

**TEHAMA COUNTY GENERAL PLAN REVISION PROJECT  
ADVISORY COMMITTEE  
MINUTES OF THE  
MEETING MAY 24, 2007**

The Tehama County General Plan Revision Project Advisory Committee met in a regular session at 6:05 p.m. on Thursday, May 24, 2007 at Red Bluff Community Center, 1500 South Jackson St., Red Bluff, CA.

**MEMBERS PRESENT:**

Alan Hess	John Roth
Anne Read	Ken Robison
Arlo Stroing	Linda Hayes
Bill Burrows	Linda Walker
Burt Bundy	Norm Gruver
Calvin Rasmussen	Pat Johnston
Dexter Wright	Wally Roney
Gregg Werner	

**MEMBERS ABSENT:**

Charles Willard	Linda Jenkins
John Crosby	Ron Warner
Leroy Myers	

**ALSO PRESENT:**

George W. Robson, Planning Director  
John Stoufer, Planning Staff  
Robert Halpin, Planning Staff  
Sean Harrasser, Planning Staff  
Scott Friend, P.M.C.  
Mark Teague, P.M.C.  
Kellee A. Taresh, Recording Secretary  
Gary Antone, Public Works Director  
Arthur Wylene, Deputy County Counsel  
Williams "Bill" Goodwin, County Administration

**ANNOUNCEMENTS:**

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

**CITIZENS CONCERNS:**

George Robson asked if anyone present wished to speak. No comments were received.

**MINUTES OF MEETING – May 3, 2007:**

George Robson asked for any corrections to the minutes of May 3, 2007.

Burt Bundy stated he had two corrections:

Page 2 of 17 – Paragraph 9 – A lady in the audience was identified as Candy Owens

Page 3 of 17 – Paragraph 12 – remove "Flournoy" from "Flournoy/Ag Upland/Valley Ag Upland"

**A motion was made by Linda Walker, seconded by Burt Bundy, and passed unanimously by the committee to approve the Minutes of the May 3, 2007 General Plan Revision Project Advisory Committee Meeting with the corrections noted above.**

**MEETING DISCUSSION TOPICS:**

George Robson explained the Committee will be reviewing Maps 1-12 and then the Policy Document. He explained tonight's agenda and process.

**MAP #1**

George Robson explained the location of Map #1. It is the Northwest portion of the County which includes Upland Agricultural Area of privately owned lands, with Natural Resources and Timber Production Zone, the rest is Federal Lands.

Burt Bundy reminded the Committee that at one time he stated he wished to address the Upland Ag/Valley Ag lands. He asked when the Committee would be looking at the total of that line.

George Robson stated that would be Map #12, which is the whole County map.

Burt Bundy stated he is looking at possible changes to both lines.

George Robson stated the committee will go back to it later after we go through the individual maps.

**VOTE #1:**

**A motion was made by Pat Johnston, seconded by Ken Robison and carried by a unanimous vote of the Tehama County General Plan Revision Project Advisory Committee to accept Map #1 without recommending any changes to the Planning Commission.**

**Discussion:**

None – no opposition voiced.

**MAP #2**

George Robson explained this map is a little more complicated and involved. It involves the Valley/Upland Ag Line, which follows Luce & Griswald to Hwy 36.

George asked the committee to start at the top of map and work their way down. He stated the dark purple is Rural Small Lot and the light purple is Rural Large Lot, some is Valley Ag. He stated there are very few changes except for infill, some were requested and considered favorably by the Committee and based upon staff's recommendations not to create islands and to close in areas obviously more residentially developable because of access and other issues.

Anne Read pointed to some areas which concerned her.

Mr. Robson stated there were some interest letters received from property owners which triggered some of the changes which concerned her.

Discussion followed regarding some of the changes in the Rural Large Lot and Rural Small Lot areas and that some of the parcels are still in the Williamson Act.

Ken Robison stated the committee had discussed these parcels in detail, and some requests were removed at Anne's request in that area. He stated it is his opinion the committee has already done this once.

Mr. Robson stated that in many of these areas there is no circulation, no access , nor potential for infrastructure in this area. These are areas that are essentially grazing lands and Williamson Act and under contract. He explained there are very few changes to this map.

Burt Bundy stated the line on the map would be the same as adopted.

Mr. Goodwin explained the line is following a road and the more we can have a road for distinction the easier it is to follow. He stated following Luce & Griswald Roads is for convenience only.

Discussion followed regarding the location of the Valley/Upland Ag line on the West side of Map #2.

Mr. Goodwin explained the statement of the line not being science based is a correct statement, it is a convenience to follow a road. On the other hand to do it science based the County would have to have a whole different level of study. There has not been an analysis of soil types, or water studies, and that was not the intent. No matter where the lines end up they are not going to be science based.

Mark Teague stated you try to follow physical features which you can identify without a surveyors license. Many follow lines just like zoning lines and general plan lines. It is easier to explain to the public also. If you go across property you have a concern with survey lines, some of the surveys are valid and some aren't.

Burt Bundy stated a problem he has with the line location is the difference between where they believe the line should be and where it is in the background report, and Draft General Plan – with a difference of about 100,000 acres. He stated that is the difference in the two lines, that is 100,000 acres that changes from 160 acre minimum parcel size to 20 acre minimum parcel size, that is a huge amount and should you put a house on each of the 20 acre parcels that is big impact on the density and that is where his concern lies.

Burt Bundy stated he has a handout which shows where he feels the line should go. He stated the line on Map #2 is acceptable.

George stated the action would be changing Grazing to Rural Large Lot. There are two ways to communicate to the Planning Commission and that is the Record of these meetings expressing those concerns or present a motion that suggest we change this back to grazing and see what the majority/minority vote is.

**Motion:**

**A motion was made by Pat Johnston, seconded by Anne Read that the Planning Commission look at the map on the right hand side and see how we can fill in the islands.**

Ken Robison called the question.

**VOTE #2 – PLANNING COMMISSION REVIEW ISLANDS ON RIGHT SIDE OF MAP #2**

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

**Motion Passed: 10 Yes – 5 No – 5 Absent**

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

Mark Teague asked that Scott Friend show the Committee what a square mile consists of on these maps. He cautioned the Committee on the scale of what they are looking at because the “islands” referred to in Map #2 is approximately 12 square miles, which is quite a large piece of agricultural lands.

**MAP #7**

George Robson explained the location of Map #7 and letters of interest which were agreed upon. He noted the only changes were North of Callahan and South of Hwy 36 there was some infill.

Anne Read asked about the Rural Large Lot acreage at the bottom.

Mr. Robson explained that is in the Williamson Act and are already 10 acre parcels.

**Motion:**

**A motion was made by Anne Read, seconded by Burt Bundy to return this area to the existing zoning of Valley Ag.**

**Addendum to Motion:**

**Pat Johnston made a motion to amend the motion to have the Planning Commission also look at the island below the school designated in yellow.**

**Discussion:**

None

**VOTE #3 – Change Arlo Stroing’s property from the proposed Rural Large Lot to existing zoning of Valley Floor Ag**

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

**Motion Passed: 9 Yes – 6 No – 5 Absent**

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

**Motion:**

**A motion was made by Pat Johnston, seconded by Linda Walker to have the Planning Commission look at the continuity of the Rural Small Lot Land Use Designation by infilling or eliminating Valley Agricultural Designations in the area around the Tehama County Landfill.**

**Discussion:**

Linda Hayes stated around Hwy 36 and the Landfill should be more large lot at least planned as Rural Small Lots, even if it’s in the Williamson Act now.

Gregg Werner stated there are approximately 19 sections of land which is approximately 12,000 acres that the suggestion might be to change it from Ag to something more dense.

Pat Johnston stated trying to keep the houses close to areas where we can get roads to them.

Arlo Stroing stated there is no way to farm this ground.

**VOTE #4 – Look at the continuity of the Rural Small Lot Land Use Designation by infilling or eliminating Valley Agricultural Designations in the area around the Tehama County Landfill.**

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

**Motion Failed: 5 Yes – 10 No – 5 Absent**

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

### **MAP #2**

Scott Friend stated the Committee voted on the amendment, but not on the map.

#### **VOTE #5:**

**A motion was made by Ken Robison, seconded by Linda Hayes and passed unanimously to accept Map #2 with opinions noted.**

#### **Discussion:**

Burt Bundy made a clarification that the Planned Development along I-5 corridor will be changed.

Anne Read asked if they are voting to accept the recommendations that have been voted on, is that correct.

George Robson stated yes with minority/majority opinions that have been expressed in separate motions.

### **MAP #3**

George Robson explained Map #3 –he noted a couple of changes of Rural Large Lot as requested by numerous property owners in the area to go from 40 Acre to Rural Large Lot, that is the major change on the East Side of the Freeway; out to the East there are no changes other than the line itself follows the River and BLM lines in this area.

George Robson stated there are still some errors on the maps. He noted one error in the map which should be Habitat Resources, it is not Valley Ag.

Burt Bundy stated he recommends the Valley Ag/Upland Ag land be changed or amended to match the action that they took at the last meeting and instead of following out around Battle Creek Bridge it should go up the road to the River and follow the River up to where it hits the crop land. This just clarifies last meetings actions.

Bill Goodwin asked if they could use Jellys Ferry as the line.

Burt Bundy passed around a handout of a map entitled "Proposed Land Use"

#### **Motion:**

**A motion was made by Gregg Werner, seconded by Bill Burrows to move the Valley Ag/Upland Ag line to follow Jellys Ferry Road from the Jellys Ferry Bridge north to the County Line.**

Discussion followed regarding the topography of the lands in the area and Battle Creek Ranch. The motion is to move the line to follow Jellys Ferry Road from the Jellys Ferry Bridge north to the County line; the West Side of Jellys Ferry Road would be Valley Ag; the East Side of Jellys Ferry Road would be Upland Ag.

#### **Discussion:**

None

**VOTE #6 – Move the Line to Jellys Ferry Road – Starting at the Jellys Ferry Bridge north to the county line; West side of Jellys Ferry Road to be Valley Ag; East side of Jellys Ferry Road to be Upland Ag.**

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

**Motion Passed: 14 Yes – 1 No – 5 Absent**

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

Burt Bundy explained his handout “Proposed Land Use”. He noted the black line is the background report map; the green line is where Class I, II, & III soils and adequate water supplies exist within green line; the Red Line is the adjustment made to follow Jellys Ferry Road to the county line.

**VOTE #7:**

**A motion was made by Pat Johnston, seconded by Burt Bundy and passed unanimously to accept Map #3 with the proposed changes noted.**

**MAP #4**

George Robson explained the location of Map #4 being the Northeast corner of the county. Starting with the Manton area Mr. Robson explained there is no water supply and nothing to fill-in in the Manton area.

Linda Walker stated there is a lack of commercial in the Manton area. She asked what the thoughts were on that.

George Robson explained there are a lot of residential properties in Manton, which could propose neighborhood commercial uses to serve the local community. There is a Use Permit process rather than go through a “spot zone”.

Pat Johnston asked why the commercial in the Manton area is not reflected on the maps.

George Robson explained if you do that you have a limitation only on those properties. He stated they could not identify any particular properties that would be candidates for a Commercial Zone. He stated a meeting was held in Manton regarding Commercial Zoning and there was no desire to designate properties for potential commercial usage.

Discussion followed regarding Commercial Zoning in Manton.

**Motion:**

**A motion was made by Pat Johnston to have the Planning Department look at the Commercial Land Use where commercial use is already established in Manton to be included on the Map #3. Motion lacked a second.**

Discussion followed regarding Mill Creek, Mineral and Child's Meadows Commercial Land Use and Use Permit requirements.

**VOTE #8:**

**A motion was made by Pat Johnston, seconded by Ken Robison and passed unanimously to accept Map #4.**

Meeting recessed at 7:45 p.m.

Meeting reconvened at 7:52 p.m.

**MAP #5**

George Robson explained the location of Map #5 being the Southeast corner of the county.

Discussion followed on Pfendler Ranches subdivision which consists of 160 acre minimum parcel size.

**VOTE #9:**

**A motion was made by Norm Gruver, seconded by Ken Robison and passed unanimously to accept Map #5.**

**Discussion:**

Linda Walker asked where the subdivision ends.

George Robson stated it ends at Los Molinos.

Discussion followed regarding the summer homes located on the map, many of which do not have permits.

Question Called by Linda Walker.

**MAP #6**

George Robson explained the location. He stated we are starting South of the Sacramento River, East of Red Bluff (Map 2 & 3 covered the northern portion of this map). The biggest changes were south of Gilmore Ranch Road as per responses by interested parties, north of Gilmore Ranch Road which was responses to request as well as other locations. Suburban Land Use Designation for the most part stayed the same, there was a small expansion and then north suggested to change to Rural Small Lot because of the parcelization and subdivision which has occurred and non-renewals over time.

