

**TEHAMA COUNTY PLANNING COMMISSION  
MINUTES OF THE  
DRAFT GENERAL PLAN PUBLIC HEARING  
MEETING AUGUST 16, 2007**

The Tehama County Planning Commission met for a Draft General Plan Public Hearing Meeting at 6:00 p.m. on Thursday, August 16, 2007 at the Red Bluff Community Center, 1500 South Jackson, Red Bluff, California, with the following members present: Commissioners Don Jones, Linda Walker, Kim Tipton, Tony Turri and Delbert David. Also present were George Robson, Bob Halpin, Sean Harrasser, Scott Friend and Nate Anderson, PMC; Arthur Wylene, Assistant County Counsel; Williams J. Goodwin, Tehama County Chief Administrator and Kellee A. Taresh, Recording Secretary.

**CITIZEN'S CONCERNS:**

Chairperson Turri asked for Citizens Concerns and there were none.

**PUBLIC HEARING:**

Chairperson Turri opened the public hearing listing some ground rules for the meeting:

- Turn off all cell phones
- He requested the residents of District 2 be allowed to speak first
- He asked that each speaker identify themselves for the record
- A three (3) minute time limit for the speakers
- Group Representatives were asked not to restate information if the information had already been stated by another speaker
- Public Testimony only – the Commissioners will not discuss issues – they will only clarify questions if needed
- Handouts should be given to the Commissioners before starting to speak
- Please direct all comments to the Commissioners and not to public

Mr. Robson explained to those in attendance the process of the Draft General Plan Public Hearings, locations and times. He explained in detail the process of the General Plan Revision to date and future process including the public hearings, Planning Commission work/study sessions to formulate a recommendation on the Draft General Plan to be forwarded to the Tehama County Board of Supervisors and the timelines. Mr. Robson also encouraged those in attendance to submit their comments and concerns in writing to the Planning Department. Mr. Robson also explained the error on the map in the Draft General Plan "Minority" should be "Majority" in Appendix "C", he also touched on other changes which took place later in the Revision Committee meetings which are not in the Draft General Plan as printed. Mr. Robson explained there are more detailed maps on the website and the availability to access individual parcels using ParcelViewer Software.

Chairperson Turri opened the public hearing for comments.

**PUBLIC COMMENTORS:**

Ed Brask – Against the 160 Ac Minimums in Upland Ag

Mr. Brask stated his neighbors are in favor of 40 acre minutes and do not want 160 acre minimums.

Patty Brask – Against 160 Ac Minimums in Upland Ag

Ms. Brask stated her siblings and her requests their property remain at 40 acre minimum and not go to the proposed 160 acre minimum.

Robert Fox – Against 160 Ac Minimums in Upland Ag

Mr. Fox stated when he purchased his 98 acres it was zoned 20 acre minimums and by changing it to 160 acre minimums would have a negative impact on his property.

Donna Harr – (Handout) – Disagrees with Valley Ag and Upland Ag Line Location

Ms. Harr stated she disagrees with the location of the Valley Ag and Upland Ag Boundary Line as located on the maps. She stated she would like it to remain as it was in the 1983 General Plan.

Don Polson – (Handout) – Disagrees with 160 Ac Minimum

Mr. Polson stated that by changing the zoning to 160 acre minimum would have a negative impact on the property values. He mentioned Measure 37 in the state of Oregon which requires governments to pay owners for property value lost from land use restrictions.

Pat Massie Johnston – (Handout) – Overbuilding Tehama County

Ms. Johnston stated there have been many delays in the getting the Draft General Plan out to the public. She stated there are several “pockets” around the city which need to be annexed into the City of Red Bluff. She also stated there are problems with circulation, roads and traffic. She provided a handout to the Commissioners of her concerns.

John Elko – (Handout) – Concerned with Noise Element

Mr. Elko stated that Section 9 regarding the Noise Element is inadequate to protect the interests of Tehama County. He stated much of the noise is from the freeway, concerns with vibration noise, trains, construction equipment, trucks, transportation, blasting, manufacturing and railroad.

Raymond Willis – Rebuttal of Noise Comments

Mr. Willis stated he lives in Richfield 1,000 yards away from a factory and he has no complaints of noise from the factory.

Charles Jackson – Against 160 Ac Minimums

Mr. Jackson stated he wants 5 acre minimums so residents can do what they want with their properties.

Larry Wagner – Requests 5 Acre Minimums – Redbank & King

Mr. Wagner stated he would like to divide his 14 acres into 2 and 3 acre sites, however the Planning Dept. indicated it is a 10 acre minimum. Mr. Wagner stated 2 years ago a subdivision went in on King Road and he is confused about the dividing line – he wants the ability to split 5 acres off his 14 acres.

