to explain the new section under General Provisions called Development Design Standards on page 34 that were modeled after the City of Corning's design guidelines. The Design Standards include building design, color, building materials, screening of roof equipment, screening of refuse, storage and equipment areas, landscaping, signs, and off-site parking.

Chairman Durden asked if it encouraged drought resistant landscaping. Mrs. Maze answered that the department will always encourage it but it is not specified.

Planning Director Maze explained that this item is repealing the "S" combining district and "P" combining district because it is included in the Design Standards. This places it in one location so it is clear on what is required for each industrial/commercial development. Mrs. Maze explains the meaning of 10,000 sq. ft. or more of impervious space includes the size of the building and parking area.

Planning Director Maze informed the Commission that a letter was submitted by the City of Corning.

John Stoufer is representing Mr. Lamson who owns a parcel (087-060-38) that is part of the rezone. The parcel is currently developed with a residence and barn. The property owner was unaware that the General Plan was previously changed to commercial. He would like to request that the parcel go back to rural small lot with a R1-A-B:86 zoning.

Caylyn Wright stated she runs the Economic Development Program and is here in support of this project. Ms. Wright explained that this has been a long process with a lot of input from the public, working with the Planning Department, Economic Development, City of Corning, Corning Chamber of Commerce, and local residents. Supervisor Williams and Ms. Wright began working with the Rural Counties Representatives of California (RCRC) for federal infrastructure grant financing and is now working with the USDA on this program as well. RCRC became interested in this project because of the small lot sizes, the distance from infrastructure and service from the City of Corning, and the distance from Interstate 5. This would be helpful for light industrial development for Tehama County businesses looking to expand and businesses recruited to our County because it would create high wage jobs. With clear development standards it would make easy and clear expectations for new developers. Ms. Wright stated they are trying to create a target area for clean and quiet industrial manufacturing.

Jocelyn Olander stated she owns a parcel just north of the commercial zoning at 3832 Houghton Rd. and would like to object to the rezone. Mrs. Olander is concerned for the roads as they are not in condition for trucks to drive on.

Ben Myhre owns two parcels that are not part of the rezone. Mr. Myhre asked why this rezone is happening and is concerned about congestion and water levels.

Commission and Staff answered Mr. Myhre's questions stating that there will be conditions when it comes time to develop. Planning Director Maze explained under the current General Plan and Zoning that anything can go out there but with the proposed M1 the uses would be less intensive.

Robert Halpin submitted a letter to the Commission, Staff and Clerk. Mr. Halpin wonders how much public input there was since the Standing Jobs Committee is an ad-hoc committee of the Board. Mr. Halpin has researched the City of Patterson's industrial park and the City of Corning's design standards that this project is modeled after but was unable to find anything online. He also went to the Planning Department to look at the project file but did not see anything under the pre-con and CEQA tabs. Mr. Halpin believes the CEQA exemption is not appropriate because of the necessities such as roads, sidewalks, lighting, intersection improvements, sewer and water extensions that have not been analyzed.

Planning Director Maze stated the project was noticed in the newspaper on 1/8th of a page required by law and went beyond what was required to send out letters.

Scot Timboe, Planner III explained what people are concerned about when it comes to impervious surface and flooding is covered under state law. The law does not allow a business to increase the concentration or increase the quantity of water coming off of the property. In regards to infrastructure along South Ave., CAL-Trans did a transportation concept report on 99E and South Ave. with traffic analysis. Mr. Timboe stated that the General Plan covered all of the information in the circulation element on width of road, classification, etc. The County now has development impact fees and those fees help mitigate all of the cumulative analysis which will go to improve the roads etc. Mr. Timboe went on to explain that signals were analyzed with the Corning Avenue intersection and the transportation concept report for CAL-Trans. Mr. Timboe also explained that anything with right-a-way is exempt from CEQA by a statutory exemption. The concern about water use has less impact with warehouses as it uses less water for employee bathrooms than a restaurant would be using for customers, food, dishes, etc. The M1; light industrial is an improvement to the area and reduces the impacts based on the fact that it is a defined M1 with design standards.

To answer Vice-Chairman Moule's question Mr. Timboe stated the tribes were notified because it was a General Plan Amendment and they had 90 days to comment but no comments were received.

Commission closed public hearing and discussed how to move forward with the project. Vice-Chairman Moule stated he is not in favor of the text changes.

A. Recommend Board of Supervisors find that Rezone #17-02 (A&B) and GPA #17-03 is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3);

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairman
SECONDER:	Dave David, Commissioner
AYES:	Durden, Moule, Wright, David

B. Recommend Board of Supervisors adopt the GPA #17-03 Resolution (Attachment C) with Exhibit 1 the General Plan Land Use Map amendment and Assessor Parcel Index;

RESULT: **APPROVED [4:0]**
MOVER: Bill Moule, Vice-Chairman
SECONDER: Dave David, Commissioner
AYES: Durden, Moule, Wright, David

There was a discussion between the Commissioners and Staff on how to proceed with the final action and if they can remove the text changes from the action. Vice-Chairman Moule made a motion to not accept the text changes in Rezone #17-02A. Motion dies with no second. Planner III, Scot Timboe, explained to the Commission that the proposed M1 has been narrowly defined and if it is left as is there would be no exemption. Defining M1, light industrial is the only reason there is an exemption because it no longer allows the other entire zoning districts within it.

Commission and Staff requested the following changes to the Ordinance: Development Design Standards 17.08.080(A)(1) change 17.34.060 to 17.34.070, remove freight trucking from 17.34.020(A)(2), Remove churches from 17.34.030(D).

C. Recommend Board of Supervisors adopt the Ordinances for Rezone #17-02 (A&B) (Text Amendments and Map Amendment) with changes to the text, which will further implement the 2009-2029 Tehama County General Plan

RESULT: **APPROVED [3:1]**
MOVER: Dave David, Commissioner
SECONDER: Mike Wright, Commissioner
AYES: Durden, Wright, David
OPPOSED: Moule

V. ADJOURN