

**TEHAMA COUNTY PLANNING COMMISSION
MINUTES OF THE
DRAFT GENERAL PLAN PUBLIC HEARING
MEETING AUGUST 23, 2007**

The Tehama County Planning Commission met for a Draft General Plan Public Hearing Meeting at 6:00 p.m. on Thursday, August 23, 2007 at Berrendos School, 401 Chestnut Street, Red Bluff, California, with the following members present: Commissioners Don Jones, Linda Walker, Kim Tipton, and Delbert David, Absent: Tony Turri. Also present were John Stoufer and Sean Harrasser representing Tehama County Planning Department, Scott Friend and Nate Anderson, PMC; Arthur Wylene, Assistant County Counsel; Williams J. Goodwin, Tehama County Chief Administrator and Sandy Thomas, Recording Secretary.

PUBLIC HEARING:

Vice-Chairperson Walker opened the public hearing listing some ground rules for the meeting:

- Turn off all cell phones
- She requested the residents of District 3 be allowed to speak first
- She 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. Stoufer explained to those in attendance the process of the Draft General Plan Public Hearings, locations and times. He noted the availability of copies of the Draft General Plan at the Planning Department and on-line. 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. Stoufer also encouraged those in attendance to submit their comments and concerns in writing to the Planning Department. Mr. Stoufer highlighted the proposals for District 3 and included that some changes were developed from letters received from the public while other request letters were not recommended for change by the GRPAC and are not shown on the Draft General Plan Maps. He noted that the Planning Commission has received copies of all letters submitted from pre-deadline and post-deadline.

Mr. Friend (PMC) explained the error on one item in Appendix “C” of the Draft General Plan – labelled “Minority” should be “Majority”.

CITIZEN’S CONCERNS:

Vice-Chairperson Walker asked for Citizens Concerns and there were none.

Vice-Chairperson Walker opened the public hearing for comments.

PUBLIC COMMENTORS:

Jim Edwards – 13038 Hwy 99E - Against alternate route along 99E.

Mr. Edwards stated the alternate route would cut through his property and result in a division of agricultural lands.

Norm Gruver – GPRPAC member - (Handout) Against 1/4 Ac Minimums in lands adjoining Lake California

Mr. Gruver stated the land would have to be annexed to Lake California but supported the vote of 2 units per acre voted on by the committee.

Larry Lalaguna – (Handout) Against Valley Floor Ag on their property

Mr. Lalaguna stated he submitted request for Rural Large lots. Request was submitted prior to property being removed from Williamson Act Contract January 1, 2007. He feels Valley Ag would create an island of their property. Wants line moved over to Jellys Ferry Road.

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

Mr. Lalaguna's client is requesting Commercial designation along I-5 from Jellys Ferry Exit to Wilcox Exit.

John Roth – Expressed issues about presentation of Minority / Majority maps.

Mr. Roth stated concerns of Advisory Committee had not been expressed in the Draft General Plan.

Paul Mitchell – (Handout) – Against High Density

Mr. Mitchell suggested Suburban densities stay immediately adjacent to I-5 and more distant Concept Plans be deleted.

Dick Daniel – Supports General Plan

Mr. Daniel supports policy statements. Supports UA Zoning preserving timber and ranching. Wants protection for Deer Creek area to preserve Fish and Wildlife.

Anne Krause – (Handout) Requests Rural Small Lot Zoning for APN#9-350-09

Ms. Krause requests zoning of Rural Small Lot similar to adjacent properties to avoid leap-frogging. Area is rolling hills with little agricultural value and is non-contracted.

Charles Orwick – (Handout) Supports original proposal of Special Plan Zoning

Mr. Orwick wants map changed back to original proposal to allow country estate lots (Special Plan Zoning) which was removed from General Plan proposal at the committee's final meeting.

Greg Mathis (Moore Ranch) – (Handout) Supports original land use map showing High Density Zoning

Mr. Mathis believes the High Density Zoning would be consistent with adjacent properties of Lake California and Sunset Hills. This would support the proposed circulation routes running through the Moore Ranch providing evacuation routes for Lake California. The land is not a viable agricultural enterprise.

