

**TEHAMA COUNTY PLANNING COMMISSION  
MINUTES OF THE  
DRAFT GENERAL PLAN PUBLIC HEARING  
MEETING AUGUST 30, 2007**

The Tehama County Planning Commission met for a Draft General Plan Public Hearing Meeting at 6:00 p.m. on Thursday, August 30, 2007 at the Los Molinos Veterans Memorial Hall, 7980 Sherwood Blvd, Los Molinos, California, with the following members present: Commissioners Don Jones, Linda Walker, Kim Tipton, and Delbert David. Commissioner Tony Turri was absent. Also present were George Robson, Bob Halpin, John Stoufer, Scott Friend and Nate Anderson, PMC; Arthur Wylene, Assistant County Counsel; Williams J. Goodwin, Tehama County Chief Administrator and Kellee A. Taresh, Recording Secretary.

**PUBLIC HEARING:**

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

- Turn off all cell phones
- He requested the residents of District 5 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

**CITIZEN'S CONCERNS:**

Vice-Chairperson Walker asked for Citizens Concerns.

Anne Read asked if the written comments would be given to the Commissioners regarding: Study Session dates; Planning Commission Recommendations; Would there be hearings on the Planning Commission Recommendations; Errors in the printed Draft General Plan document.

George Robson, Director of Planning reviewed the process of the Draft General Plan and Background reports and stated these documents are available on the internet, at the libraries and also at the Planning Department. Mr. Robson explained there is a series of six public hearings with tonight's meeting being the fifth, the sixth and final public hearing will be Thursday, Sept. 6, 2007 at the Corning Veterans Memorial Hall. He proceeded to explain the process after the public hearings will consist of several Planning Commission work sessions, these will be public meetings, the public is welcome to attend and listen but the work sessions are not open to public comment. The Planning Commission will then make recommendations to the Board of Supervisors where a hearing process will occur with public meetings. Mr. Robson stated that there will be at least one or more meetings where the Board of Supervisors will advise the Planning Commission of their recommendations and the Planning Commission will review their recommendations and then the document will return to the Board of Supervisors for final changes, recommendations, approval.

Mr. Robson also explained that all written comments should be submitted by the end of the meeting Sept. 6, 2007 so the EIR and Draft General Plan process can continue on. Mr. Robson stated the Administrative Draft

EIR should be available late October. He explained there will be public hearing notice for the Planning Commission hearings on the EIR which should occur in November with the Planning Commission making their recommendations by January, depending on the number of comments received.

Mr. Robson gave an overview of the process and proceeded to answer the questions that Anne Read asked. Mr. Robson also explained the errors in the Draft General Plan including; a few errors in Map 2-25 in the document; Battlecreek map; Morgan Ranch; Last Map labelled "minority", should be "majority". Mr. Robson explained the website has the explanation as well as the maps, presentations and minutes of the meetings held by the General Plan Revision Project Advisory Committee.

Mr. Robson showed the map of District 5 and listed the changes in designations and boundary lines. He explained the information is available on the website and the ability to access the ParcelViewer program. Mr. Robson also explained the Draft EIR will have a 45 day comment period.

Vice-Chairperson Walker opened the public hearing for comments.

### **PUBLIC COMMENTORS:**

#### Tom McCubbins – Handout – No Comment

Comments received from the Tehama-Glenn Fire Safe Council regarding changes to the Draft General Plan document.

#### James Webber – (Handout) – Wants non-contracted lands at 40 Acre/Min in Capay District

Mr Webber wants the General Plan Designation and Zoning to encourage Agricultural Use. Mr. Webber indicated he had contacted all landowners in the Capay District and they are in strong support of 40 Acre Minimum for non-contracted land with 40 acre minimums for contracted lands as well.

#### Jill Botts – (Handout & Photos) – Against Suburban Residential south of Los Molinos

Mrs. Botts request that the Commission consider leaving the zoning in this area the same as it is currently with two acre minimum and utilizing buffers that will allow the area to continue with agricultural operations.

#### Ellen Jones – (Handout) – South of Sherman St. Residential

Mrs. Jones requests the property south of Sherman St. to be kept Residential. She and her husband farm 60 acres of prunes and she doesn't want complaints from property owners adjacent to their operation. She explained in 1983 it was designated as cropland and they want it to remain cropland.

