

# TEHAMA COUNTY PLANNING COMMISSION



Board Chambers  
Time: 9:00 AM  
Location: Board Chambers  
Administration Building  
727 Oak Street, Red Bluff, CA 96080  
<https://tehamacounty.legistar.com/Calendar.aspx>

## AGENDA FOR THURSDAY, APRIL 3, 2025

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LESA HARRIS	DISTRICT 1
VICI MIRANDA	DISTRICT 2
ROBERT HALPIN	DISTRICT 3 CHAIRMAN
KAREN JONES	DISTRICT 4 VICE-CHAIR
RYAN PATRICK	DISTRICT 5

**Members of the public who are unable to attend in person may participate, listen and watch in the following ways:**

**1) To participate in the Board meeting, the public may listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment.**

**2) Members of the public who are unable to attend in person may watch and listen via the web at: <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment at the time the item is called.**

**The audio and live video streaming is being offered as a convenience. The Board meeting will continue even if there is a disruption. If there is a disruption, the public is encouraged to consider an alternate option listed above. If you have trouble connecting or accessing the meeting, contact the Board office for assistance at (530) 527-4655.**

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off or muting all cell phones during the meeting.

Recording Device used to record the meeting.

**I. PLEDGE OF ALLEGIANCE**

**II. CITIZENS CONCERNS**

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) (typically, this applies to items meeting criteria as an off-agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speaker’s identity is purely voluntary during the public comment period.

**III. MINUTES OF THE MEETING**

**1. APPROVAL OF MINUTES - PLANNING COMMISSION 25-0506**

A). Approval of March 20, 2025 Planning Commission Meeting Minutes.

**REGULAR ITEM**

**2. PUBLIC WORKS- COUNTY SURVEYOR - WILL PIKE [25-0197](#)**

A. Adopt the finding that the Farquhar Road Vacation Project is CEQA Exempt per Sections 15305; minor alterations in land use limitations; and

B. Adopt a finding that the Farquhar Road Vacation Project is consistent with the Tehama County General Plan 2009-2029 pursuant to the Findings attached in Attachment A.

Or;

C. Failing to make the recommended findings, move that the Planning Commission find that the Farquhar Road Vacation Project is inconsistent with the General Plan 2009-2029

**IV. OTHER MATTERS**

**3. COMMISSION DISCUSSION REGARDING PUBLIC COMMENT TIME LIMIT: 25-0508**

Discuss changing the Public Citizens concerns comments from 3 minutes to 5 minutes.

**V. ADJOURN**

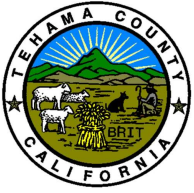
NOTE:

Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "1", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$575.00 filing fee (\$745.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

Postmarks will not be accepted.

MINUTES, AGENDAS, and AGENDA MATERIAL are available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>



# Tehama County

## Agenda Request Form

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**File #:** 25-0506

**Agenda Date:** 4/3/2025

**Agenda #:** 1.

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### APPROVAL OF MINUTES - PLANNING COMMISSION

**Requested Action(s)**

A). Approval of March 20, 2025 Planning Commission Meeting Minutes.

**Financial Impact:**

None

**Background Information:**

# Tehama County Planning Commission



Lesa Harris  
Vici Miranda  
Robert Halpin - Chairman  
Ryan Partrick  
Karen Jones – Vice-Chair

**District 1**  
**District 2**  
**District 3**  
**District 4**  
**District 5**

**DATE:** THURSDAY, MARCH 20, 2025  
**LOCATION:** BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CALIFORNIA 96080

**COMMISSIONER PRESENT:** HALPIN, MIRANDA, HARRIS

**COMMISSIONER ABSENT:** JONES, PATRICK

**STAFF PRESENT:** JESSICA MARTINEZ, DIRECTOR OF PLANNING  
ANDREW PLETT, COUNTY COUNSEL  
MELINDA TOUVELL, ADMIN SECRETARY III

I. **PLEDGE OF ALLEGIANCE**

II. **CITIZENS CONCERNS**

III. **MINUTES OF THE MEETING**

1. **APPROVAL OF MINUTES - PLANNING COMMISSION**

A). Approval of January 16, 2025, Planning Commission Meeting Minutes.

**RESULT: APPROVED [ 3 – 0 ]**

**MOVER:** Commissioner Miranda

**SECONDER:** Commissioner Harris

**AYES:** Halpin, Miranda, Harris

**ABSENT:** Jones, Patrick

**NAYS:** None

## **2. APPROVAL OF MINUTES - PLANNING COMMISSION**

A). Approval of February 20, 2025, Planning Commission Meeting Minutes.

**RESULT: APPROVED [ 3 – 0 ]**

**MOVER:** Commissioner Miranda

**SECONDER:** Commissioner Harris

**AYES:** Halpin, Miranda, Harris

**ABSENT:** Jones, Patrick

**NAYS:** None

## **IV. REGULAR ITEM**

### **3. ENVIRONMENTAL HEALTH/CODE ENFORCEMENT - Hearing on Notice Issued by the Enforcing Officer in Public Nuisance Enforcement Action Against the Premises:**

Ron Robbins, Code Enforcement Officer, presented the code case located at 15035 Frontier Drive, Red Bluff. Mr. Robbins stated there has been no contact with the owners of the property or anyone claiming to be the owners of the parcel. He stated there are cars and junk on the parcel possibly stolen cars on the property. Mr. Robbins stated he would like to be deemed a Public Nuisance so they can take stronger action.

Chairman Halpin stated he notice there are a lot of violations against the property.

Mr. Robbins stated yes there are several violations

Chairman Halpin asked County Counsel if it would be possible to get a warrant to check the premises.

Andrew Plett, County Counsel, stated yes, it is possible to get a warrant.

Commissioner Harris asked what steps had been taken to contact the owner of the parcel.

Mr. Robbins stated an abatement notice is posted and emailed to the property owner.

Commissioner Miranda made a motion to approve the Resolution;

A) HEARING - Planning Commission shall hold an administrative hearing to determine whether the conditions existing on the property constitute a public nuisance under Chapter 10.16(Code) of the Tehama County Code

Owners: David Christopher Griffin, Life Estate, David Samuel Griffin, Anna Marie Griffin, Heather Lynn Griffin and Jared Marcus Christopher Griffin

Site Address: 15035 Frontier Dr., Red Bluff

APN: 007-480-011 (District 1)

B) RESOLUTION - Adoption of a Resolution declaring the existence of a public nuisance on the property is a use or condition of the property in violation of Tehama County Code 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: ITEM B: APPROVED [ 3 – 0 ]**

**MOVER:** Commissioner Miranda

**SECONDER:** Commissioner Harris

**AYES:** Halpin, Miranda, Harris

**ABSENT:** Jones, Patrick

**NAYS:** None

**V. COMMISSION DISCUSSION REGARDING PUBLIC COMMENT TIME LIMIT:**  
Chairman Halpin stated he would like to remove the time limit for public citizens' concerns at the Planning Commission Meetings Chairman Halpin stated he would like to extend the time to 5 minutes or have no limit at all. He stated he would like to discuss it with all the commissioners before deciding.

Commissioner Miranda stated she feels there should be a time limit and is not opposed to changing it to 5 minutes.

Chairman Halpin stated since all the commissioners were not present at today's meeting he would like to put the discussion back on the next agenda.

**VI. COMMISSION DISCUSSION REGARDING CODE ENFORCEMENT PRESENTATIONS:**

Chairman Halpin stated he has some concerns about the code enforcement presentations. He stated they have been lacking information and has written up a list of things he would like to see on a staff report.

Andrew Plett, County Counsel, stated the commissioners are a different quorum when hearing a code case. He stated petitioner does not have the authority to advise how the case is presented, but commissioners can ask for additional information.

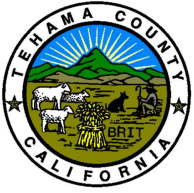
**VII. DIRECTOR COMMENTS**

Jessica Martinez, Director of Planning, stated there will be a Planning Commission Meeting on April 3, 2025.

**VIII. ADJOURN**

Meeting concluded at 9:28 A.M.





