

December 12, 2006

Tehama County Planning Department  
444 Oak Street  
Red Bluff, CA 96080

Attention: George Robson, Planning Director

Subject: Tehama County General Plan Revision Project, Advisory  
Committee

Dear Director Robson:

In your letter of December 4, 2006, you asked for comments for the Advisory  
Committee to review suggested changes in the General Plan Draft.

I would like to suggest the following:

Under Section 1.3, Legal Basis, at the end of the 2<sup>nd</sup> paragraph ending on Page  
1.6, add a new paragraph: "All new Property Owner Associations and New  
Developments, over 50 units, must also have a Specific Plan or General Plan."

This requirement would make these developments responsible for all elements,  
including roads and highways within our County.

Justification:

We have several examples in the County of developers putting in a small  
subdivision with gravel roads and then leaving it to the County for maintenance.  
We see similar problems in Shasta County (In Shingletown recently.) To avoid  
future law suits by unhappy homeowners and to insure more rational and  
professional developments, a Specific Plan would ensure these elements are  
completed.

Sincerely,

Norm Gruver  
Member Tehama County General Plan revision Advisory Committee, Property  
Owners Associations

CC: Bill Goodwin, Chief Administrator  
Karen Nemetz, LCPOA General Manager  
All Members G.P.R.P.A.C.