Burt Bundy indicated he has met with a quite a few people in this area and some indicated they do not wish to change and are requesting a 5 acre minimum. He stated there should be a meeting held in that area for discussion with the property owners.

George Robson stated a public hearing will be scheduled at Berrendos School.

NOTE: Discussion followed with Scott Friend zooming in on portions of the map. However due to the use of a laser pointer many of the details of the locations discussed could not be included in the minutes.

Burt Bundy stated he is concerned with the increased Suburban as there are water quality problems in the Antelope area, more density is needed to pay for improvements. There is a lot of density out there and it would be very difficult to pass a proposition requesting assessments out there as it requires a 2/3 vote. A point would be to either stop the development and not do any more or do the whole thing and put in a full septic system, however, an assessment would never pass to do that.

George Robson stated there is no choice but to pass it as the next level is a moratorium and cease and desist for usage.

Burt Bundy stated he thinks there needs to be a lot more discussion regarding the Antelope Area. He stated he does feel the Committee has come close to solving the problem there.

George Robson stated the City and County are working jointly to provide for the project. The City proposed to form the district, they have the assessed value votes to form the district with a few residents thrown in, those residents could not have been able to veto the district formation for the sewer assessment for the commercial properties alone.

Discussion followed regarding Antelope and the procedures for annexation of parcels into the City.

Pat Johnston questioned the Rural Small Lot designations along Hoy Road (2 Acre Minimum).

George Robson explained it was changed to include more land that would take up the additional growth in this area over the next 20 years.

Pat Johnston explained that the property owners did not request this change along Hoy Road, except for the property owned by Mr. Mosier.

George Robson explained this is contiguous lands and makes Planning sense to make it cohesive. Mr. Robson explained this fits the model for preventing leap frog and sprawl.

**Motion:**

**A motion was made by Pat Johnston, seconded by Anne Read to remove the 2 Acre parcel minimum on both sides of Hoy Road and South of Gilmore Ranch Road.**

Bill Goodwin asked for clarification of the Mosier property on Hoy Road.

**Amendment to Motion:**

**Burt Bundy asked Pat Johnston if she would consider leaving the property on the Westside of Hoy in the 2 acre designation. Pat Johnston agreed to that amendment.**

Anne Read called for Question.

**VOTE #10 – Everything on the East side of Hoy back to Valley Ag; everything on the South side of Gilmore Ranch Road to Valley Ag**

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

**Motion Passed: 10Yes – 1 Abstention - 4 No – 5 Absent**

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

Bill Burrows abstention was because he feels he is not familiar with the area and wants to keep things close to the I-5 corridor.

Pat Johnston questioned the ¼ acre minimum on Hoy Road, Chad Fambrough’s letter requested 1 acre parcels. However this is between two sloughs and floods.

**Motion:**

**A motion was made by Pat Johnston to change parcel between the two sloughs to the back part of Guernsey Avenue from ¼ to 2 Ac. Motion was not seconded.**

George Robson explained this does not entitle anything, it allows to propose from a ¼ to 2 acre.

Linda Hayes questioned the Rural Small Lot on Patterson Road.

George Robson explained it is existing Rural Small Lot. It is zoned residential 5 Acres, it was preceding the last General Plan and under the old A-1, 1 acre AT Land Use Designation that it got the 5 acre minimum zoning district.

Linda Hayes asked if the Planning Commission could look at that area further down Hwy 99E.

George Robson explained that prior to 1983 this area was 1 acre minimum.

Bill Burrows stated he wants to go on record regarding Hwy 99E between Los Molinos and Red Bluff. It is very important that quality of life be maintained. He would be opposed to development in this area.

Linda Hayes stated in the book there is a section on scenic roads in the county and Hwy 99E is one of the scenic roads and it is not mentioned.

Discussion followed regarding the Flores Road, Rawson Road and I-5 area. The vernal pools in the area were discussed also.

Linda Walker stated this is grazing land she doesn’t feel it should be that dense.

George Robson stated he believes that is currently classified as Rural Small Lot.

Burt Bundy stated he feels that is a mistake, it is way too dense and Rural Small Lot is also too dense. He stated the vernal pools are due to poor percolation.

**Motion:**

**A motion was made by Burt Bundy, seconded by Linda Hayes to return this area back to Valley Ag, recognizing there is already an overlay for Rural Small Lot, West of Rawson, South of Ohm Road.**

**Discussion:**

None

**VOTE #11 – Remove Suburban back to Valley Ag, recognizing there is already an overlay for Rural Small Lot, West of Rawson, South of Ohm Road.**

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

**Motion Passed: 12 Yes – 3 No – 5 Absent**

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

**Riverside Road Area:**

Discussion followed regarding the zoning designation in the Riverside Road area.

George Robson stated this is adjacent to an Urban area, the City's Sphere of Influence proposal includes these lands.

Linda Walker questioned Flores Road at I-5 and if this would ever be a casino location.

Mr. Goodwin stated the tribe was not willing to talk about the infrastructure required to serve the site.

**Los Molinos-Dairyville Area:**

George Robson stated everything is still the same as it is now.

Burt Bundy stated it is the same as it is now except the Valley Ag goes forward then it would be a 20 acre minimum instead of a 10 acre minimum.

**Foothill Road Area:**

Discussion followed regarding the area of Foothill Road, Mill Creek and the Highland Canal.

**VOTE #12:**

**A motion was made by Burt Bundy, seconded by Calvin Rasmussen and passed unanimously to change Valley Ag line to follow Highland Canal north of Mill Creek**

Pat Johnston asked to clarify that along Hwy 99E it is all built out and no other homes can go in there?

George Robson stated yes they are built out.

Calvin Rasmussen stated that land is subdivided by the Los Molinos Land Co. into 10 acre parcels and those parcels are still valid and regardless of what the zoning is they are 10 acre parcels. There could still be more houses.

**VOTE #13:**

**A motion was made by Alan Hess, seconded by Norm Gruver and majority passed, with one no vote, to accept Map #6 with the exception of Los Molinos.**

**MAP #11**

**South Los Molinos Area:**

George Robson explained this has been Rural Small Lot since 1983. Much of the area south is Suburban.

Burt Bundy stated his concern is the soil. He would like it to be Rural Small Lot instead of Suburban. He stated ¼ acre parcels are too dense.

George Robson explained: Rural Small Lot to Englehorn Avenue, Suburban East of Roosevelt, change current land use designation to Rural Small Lot between Sherwood and the section line.

**Motion:**

**A motion was made by Burt Bundy, seconded by Anne Read to change the area currently designated as Suburban to Rural Small Lot lying East of Sherwood Blvd and North of Tehama Vina Road.**

***VOTE #14 – To change the area currently designated as Suburban to Rural Small Lot lying East of Sherwood Blvd and North of Tehama Vina Road.***

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

***Motion Passed: 13 Yes – 1 Abstention - 1 No – 5 Absent***

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

Ken Robison abstention due to lack of knowledge.

Lassen Road & Tehama Vina Road

Linda Walker stated she sees heavy density on that area.

Burt Bundy stated the location is rocky with Class 2 and 3 soils. He stated there are no roads in this area. Some soil is even Class 6 & 7. There are a few pockets of good soil.

Discussion followed regarding the location of the Valley/Upland Ag line in this area.

Wally Roney stated there are "fingers" in the area of good soils as there are orchards in Vina and Los Molinos. He explained that is why they decided to include the area, not necessarily to pick up the area out there, but to pick up the "fingers".

Burt Bundy stated the good soils are minimal, there are heavy lava cap underlay all through the area. This is one ownership for some 17 miles.

Pat Johnston stated she needed to leave the meeting and had some concerns she wished to submit in writing this evening.

(Handout was given to the Recording Clerk)

Burt Bundy referred to his handout of Proposed Land Use with the gray boundary line on the East side.

George Robson explained the proposed gray line on Burt Bundy's handout is the line depicted on the Administrative Draft Land Use Diagram.

Discussion followed as to some of the lands in the area and where Wally Roney's ideas of where the line should be located.

Calvin Rasmussen asked why the line needed to be changed.

Burt Bundy explained that by changing the line you are changing the minimum size requirements from 160 acre minimum to 20 acre minimum and that country does not qualify as crop land, except the areas that Wally Roney pointed out.

**Motion:**

**A motion was made by Burt Bundy, seconded by Anne Read to accept the Background Report Line on the both sides of the county.**

**Motion to Hold Over:**

**A motion was made by Linda Walker to hold over this motion to the June 7, 2007 meeting.**

Discussion followed setting the date for the next meeting. George Robson asked for everyone to prepare to discuss the policy document as well as finish up on the maps.

***Meeting Adjourned 9:15 p.m.***

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Respectfully Submitted, Recording Secretary  
Kellee A. Tares