# Tehama County

## Agenda Request Form

**File #:** 25-0197

**Agenda Date:** 4/3/2025

**Agenda #:** 2.

### **PUBLIC WORKS- COUNTY SURVEYOR - WILL PIKE**

#### **Requested Action(s)**

A. Adopt the finding that the Farquhar Road Vacation Project is CEQA Exempt per Sections 15305; minor alterations in land use limitations; and

B. Adopt a finding that the Farquhar Road Vacation Project is consistent with the Tehama County General Plan 2009-2029 pursuant to the Findings attached in Attachment A.

Or;

C. Failing to make the recommended findings, move that the Planning Commission find that the Farquhar Road Vacation Project is inconsistent with the General Plan 2009-2029

#### **Financial Impact:**

None at this time

#### **Background Information:**

Pursuant to Government Code Section 65402, establishes the requirement to make a Finding of Consistency with the General Plan for a proposed vacation or abandonment of a public access road and easement. Donald Palmquist has submitted a request to Public Works to abandon a portion of Farquhar Road in Cottonwood, CA.



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** February 20, 2025

**TO:** Tehama County Planning Commission

**FROM:** William Pike, County Surveyor

**SUBJECT:** **REQUEST FOR A GENERAL PLAN FINDING OF CONSISTENCY FOR THE FARQUHAR ROAD VACATION.**

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### PROJECT TITLE:

General Plan consistency finding for the Farquhar Road vacation.

### PROJECT DESCRIPTION:

Pursuant to Government Code Section 65402, establishes the requirement to make a Finding of Consistency with the General Plan for a proposed vacation or abandonment of a public access road and easement. Donald Palmquist has submitted a request to Public Works to abandon a portion of Farquhar Road in Cottonwood, CA.

### LOCATION:

Farquhar Road is located off Bowman Rd. approximately 7.6 miles west of Interstate 5. Farquhar Road heads northerly from Bowman Rd to the northerly section line of section 33 and 34. The south fork of Cottonwood Creek runs in an easterly direction just north of the section line. Farquhar Road starts again near the intersection of Tehama Dam Road and runs northerly to Evergreen Road.

The portion to be vacated begins from the above-mentioned northerly section line of section 33 and 34, thence southerly for approximately 500 feet.

### APN(s):

006-250-012, 006-360-001-000, 006-360-018, 006-360-019, and 006-360-020

### ZONING:

RI-A-B-86 on the easterly side of Farquhar Road, and AG-2 on the west side.

**PUBLIC UTILITY FACILITIES RESERVATIONS:**

Per the Streets and Highways Code § 8340 (c) If there are in-place utility facilities that are in use, a public entity shall, unless the legislative body determines the public convenience and necessity otherwise require, reserve, and except from the vacation any easement and right necessary to maintain, operate, replace, remove, or renew the public utility facilities.

The only known public utility facilities located within the proposed vacation is PG&E services. The reservation of a public utility easement will be retained for said utilities.

**PROJECT SIZE:**

0.09 miles (500 ft.)

**BACKGROUND:**

Farquhar Road south of the South Fork of Cottonwood Creek runs from the north line of Section of 33 and 34 in Township 29N Range 5W and heads southerly to its terminus at Bowman Road.

The portion of the road to be vacated starts at the above-mentioned north line of section 33 and 34 and thence heads southerly for approximately 500 feet. That portion of road is an uneven dirt road with ruts and overgrown vegetation encroaching into the travel way and has not been maintained for well over 20 plus years.

That portion of Farquhar Road provides pedestrian access to navigable water when the waters abut the section line.

**ENVIRONMENTAL REVIEW:**

This action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Sections 15305; minor alterations in land use limitations.

**PUBLIC HEARING:**

A Resolution of Intention by the Board of Supervisors setting a Public Hearing to consider vacating a portion of Farquhar Rd. (County Road No. 472) is planned.

**ANALYSIS:**

Section 65402 of the California Government Code establishes the requirement to make a Finding of Consistency with the General Plan for a proposed vacation or abandonment of a public access road and easement. Additionally, the Streets and Highways Code § 8300-8363, also known as 'Public Streets, Highways and Public Service Easements Vacation Law' § 8313 (a) states:

***“If the proposed vacation of a street, highway, or public service easement is within an area for which a general plan is adopted by a local agency, the legislative body of the public entity shall consider the general plan prior to vacating the street, highway, or public service easement.”***

This is the reason this matter is before the Planning Commission today for consideration.

