

**TEHAMA COUNTY PLANNING COMMISSION
MINUTES OF THE
DRAFT GENERAL PLAN PUBLIC HEARING
MEETING AUGUST 2, 2007**

The Tehama County Planning Commission met for a Draft General Plan Public Hearing Meeting at 6:00 p.m. on Thursday, August 2, 2007 at the Gerber Union Elementary School, 23014 Chard Avenue, Gerber, California, with the following members present: Commissioners Don Jones, Kim Tipton, Linda Walker, Tony Turri and Delbert David. Also present were George Robson, Bob Halpin, Sean Harrasser, John Stoufer, Scott Friend and Mark Teague, 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 El Camino 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

George Robson, Director of Planning explained this is a special meeting for the El Camino area and there will be five more meetings, one in each Supervisorial District within the county each Thursday between August 2 and Sept. 6, 2007. Mr. Robson then explained in detail the process of the Public Review Draft General Plan, E.I.R. and approval process by both the Planning Commission and Board of Supervisors hopefully completed by March or April 2008. Mr. Robson stated that written comments should be sent or delivered to the Planning Department.

Mr. Robson also explained the Valley Ag, Upland Ag areas on the maps and explained the zoning codes in the area.

PUBLIC COMMENTORS:

Marvin Carnes – Supports 5 Acre Minimum Parcel Size

Mr. Carnes stated he would like to keep 5 AC zoning. He stated he has retirement plans and so do others in the area. He commented the people elect the Board of Supervisors to represent the public and encourages the Board of Supervisors to allow 5 AC minimum parcel size. He also stated the depletion of groundwater is not a true statement .

Wayne Murphy – Supports 20 Acre Minimum Parcel Size

Mr. Murphy stated he is 3rd generation farm. He is against the clustering which has been allowed in the area. He is concerned that when baling hay in the early morning and dust caused by disking is going to be a problem as the parcels start getting more development. He stated development will force farmers to restrict farming, open fields will be gone and there will be a rise in crime.

Gary Mitchell – Supports 5 Acre Minimum Parcel Size

Mr. Mitchell stated he is a landowner in El Camino. He stated there are good elements in the General Plan and it is important to protect the land. He feels it is misguided to go with 20 acre minimum parcel size. He feels 5 acres is a good size for hobby farms. He stated Rural Large Lot is his preference.

Charlene Bruce – Supports 5 Acre Minimum Parcel Size

Ms. Bruce stated that 5 acre minimum had been approved previously. She stated the county wants to recoupe the bonds which have been paid off by changing to 20 acre minimum. She suggested that if the property is not irrigated then zone it 5 acre and if irrigated protect it for the future.

Mr. Guzman – Supports 5 Acre Minimum Parcel Size

Mr. Guzman explained the history of the district, the effect of the wars and the bond debts. Mr. Guzman explained the hardships on many during these times to keep their land and the vision they had for the future of deeding their lands to their children. He expressed his feelings that it is not right to change the zoning to 20 acre minimums and he is for 5 acre minimum parcel size.

Don Polson – Supports 5 Acre Minimum Parcel Size

Mr. Polson stated he is Realtor and explained the MLS and property sales in the area. He explained the problems in Oregon regarding similar General Plan issues. He explained by changing the zoning to 20 acre minimum will reduce the value of properties.

Pam Monson – Supports 5 Acre Minimum Parcel Size

Ms. Monson stated that in 1923 the 5 Acre Minimum Parcel size was enacted. She stated she would like to see it remain at 5 Acre Minimum Parcel Size for families and community and handed in two letters of support.

Nancy Trent – Supports 5 Acre Minimum Parcel Size

Ms. Trent stated that in looking at the map there is grandfathering in of parcels less then 20 acre. She stated it has been 5 acres since created and is being used with that in mind. She stated if you check the average parcel size most are 5 acres and that 3 to 1 want 5 acre minimum parcel size.

Alan Hans – Supports 5 Acre Minimum Parcel Size

Mr. Hans stated he has lived in the area for 35 years. He stated the Board of Supervisors should do what the people want. He stated there is no profit in the El Camino area for small farmers. Not profitable and people are not going to farm it if you make it 20 acre minimum. He stated that people are investing in the property in El Camino as a 401K – their retirement. He stated the groundwater is not depleted that is a bogus comment. He stated if the zoning is changed there will be political repercussions as people want 5 acre minimum.

George Tatro – Supports 5 Acre Minimum Parcel Size

Mr. Tatro explained that the 5 acre minimum parcel size was put into effect in 1926 and many are looking at their land as their retirement. He stated you can't have an ag well on 20 acres.

Patricia Hess – Supports 20 Acre Minimum Parcel Size

Mrs. Hess explained she was a volunteer for the El Camino Water District and there is an ethic code to respect our neighbors. She explained the General Plan, laws, and ordinances are for the protection and safety of others. She explained that many of the lots in the area are already legal lots and are able to be sold

separately. She explained the problems for the water district associated with development; ditches and underground pipeline which are old. She expressed her concern for the school buses, kids and traffic on the narrow roads currently in the El Camino area. She stated farms need protection.

Alan Hess – Supports 20 Acre Minimum Parcel Size

Mr. Hess asked the Commissioners to look at the long term. He is not against development but asked they do it right. He stated that 43% of the acreage in El Camino is in parcels over 20 acres and all the parcels were laid out for water service. Mr. Hess also stated the roadways are too narrow and cannot withstand more traffic.

Mark Gillis – Supports 20 Acre Minimum Parcel Size

Mr. Gillis is with the Tehama County Farm Bureau and supports the 20 Acre Minimum Parcel Size and 40 Acre Minimum Parcel Size for property under Williamson Act Contract.

Anne Read – Supports 20 Acre Minimum Parcel Size

Ms. Read explained she was a member of the General Plan Revision Project and she supports the Upland Ag/Valley Ag Concept the Commissioners will be reviewing later in their Public Hearings.

Jim Wells – Supports 5 Acre Minimum Parcel Size

Mr. Wells stated he is concerned with the Rights of splitting property and wants to keep his property rights.

Scott Murphy – Supports 20 Acre Minimum Parcel Size

Mr. Murphy stated that a person can make money by farming 20 acres and his wish is to pass this onto future generations. He stated in 1983 this area went to 5 acre minimum parcel size. He stated that clustering is what has messed things up in El Camino and the road system is a mess. Mr. Murphy stated he has spoken with Dan McManus from Water Resources and there are problems with domestic wells which are at 60 and 80 feet – they can dry up. DWR is recommending wells be 150 feet and with more development there are more problems for water wells.

Jere Hale – Supports 20 Acre Minimum Parcel Size

Ms. Hale stated she has a walnut orchard and it is located north of a subdivision and her concern is with the spraying. She stated she is opposed to development.

Kendel Trent – Supports 5 Acre Minimum Parcel Size

Mr. Trent stated he supports 5 acre minimum parcel size and this plan is taking retirement out of the people's pocket.

There being no further public testimony the meeting was adjourned at 7:20 p.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

TONY TURRI, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION