

**TEHAMA COUNTY GENERAL PLAN REVISION PROJECT
ADVISORY COMMITTEE
MINUTES OF THE
MEETING June 7, 2007**

The Tehama County General Plan Revision Project Advisory Committee met in a regular session at 6:05 p.m. on Thursday, June 7, 2007 at Red Bluff Community Center, 1500 South Jackson St., Red Bluff, CA.

MEMBERS PRESENT:

Alan Hess	John Roth
Anne Read	Linda Walker
Arlo Stroing	Norm Gruver
Burt Bundy	Wally Roney
Calvin Rasmussen	Ron Warner
Gregg Werner	Charlie Willard

MEMBERS ABSENT:

Bill Burrows	Linda Hayes
Dexter Wright	Linda Jenkins
John Crosby	Pat Johnston
Leroy Myers	Ken Robison

ALSO PRESENT:

George W. Robson, Planning Director
John Stoufer, Planning Staff
Robert Halpin, Planning Staff
Sean Harrasser, Planning Staff
Scott Friend, P.M.C.
Robin Bennett, Recording Secretary
Gary Antone, Public Works Director
Arthur Wylene, Assistant County Counsel
Williams "Bill" Goodwin, County Administration
Richard Buckner, Agriculture Extension Director

ANNOUNCEMENTS:

George Robson welcomed the committee and thanked those in attendance for coming.

CITIZENS CONCERNS:

George Robson asked if anyone present wished to speak.

Roger Nicholson a Red Bluff rancher whose family has been ranching since the 1930's expressed his comments about the committee not communicating to the citizens about the land planning process. Roger commented that the down zoning was an uncompensated undertaking. He is upset that the effected property owners haven't been addressed by the proposal the committee is putting together.

Sue Bowman with the El Camino Irrigation District has not received any notification regarding the re-zoning and she is concerned that they will lose property value in the area. She doesn't want zoning done without input.

Blake Flournoy is concerned about the zoning plan, he commented that the ground isn't less productive whether it's 40 or 60 acre parcels. He is also concerned that possibly 5% of the citizens know the committee is working on this and once this is publicized the public will come out.

Burt Owens is concerned about the west side of the county 29-40 acre subdivision still on tax rolls. He is assuming that the Burr Valley Subdivision will be taken off the map. He stated that before the public can support the zoning the map should be changed.

George Robson informed the committee that they cannot respond to the public comments. Various departments within the county can respond to the comments and concerns from the citizens.

Bill Goodwin introduced Robin Bennett - filling in for Kellee Taresh as the Recording Secretary. When making motions please be clear as to who made the motion and who seconded the motion. The Staff is trying to help the planning commission get the correct motion and they are preparing hard copy exhibits that can be used to visualize what we talk about in motions exhibits will be posted around the room, trying to change the electronic maps.

George Robson stated that there will be six public hearings before the final decisions are made. Recommendations are made by the Board of Supervisors before the decision is final and the Planning Commission makes the first level of decision making. The committee recommends changes, they are not actions that direct any county elected official, they advise, they do not change anything. Decisions are decided by elected officials.

Charlie Willard stated that the Planning Committee does not want this draft plan to turn out like the draft done in 1983. They want citizens to look at the plan and give input. If you're concerned now the public hearings are the time for you to come up and voice your thoughts. This is the first step he said, hearings will be coming soon.

MINUTES OF MEETING – May 24, 2007:

George Robson asked for any corrections to the minutes of May 24, 2007.

Anne Read stated she had tons of corrections:

Page 4 of 13 – Section: Map #7 – Line 3: should say “Maps 2 & 7 between Reeds Creek Rd and Hwy 36”

Page 5 of 13 - Vote #3 – Heading Motion stated incorrectly (27 North 4 West) Anne Read will provide written description to George Robson.

Page 6 of 13 – Vote #5 discussion happened prior to vote before passing unanimously

Page 6 of 13 – Map #3 – Paragraph 6: Motion made by Bill Burrows

Page 8 of 13 – Map #5 - Vote #9: Move Discussion above Vote #9

A motion was made by Linda Walker, seconded by Norm Gruver, and passed unanimously by the members present of the Tehama County General Plan Revision Project Advisory Committee to approve the Minutes of the May 24, 2007 with the corrections noted above.

MEETING DISCUSSION TOPICS:

George Robson explained the Committee will be reviewing Maps 6-11 and then the Policy Document. He explained tonight's agenda and process.

MAP #6 Valley Ag/Up Land Ag

George Robson explained the location of Map #6.

Burt Bundy suggested the map stays as is in the current General Plan. Champlin Slough divides rural small lot from suburban. Pointer was being used to show the designated area on the map.