***Consistency with Tehama County General Plan 2009-2029:***

The Tehama County General Plan, Chapter 3.0 Transportation and Circulation outline “the necessary transportation system and related components to serve the future needs of residents and visitors of Tehama County”. Furthermore, “the element also provides a framework to guide transportation planning throughout Tehama County.”

Section 3.3 Circulation Plan defines the Roadway Standards and Classifications. As previously identified, Farquhar Road southerly of the South Fork of Cottonwood Creek was offered for dedication and accepted by the County on April 12, 1978, in Book 5 of Parcel Maps at page 8-9. This section of Farquhar Road is not maintained by the county and consists of an uneven dirt road with ruts and overgrown vegetation encroaching into the travel way.

General Plan Figure 3.0-1 is the circulation map to support development through 2029. This figure shows does not show Farquhar Road as part of the circulation map.

General Plan Figure 3.0-2 Roadway Master Plan Proposed Safety and Circulation Enhancements does not show Farquhar Road south of the South Fork of Cottonwood Creek as part of that plan.

Staff asserts that the proposed vacation of this portion of Farquhar Road is consistent with the General Plan. Vacating this portion of Farquhar Road will not deter or diminish the ability to implement the General Plan as it pertains to general circulation and proposed improvements of the County’s transportation system.

**RECOMMENDATION:**

Staff recommends that the Planning Commission find the proposed road vacation is consistent with the Tehama County General Plan 2009-2029.

**ACTIONS:**

- A. Adopt the finding that the Farquhar Road Vacation Project is CEQA Exempt per Sections 15305; minor alterations in land use limitations; and**
- B. Adopt a finding that the Farquhar Road Vacation Project is consistent with the Tehama County General Plan 2009-2029 pursuant to the Findings attached in Attachment A.**

**Or;**

- C. Failing to make the recommended findings, move that the Planning Commission find that the Farquhar Road Vacation Project is inconsistent with the General Plan 2009-2029.**

**ATTACHMENTS:**

- 1. FINDINGS**
- 2. FARQUHAR ROAD VACATION PLAT EXHIBIT A**
- 3. ROADWAY MASTER PLAN**
- 4. CIRCULATION MAP**



## **ATTACHMENT A** **FINDINGS**

### **1. CEQA**

#### **Finding #1**

This action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15305 of the State CEQA Guidelines. Section 15305 of the State CEQA Guidelines states that this class of project consisting of minor alterations in land use limitations have been determined not to have a significant effect on the environment.

### **2. PROJECT**

#### **Finding #2**

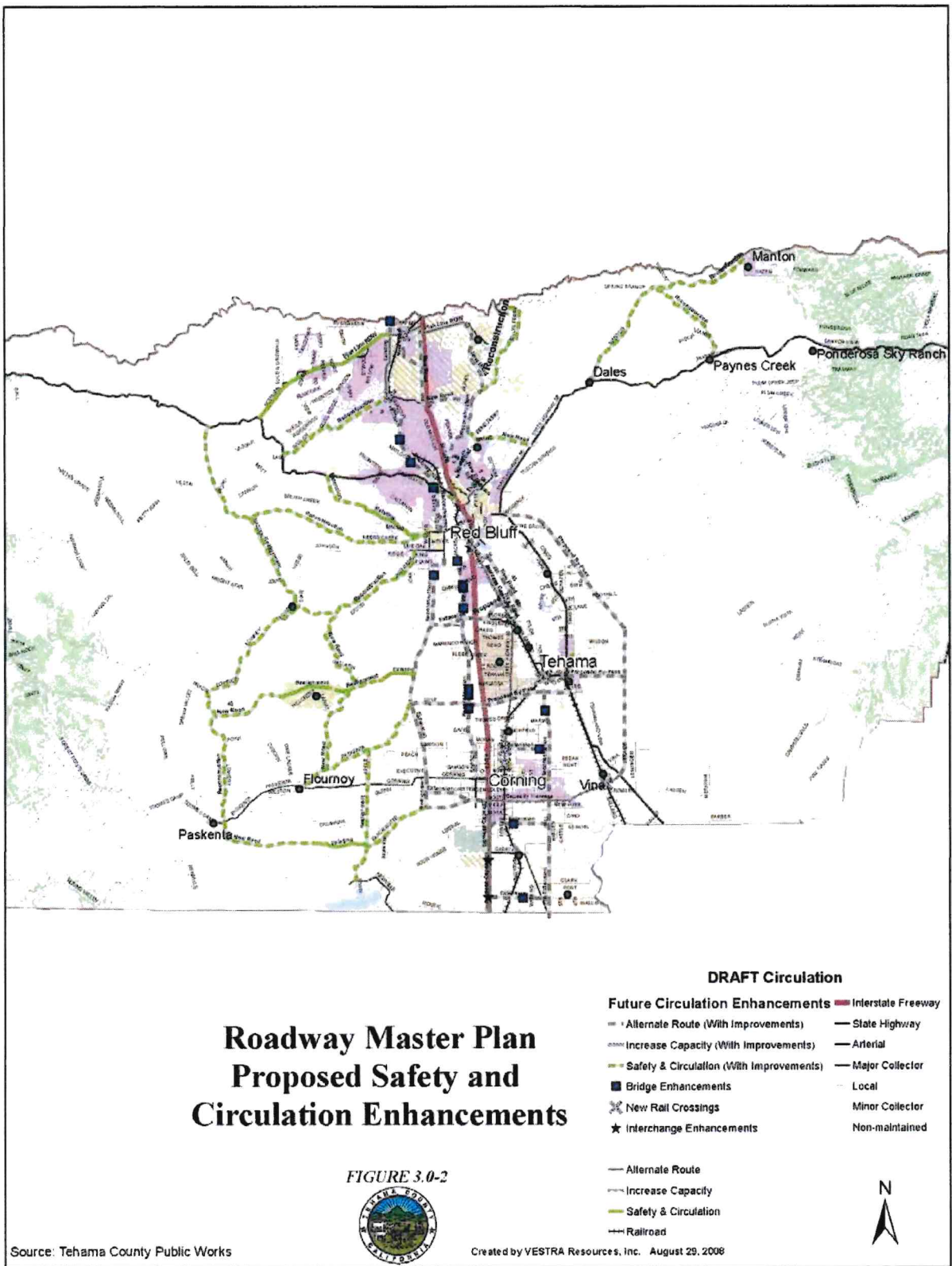
The project is consistent with the 2009-2029 Tehama County General Plan Policy LU-3.2 which states that the County shall develop a land use pattern that, to the maximum extent feasible, minimizes the expenditure of public funds for water, sewer, flood control and road construction and maintenance. This portion of Farquhar Road is unimproved, abuts South Fork Cottonwood Creek, which is subject to flooding and storm damage thereby minimizing the future expenditures of public funds for road construction and maintenance.

#### **Finding #3**

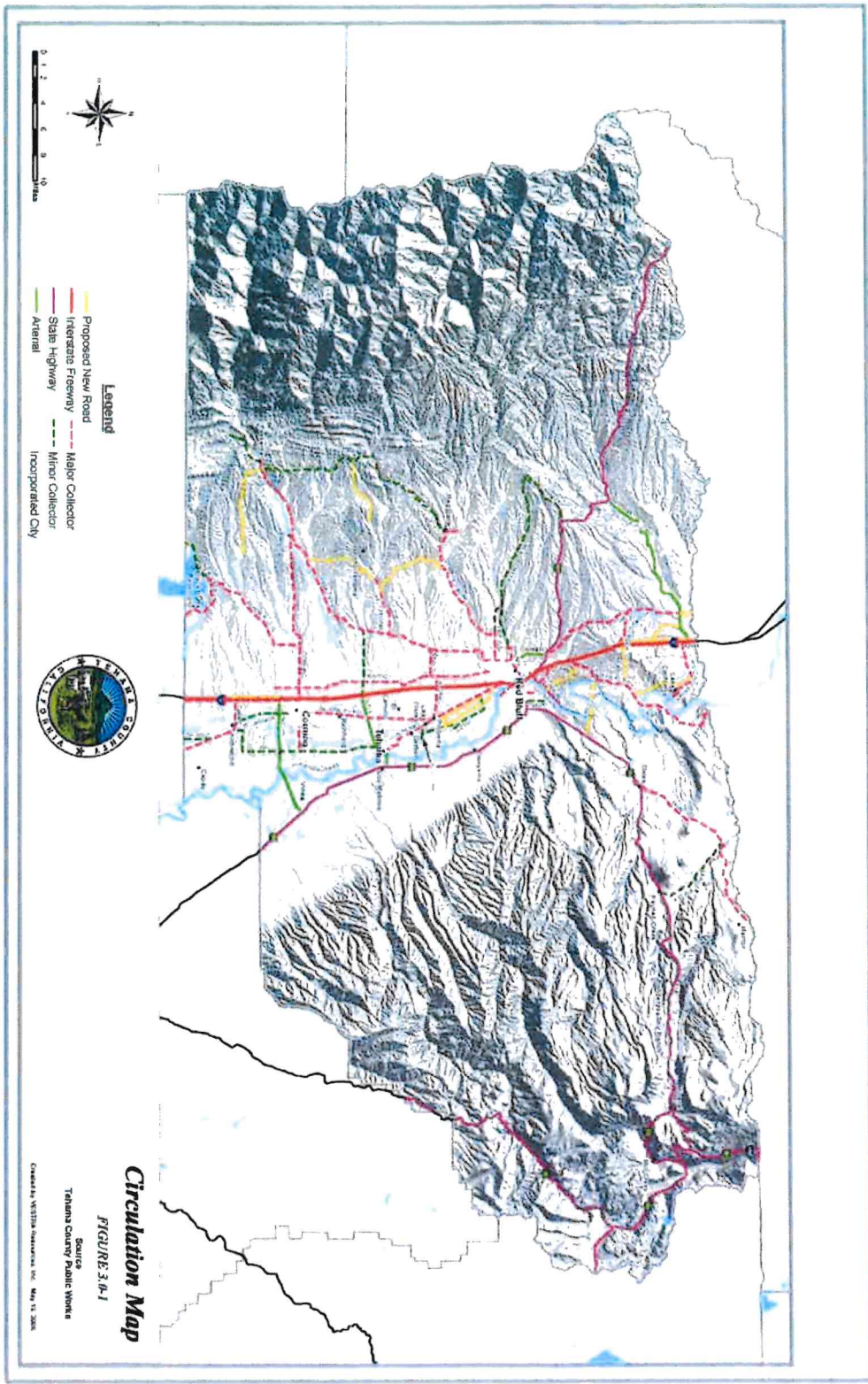
Farquhar Road is consistent with the land use and circulation elements of the 2009-2029 Tehama County General Plan. This portion of Farquhar Road is a non-maintained local road in function. Farquhar Road is not a major road in the circulation element, nor is it proposed for future circulation enhancements. Farquhar Road is divided by South Fork Cottonwood Creek and there are no known County Road Easement connecting the two segments through the creek. Vacation of this portion of the road will not change the function of the road nor will it impede the execution of any enhancements within the Tehama County General Plan.



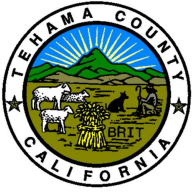
### 3.0 TRANSPORTATION AND CIRCULATION



3.0 TRANSPORTATION AND CIRCULATION







# Tehama County

## Agenda Request Form

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**File #:** 25-0508

**Agenda Date:** 4/3/2025

**Agenda #:** 3.

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### COMMISSION DISCUSSION REGARDING PUBLIC COMMENT TIME LIMIT:

**Requested Action(s)**

Discuss changing the Public Citizens concerns comments from 3 minutes to 5 minutes.

**Financial Impact:**

NONE

**Background Information:**

Chairman Halpin would like to remove the time limit for Public Citizens concerns at the Planning Commission Meetings he would like to extend the time limit to 5 minutes or no time limit at all.