Matt Rose – Requests Rural Small Lot – Located on Jellys Ferry and Hooker Creek

Mr. Rose stated he would like Rural Small Lot not Rural Large Lot. He stated he is representing approximately 25 residents in the area and has submitted a petition to the Planning Dept.

Melina Shepherd – Wilder Road – Wants 5 Ac Minimum

Ms. Shepherd stated she purchased 10 acres approximately 3 years ago and put 2 homes on the property. She would like to be able to split the 10 acres into 2 five acre parcels.

Gary Caitlan – Opposed to Proposed Density in North I-5 Corridor

Mr. Caitlan is opposed to Morgan Ranch Subdivision of 4,000 proposed homes. He asked to preserve ag lands and the residents do not want high densities. He stated that because of the historically low growth rate in Tehama County there is no need for such densities in the North I-5 Corridor proposed growth areas and specific plans.

Tyler Lalaguna, Representing Helen Taufaasau – (Handout) Requests Division Line be Adjusted

Mr. Lalaguna's client is requested Rural Small Lot and asks the Commissioners to designate Parcel 9-540-55 as Rural Small Lot; Parcel 9-540-70 as Valley Floor Ag; Parcel 9-540-73 as Rural Large Lot. Mr. Lalaguna recommends a more logical division line as explained in his handout to the Commissioners.

Burt Bundy – GPRPAC Member – Concerned with Boundary Line

Mr. Bundy stated water and soils are issues in the Upland/Valley Ag boundary line. The dividing line is poorly drawn and often political. He stated the document is a good start but still needs a lot of work.

Anne Read – GPRPAC Member – Concerned with Maps, Infrastructure, & Densities

Ms. Read stated the maps are incorrect. She requested the Commissioners look at the recommendations made by the GPRPAC members. She indicated the need to slow growth and preserve rural way of life.

Windy Wilson – Farm Bureau – Doesn't Support Draft General Plan

Ms. Wilson stated the importance of agriculture, ranching and open space and that the Farm Bureau does not support the existing Draft General Plan. She asked that the housing densities need to be greatly controlled.

Gregg Werner – GPRPAC Member – Concerned with North I-5 Densities

Mr. Werner stated he does not support growth in North I-5 area, there is too much density with the proposed 5 conceptual plans and Specific Plan. He stated the EIR is necessary for the Commissioners to have prior to making decisions.

Pat Massie Johnston – Concerned with mapping decisions

Ms. Johnston stated the maps were not the decision of the Advisory Committee.

Larry Lalaguna – Clarified proposed population growth

Mr. Lalaguna explained the zoning designations do not mean instant population boom. He stated the 1983 General Plan also allowed for 200,000 residents, but it never happened.

Sue Boatman – El Camino Irrigation District – Requests 5 Acre Minimum

Sue indicated traffic and overpopulation are NOT problems in Tehama County and requested the 5 acre minimum parcel size remain in the El Camino area.

Kendel Trent – Supports 5 Acre Minimums in El Camino

Mr. Trent explained the zoning in El Camino area years ago was due to the bonds. The bonds have since been paid off. He explained the residents have invested there and have the right to 5 acre minimum zoning. He stated they should have the right to split their property to 5 acre parcels if they want to.

Marvin Carnes – Supports 5 Acre Minimums in El Camino

Mr. Carnes wants the minimum parcel size to remain at 5 acres in the El Camino area. He stated people have invested their life savings in their property and should have the right to split down to 5 acres if they choose to. He stated you cannot make a living off 10 acres.

Burt Bundy – Cody Dr. Subdivision

Mr. Bundy pointed out the yellow section noted on the map in the Cody Drive Subdivision. He stated this currently is zoned Rural Small Lot or 2 acre minimum and is proposed for Suburban - ¼ acre minimum. He stated there are vernal pools there and the soil is hard to perk.

Lori Pritchett – Supports North I-5 Corridor growth.

Ms. Pritchell stated that she supports the North I-5 Corridor growth as it follows along Interstate 5. She stated this provides access for volumes of people. Ms. Pritchett also stated the Ag line should be along the base of the foothills.

John Elko – Population Growth

Mr. Elko stated that with the densities proposed, development will move in and build and there will be an increase in population in the North State.

There being no further public testimony the meeting was adjourned at 7:24 p.m.

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GEORGE W. ROBSON, SECRETARY  
TEHAMA COUNTY PLANNING COMMISSION

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TONY TURRI, CHAIRPERSON  
TEHAMA COUNTY PLANNING COMMISSION