Pat Massie Johnston – GPRPAC member - Rebuttal Comments

Ms. Johnston stated she supports Larry Lalaguna's proposal which would prevent leap-frogging. She is opposed to the Battle Creek Ranch division and wants to preserve the agricultural land. Voiced concerns over lack of road maintenance, law enforcement and over burden of schools due to density.

Ernie Killinger – Requesting Commercial Zoning for Sale Lane Lot APN#041-050-05-1

Mr. Killinger requests zone change to Commercial for his parcel which is surrounded by commercial properties.

John Christianson (Representing Wesley Christianson) – Wants portion of parcel changed to Rural Small Lot

Mr. Christianson requested zoning change for portion of his property (APN#041-330-52-1) to Rural Small Lot. Proposed plan splits across parcel creating two zoning areas on one parcel.

Ann Read – Against Rural Small Lots south of Gilmore Ranch Road & east of Hoy Road

Ms. Read wants proposal for Rural Small Lots south of Gilmore Ranch Road and East of Hoy Road change back to Valley Agricultural to preserve Class I soils and agriculture.

Eric Batten (Cottonwood Creek Ranch-BR Enterprises) – Supports original plan Density North I-5 corridor

Mr. Batten supports the original plan proposal for density in the I-5 corridor feeling it was developed by County staff, professional land use consultants and the committee over a 5 year time frame. He stated the alternate map has not gone through the same standards.

Brendon Leonard – Supports density

Mr. Leonard helped develop the Del Webb/Pulte Homes project. He feels the County needs to be educated on how density provides support for Sheriff & Services. Wants to move from planning phase to implementation phase so residents can start seeing benefits.

Seth Lawrence (Moore Ranch) – Supports original plan proposal Density North I-5 corridor

Mr. Lawrence supports the original plan allowing for higher density to make development of Moore Ranch feasible and support infrastructure. Sewer and water conditions of Rural Small lot development is not good planning on regional basis. Feels no property will be developed beyond its potential.

Ken Robison – GPRPAC member – Supports original document

Mr. Robison supports the original document feeling it is pro-agriculture - preserved agricultural properties by allowing growth to north / pro-economic by providing services to the Community.

Bill Burrows (Burrows Ranch) – Against General Plan

Mr. Burrows feels plan didn't protect against leap-frogging or protect Agriculture. He stated that experts who developed the plan didn't consider fire protection or protection of wildlife.

Dan Smith – Supports General Plan

Mr. Smith stated the plan policy statements are good. He feels that private lands need to be protected from development and preserve cattle grazing and timber.

Tony Mendonca APN# 035-100-02 (Rawson Road) – Request change to Rural Small Lot

Mr. Mendonca requesting his 10 acre parcel changed to Rural Small Lot since it borders City limits of Red Bluff.

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 reduce density on the Morgan Ranch project. He stated APN#006-200-24-1 is unsuitable for high density and should be changed from Special Planning designation of Morgan Ranch to Rural Small Lot to provide a buffer zone.

Burt Bundy – GPRPAC Member – Concerned with Boundary Line

Mr. Bundy feels the public hasn't received the recommendations of the committee. The Ag line on the map is totally different from committees recommendations. The committee recommended Moore Ranch be dropped down to 870 units which is an average for Rural Small Lot but the development could be clustered and leave the higher elevation areas undisturbed.

Seth Lawrence – Rebuttal

Mr. Lawrence pointed out that by zoning to 2 acre Rural Small Lot they could only divide down to 60 percent of lot size which would only be 1.2 acres and wouldn't allow feasible sewer and septic system developments.

Nelson Buck – Doesn't want series of small cities

Mr. Buck feels residential development does not pay for itself. City of Red Bluff has 5,619 lots in the city in 2005. Mr. Buck is against developing series of small cities spread through County.