#### Burt Bundy – South of Sherman St. –Suburban Residential changed to Rural Small Lot

Hwy 99 Bypass to Hwy 36 splits several large properties and streams and is a vernal pool habitat. Stated he will submit a map during the comment period.

#### Fred Botts – Against Suburban Residential south of Los Molinos

Concerned with Chaplain Slough and Floodplain.

#### Brad Martin – Request Rural Small Lot line North to South Avenue

Mr. Martin requests Rural Small Lot line be moved North to South Avenue (Squaw Hill Area). Does not want 2 acre minimum.

#### Roy Garlett – Los Molinos Water District – Concerned with small lots

Mr. Garlett is with Los Molinos Water District and expressed their concerns with smaller lots, underground water pipes.

Gus Vasquez – Wants the area to grow – supports smaller parcels

Mr. Vasquez stated he is on the Elementary School Board and wants growth in the area as well as the school to grow.

Patsy Brandt – Wants parcels in Dairyville to remain at 10 acre minimum

Ms. Brandt lives in the Kaufman area of Dairyville and wants parcels to remain at 10 acre minimums. She explained these have been 10 acre parcels back to the 1900s.

Sue Boatman – (Handout) – Supports 5 acre minimums in El Camino

Mrs. Boatman handed out a photo of her residence and explained she is in support of 5 acre minimums in El Camino.

Curt Martin – Wants 10 acre minimum in Woodson Area

Mr. Martin recommends leaving it as 10 acre minimum – wants 10 or 20 acre minimums, doesn't agree with wide swath of "Purple area".

Brian Ramsey – Supports Valley Ag and Upland Ag Line

Gary Catlin – (Handout) – Concerned with Morgan Ranch Development – too much density

Wants Commission to limit the out of control growth by developers. Feels developers should allow for proper buffer zones around the borders of the property, in conjunction with the hilly topography they could not pack as large a number of homes in the area. Destroying the rural lifestyle in the area.

Wolfgang Rougle – Supports 20 acre minimums

Supports 20 acre minimums in the Pine Creek Ranches area.

Anne Read – Concerned with Air Quality Issues

Concerned with air quality, smog and greenhouse gases. Stated maps have expansive sprawl and are leapfrogging closer to cities.

Matt Rose – Red Bluff Northwest Homeowners Assoc. – Wants 5 acre minimums – West Side of I-5

Requests Rural Large Lot to Rural Small Lot – has 35 supporters in the area. There are 2 to 5 acre parcels surrounding him.

Windy Wilson - Handout – Farm Bureau – Does not support current Draft General Plan

Ms. Wilson stated there are inconsistencies in the Draft General Plan – Valley Floor and Upland Ag designations and wants to work with the Planning Commission on line location.

Gregg Werner – Request Better Maps

Mr. Werner stated the website and General Plan document maps are too small and is requesting maps from the consultant PMC.

Wally Roney – include Cattlemen's Association in the process

Mr. Roney stated the Cattlemen's Association would like to be involved in the decision on the Upland Ag line.

Scott Stephens – agrees with Upland Ag/Valley Ag line & 160 Acre Minimums.

Nancy Trent – Wants 5 Acre Minimums in El Camino area

Ms. Trent explained that many residents purchased property in the El Camino area with plans of splitting the property into 5 Acre parcels. She explained this is the security a lot of the property owners have banked on – she explained that 70% of the residents want 5 Acre Minimums.

David Lee – City of Tehama

Concerned with incorporated area around City of Tehama and too many septic tanks.

Judith Castillo – wants 20 acre minimum in El Camino Area

Ms. Castillo wants 20 acre minimums she stated she is from Southern California and her town had too many people and growth was rapid, she feels 5 acre minimums are too small and wants to see 20 acre minimums.

Karen Gould – Supports 5 acre minimums in El Camino

Vice-Chairperson Walker asked for any other comments, there were none.

There being no further public testimony the meeting was adjourned at 7:57 p.m.

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GEORGE W. ROBSON, SECRETARY  
TEHAMA COUNTY PLANNING COMMISSION

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LINDA WALKER, VICE-CHAIRPERSON  
TEHAMA COUNTY PLANNING COMMISSION