VOTE #1:

A motion was made by Burt Bundy, seconded by Anne Read and carried by a unanimous vote of the members present of the Tehama County General Plan Revision Project Advisory Committee to accept Map #6 without recommending any changes to the Planning Commission.

Discussion:

None – no opposition voiced.

MAP #11

Burt Bundy passed around a handout which shows where he feels the line should go. He stated the line on Map #11 is acceptable. Mr. Bundy led the discussion as to his basis for the red line on the exhibit handed out. His focus was on large lots already existing in this area.

Motion:

A motion was made by Burt Bundy, seconded by Anne Read to accept the Red line on Burt’s handout.

VOTE #2 – Accepting Red Line on East Side

COMMITTEE MEMBER	VOTE		COMMITTEE MEMBER	VOTE
Alan Hess	Y		John Roth	Y
Anne Read	Y		Leroy Meyers	ABSENT
Arlo Stroing	N		Linda Hayes	ABSENT
Bill Burrows	ABSENT		Linda Jenkins	ABSENT
Burt Bundy	Y		Linda Walker	Y(*)
Calvin Rasmussen	N		Norm Gruver	ABSTAIN
Charles Willard	Y		Pat Johnston	ABSENT
Dexter Wright	ABSENT		Ron Warner	N
Gregg Werner	Y		Wally Roney	N
John Crosby	ABSENT		Ken Robison	ABSENT

Motion Passed: 7 Yes – 4 No – 8 Absent – 1 Abstain

(*)Linda Walker stated she will be reviewing this at the Planning Commission level and this will not be her final vote.

MAP #8 Grazing & Timber

Vote #3

Motion:

A motion was made by Burt Bundy, seconded by Anne Read and carried by a unanimous vote of the members present of the Tehama County General Plan Revision Project Advisory Committee to accept the map as is.

Discussion:

None

MAP #9

Vote #4

Motion:

A motion was made by Burt Bundy, seconded by Charlie Willard and carried by a unanimous vote of the members present of the Tehama County General Plan Revision Project Advisory Committee to accept the map as is.

Discussion:

None

MAP #10 Ag Line

George Robson stated there are two issues on Map #10 the Ag Line and El Camino. He also mentioned that he sent comments from Linda Hayes via email to the committee.

Burt Bundy would like smaller lots around Corning. South of South Ave rural small lots existing area are 2 acre parcels

Linda Walker asked that the Airport and High School be pointed out on the map.

Gregg Werner commented on potentially dividing rural residential to keep in agriculture; annex and the city can subdivide. An urban reserve policy is more problematic to cooperate with the cities in the future.

Burt Bundy pointed out the West side of Map #10 to review the red line on the map. The red line goes up to Corning Rd out to Boggs Champlin then to Gyle Road. Burt Bundy drove the area and stated it is developed quite a bit, the neighbors prefer large acreage in the area. Mr. Bundy also stated the soil in the area is good for crops and the Valley Ag water is the concern due to the limited amount of water in the area.

Arlo Stroing stated the water in the area is good for houses, but not crops on irrigated land.

John Roth suggests cutting the line in, due to water availability.

Linda Walker spoke with Mr. Andres, he is on 160 acres and the 40 acres next to him has been purchased. He mentioned to her that small parcels next to large parcels can be a problem.

VOTE #5:

A motion was made by Burt Bundy, seconded by Anne Read to keep the proposed line as is on map.

VOTE #5 – Keep the proposed line as is on Map #10

COMMITTEE MEMBER	VOTE	COMMITTEE MEMBER	VOTE
Alan Hess	N	John Roth	Y
Anne Read	Y	Leroy Meyers	ABSENT
Arlo Stroing	N	Linda Hayes	ABSENT
Bill Burrows	ABSENT	Linda Jenkins	ABSENT
Burt Bundy	Y	Linda Walker	Y(*)
Calvin Rasmussen	N	Norm Gruver	Y
Charles Willard	Y	Pat Johnston	ABSENT
Dexter Wright	ABSENT	Ron Warner	N
Gregg Werner	Y	Wally Roney	N
John Crosby	ABSENT	Ken Robison	ABSENT

Motion Passed: 7 Yes – 5 No – 8 Absent

(*)Linda Walker stated she will be reviewing this at the Planning Commission level and this will not be her final vote.

MAP #10 El Camino

Burt Bundy mentioned that the Ag overlay was 20 acre minimum on the 1983 General Plan. He stated that going back to 20 acre minimum would be too big for El Camino. He would like 10 acre parcels.

Alan Hess distributed a handout for informational purposes Titled “El Camino Irrigation District Acreage”. The handout shows 44% of parcels are over 20 acres. Alan Hess would like to leave the area as is.

Ron Warner disagreed with the handout from Alan Hess. Mr. Warner has a map from the Assessor’s Office that lists details by parcels.

Burt Bundy proposed that the red line stay as is on the map.

Vote #6:

Motion:

A motion was made by Burt Bundy, seconded by Anne Read to accept the proposed red line on the map and leave it as is; the motion was passed and voted unanimously by the committee.

Discussion:

None

MAP #7

Anne Read stated in conjunction with the motion from the last meeting Callahan North to Hwy 36 West of Redtail roughly three sections up to existing line North of Creek – current General Plan is Valley Ag. Anne made a motion to return area to Valley Ag.

Motion Died for Lack of Second.

Burt Bundy mentioned the red line on map and he would like to motion to follow the line on his proposed map.

Motion:

A motion was made by Burt Bundy, seconded by Anne Read to accept the Ag Line on Burt Bundy’s proposed map. (See Handout)

VOTE #7 – Ag Line to follow line on Burt Bundy’s proposed map

COMMITTEE MEMBER	VOTE		COMMITTEE MEMBER	VOTE
Alan Hess	N		John Roth	Y
Anne Read	Y		Leroy Meyers	ABSENT
Arlo Stroing	N		Linda Hayes	ABSENT
Bill Burrows	ABSENT		Linda Jenkins	ABSENT
Burt Bundy	Y		Linda Walker	Y(*)
Calvin Rasmussen	N		Norm Gruver	Y
Charles Willard	Y		Pat Johnston	ABSENT
Dexter Wright	ABSENT		Ron Warner	N
Gregg Werner	Y		Wally Roney	N
John Crosby	ABSENT		Ken Robison	ABSENT

Motion Passed: 7 Yes – 5 No – 8 Absent

(*)Linda Walker stated she will be reviewing this at the Planning Commission level and this will not be her final vote.

POLICY DOCUMENT REVIEW

Burt Bundy started the discussion about the policy document regarding the Bypass Section E. of Page 3.0-11 Fig. 3.0-2. Discussion followed regarding the Circulation Element roadway enhancements proposal and the relevance to circulation as well as Planning a Bypass on I-5 & Hwy 99 Corridors.

George Robson commented it is a circulation component only.

Motion:

A motion was made by Burt Bundy, seconded by Gregg Werner to delete the East Side Bypass from the Policy Document.

VOTE #8 – Delete the East Side Bypass from Policy Document Page 3.0-11 Fig. 3.0-2

COMMITTEE MEMBER	VOTE		COMMITTEE MEMBER	VOTE
Alan Hess	Y		John Roth	Y
Anne Read	Y		Leroy Meyers	ABSENT
Arlo Stroing	N		Linda Hayes	ABSENT
Bill Burrows	ABSENT		Linda Jenkins	ABSENT
Burt Bundy	Y		Linda Walker	Y(*)
Calvin Rasmussen	Y		Norm Gruver	Y
Charles Willard	Y		Pat Johnston	ABSENT
Dexter Wright	ABSENT		Ron Warner	Y
Gregg Werner	Y		Wally Roney	N
John Crosby	ABSENT		Ken Robison	ABSENT

Motion Passed: 10 Yes – 2 No – 8 Absent

(*)Linda Walker stated she will be reviewing this at the Planning Commission level and this will not be her final vote.

ORDINANCE OPPOSED TO POLICY

Gregg Werner started the discussion on the Ordinance opposed to Policy. He would like the plan amended to specific areas 1. Protection of Ridgelines, 2. Protection of Oak Woodlands, 3. Riparian Areas

Linda Walker asked if an ordinance will require a permit, George Robson stated yes.

VOTE #9 – Ordinance opposed to Policy

COMMITTEE MEMBER	VOTE		COMMITTEE MEMBER	VOTE
Alan Hess	Y		John Roth	Y
Anne Read	Y		Leroy Meyers	ABSENT
Arlo Stroing	N		Linda Hayes	ABSENT
Bill Burrows	ABSENT		Linda Jenkins	ABSENT
Burt Bundy	Y		Linda Walker	N (*)
Calvin Rasmussen	N		Norm Gruver	N
Charles Willard	Y		Pat Johnston	ABSENT
Dexter Wright	ABSENT		Ron Warner	N
Gregg Werner	Y		Wally Roney	N
John Crosby	ABSENT		Ken Robison	ABSENT

Motion did NOT pass, due to tie vote: 6 Yes – 6 No – 8 Absent

(*)Linda Walker stated she will be reviewing this at the Planning Commission level and this will not be her final vote.

Meeting Adjourned 9:20 p.m.

Respectfully Submitted, Recording Secretary
Robin Bennett