Gregg Werner – GPRPAC Member – Against density in north I-5 area

Mr. Werner stated the past is not an indicator or growth. He feels developers will create sprawling patterns when phases are not developed and infrastructure won't be completed.

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 does not support the divisions of Moore Ranch and Battle Creek Ranch. She wants to discourage leap-frogging and direct Urban development to the cities.

Vickie Dawley – Conservation District –Against Suburban Residential southwest of Red Bluff next to Coyote Creek Conservation area

Ms. Dawley is against proposed plan which would allow 20,000 people in the area. The proposed Suburban Development area is out of the service area of Red Bluff and is full of vernal pools and grazing land. This area doesn't support this type of development and could impact the Coyote Creek Conservation area.

Nancy Weber- Concerned over committee recommendations not represented in plan

Ms. Weber feels future planning is extremely important and questioned why plan didn't include committee recommendations and where input for the plan had come from.

Alan Abs (Landfill Agency/Air Pollution) – (Handout) – Suggestions to improve General Plan

Mr. Abs wants more considerations for operation of Landfill to meet State environmental and diversion regulations. He also would like a buffer zone around the landfill. Mr. Abs is concerned the State Attorney General will scrutinize the plan to meet concerns on greenhouse gases.

Matt Pritchard (Cattlemen's Assoc.) – Supports Valley Ag and Upland Ag lines

Mr. Pritchard stated the Cattlemen's Assoc. has voted to support the Ag lines. He also stated that his family Has been ranching here since 1873 and encourages maintenance of grazing lands.

Beverly Anderson – (Handout) – Concerns about Battle Creek Ranch

Ms. Anderson has concerns about development of Battle Creek Ranch since it is surrounded by conservation areas and BLM lands. She has concerns of housing being adjacent to hunting and shooting areas.

Steve Meagher –Against encouraging growth

Mr. Meagher is in favour of keeping rural area and doesn't want to encourage growth. He stated fire and police services can't accommodate growth. He feels developers need to pay Fix 5 fees or they don't need to be here.

Joseph Rider – (Handout) - APN#037-090-90-1 21901 Flores Ave – Requesting Commercial Zoning

Mr. Rider submitted a request to change zoning in his area to commercial. He stated the Williamson Act contract on the property has expired.

David Storer – (Handout) – Wants Suburban of 1/2 to 2 acre zoning in Deer Creek Area

Mr. Storer is requesting area of 63.5 acres be changed to Suburban ½ to 2 acre lots similar to other parcels in the Deer Creek area. He stated the infrastructure is already in place for this area

Pat Massie-Johnston – GPRPAC member – (Handout) – Against changes in Antelope area

Ms. Johnston feels area south of Hoy Road is still in Williamson Act and changes should be generated by landowner requests. She stated ¼ acre lots should not be around Payne's Creek Slough and Sale Lane because it is prime soil and would create traffic problems. The area is in flood plain.

John Sisneros – Wants ¼ acre lots changed to 2 acre lots (Trinity Ave. area)

Mr. Sisneros requested changing ¼ acre lots in the area of Trinity Ave to larger 2 acre lots to prevent overcrowding of the area.

Nelson Buck – Against ¼ acre lots in Antelope

Mr. Buck stated the proposed change of Agricultural land in Antelope to ¼ acre lots would equal 1/3 to 1/2 the number of lots in Red Bluff.

Burt Bundy – Concerned of line along fairgrounds of 5 acres on east side

Mr. Bundy expressed concerns of increasing density to develop sewer system.

John Christianson (Smith Ranches) – ¼ acre minimum and farming concerns

Mr. Christianson expressed concerns of difficulty to farm lands in Antelope area - can't spray by edges and leaching creates problems. He expressed concern of ¼ acre minimums and economic units in farming (40 acre minimum for Walnuts). He stated that if agricultural land is zoned ¼ acre minimum that doesn't mean you have to sell or divide land.

There being no further public testimony the meeting was adjourned at 8:25 p.m.

JOHN STOUFER - ACTING FOR
GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

LINDA WALKER, VICE-CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION