

TEHAMA COUNTY PLANNING COMMISSION
MINUTES OF THE
DRAFT GENERAL PLAN PUBLIC HEARING
MEETING AUGUST 9, 2007

The Tehama County Planning Commission met for a Draft General Plan Public Hearing Meeting at 6:00 p.m. on Thursday, August 9, 2007 at the Evergreen Middle School, 19500 Learning Way, Cottonwood, California, with the following members present: Commissioners Don Jones, Linda Walker, Tony Turri and Delbert David. Commissioner Kim Tipton was absent. Also present were George Robson, Bob Halpin, John Stoufer, Mark Teague 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 1 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 the Planning Commissioners would hear testimony only and would not be making comments. Mr. Robson stated there are copies of the Draft General Plan available in hardcopy, CDs and on the website www.tehamagp.com and can be picked up at the Planning Department. Mr. Robson explained the 11 map series and the process that has taken place over the five and a half years. Mr. Robson explained the projected target dates for the EIR and other documents, with final approval by the Board of Supervisors expected in March or April 2008. Mr. Robson encouraged public comments and welcomed everyone to submit their comments in written form as well. It was also explained the Planning commission is not responsible for preparation of the Draft General Plan, because there was a 20 member Ad Hoc Committee appointed by the Board of Supervisors to meet and compile information for the Public Review Draft General Plan which is the document available for public review and comment at this time.

Chairperson Turri opened the public hearing for comments.

PUBLIC COMMENTORS:

Bill Moule – Supports proposed density

Mr. Moule was representing the Tehama County Chamber of Commerce and Tehama Local Development Corporation Board of Directors. Mr. Moule lives in District 1. Mr. Moule stated the TLDC and Chamber have advocated for 25 years to go to high density areas and marginal soil areas for development. Mr. Moule is recommending that the map shown in Section 2.0, Page 25 be submitted to the Board of Supervisors for Approval. He asked the Commissioners to pay special heed to the Economic Development issues that this plan shows.

Ken Robison – Urges Commission to accept original General Plan Revision Project Advisory Committees Plan
There was an overwhelming number of Agricultural members on the committee. Their goal was to accommodate growth and preserve prime agriculture in the South County. Goal throughout the original plan was to preserve agricultural property and allow for growth in service areas along the freeway.

Norm Gruver – (Handout submitted) – Supports 2nd version of maps in Draft General Plan
Mr. Gruver stated he was a member of the General Plan Revision Project Advisory Committee and he stated that looking at the Maps and the “minority opinion votes” they seem to be in error according the votes that were cast at the GPRPAC meetings. Mr. Gruver explained that the Bowman Road traffic is not in the Draft General Plan and not addressed. He asked to keep density low and has concerns with water and sewer.

Dan Garman – Resident of Lake Calif.
Concerns with annexation. Request reducing densities in Moore Ranch Project and Sunset Hills Project.

Gary Caitlin – Morgan Ranch inappropriate densities – requests 2 Ac Minimum
Resident of Bowman area. Wants to maintain the quality of life as shown on the Draft General Plan Document pictures. Wants to limit growth and high densities. He is concerned also with the Morgan Ranch Project as his property directly adjoins; this project has housing densities of up to 8 units per acre along his fence line. He feels this is inappropriate densities. He requests 2 acre minimum or Rural Small Lot.

Dexter Wright – Supports growth in North County
Mr. Wright stated he was a member of the General Plan Revision Project Advisory Committee. He stated he wanted to emphasize the majority of the committee voted to put forward the map in Section 2.0 page 25. He stated the economic benefits of new development in the North County. He is the Executive Director of TLDC (Tehama Local Development Corporation).

Roy Schmidt – (Handout) Circulation, Zone of Benefit Needed - Interchanges
Concerned with circulation and no enhancements being made to Bowman Road, Sunset Hills, Hooker Creek, Jellys Ferry. Feels a Zone of Benefit will be needed to fund major interchanges as the Fix 5 is deficient.

Louise Wilkinson – (Handout) County infrastructure concerns – Interchange at Bowman
Ms. Wilkinson stated she feels the current plan is trying to correct the 1983 General Plan. She is concerned with infrastructure and auxiliary Roads. Section 3.10, Page 11 Interchange enhancements for two sites. She stated there are no enhancements for Bowman Road Interchange. She also has concerns regarding wells and septic on all the 2 acre parcels and concerned with the area having problems such as Antelope currently has, pollution of Cottonwood Creek. She stated there should be plans for sewage, fire, and police.

Gretchen Cook – Infrastructure/Protection Concerns
Ms. Cook stated she is concerned with fire and emergency personnel not being staffed. She is also concerned with Traffic, wells, sewer and the effects on the aquifers in the area. She stated other concerns were air quality, noise, and schools.

Paul Mitchell – Concerns include North County Density
Mr. Mitchell stated there is potential for 462,000 people and that does not include cities. Traffic, inadequate county roads, water, sewage, air quality and natural environment. Mr. Mitchell asked the Planning Commissioners not to make any decisions until the EIR is complete.

Larry Albrecht – Wants Rural Small Lot
Mr. Albrecht is requesting rural Small Lot – 5 Acre Minimum for his property.

Steve Nelson – SNJ Engineering

Representing Harley North property – Request Valley Ag instead of Upland Ag

Representing Jeff Stover Property – Request Rural Small Lot instead of Rural Large Lot, move Rural Small Lot to Section Line.

Mark Gilles – (Handout) Tehama County Farm Bureau – Does not support Draft General Plan

Mr. Gilles feels that the lines on the maps follow irrigation lines – the Commission should revisit that.

Mr. Gilles stated the Farm Bureau feels that the county should discourage urban development of agricultural land by directing growth to existing incorporated cities and rural communities.

Dennis Cook – SAGE Community Group – Concurs with Draft General Plan

Mr. Cook voiced his concerns with the limits on density for projects in the North I-5 Corridor. He explained there are required services to these projects; roads, interchanges and other infrastructure and by reducing the densities makes it difficult to develop the property. By lowering densities it creates density “sprawls” creating the depletion of agricultural lands over time. He requests the Commission not limit densities.

Bobbie Foscolina – Requests 10 acre minimum size not 20 acre Valley Ag

Ms. Foscolina stated she has two developments on each side of her. She stated she has put in a request to ask for 10 acre minimum, however the designation is still the same. She requests lower lot sizes for her property.

George Hawkins – Requests 5 Acre Minimum in Morgan Ranch Development

Mr. Hawkins lives in Country Hills Estates and is concerned with the Proposed Morgan Ranch Development. His concerns include water, sewer, and traffic.

Rassem Nammar – Country Hills Dr. – Against Densities

Mr. Nammar stated there is no EIR currently completed and is concerned with Bowman, the infrastructure and streets. He stated growth cannot support the infrastructure, police, fire and traffic.

Randi Galliano – Concurs with smaller parcels

Ms. Galliano stated the General Plan needs to allow for families to sell portions of their land to make them economically viable. She would like to develop some of the property sustain the rest of the property.

Donna Harr – Member of Farm Bureau – Against Densities

Mr. Harr suggested strengthening the General Plan to help Agriculture. She stated that outside groups infiltrate rural areas. She stated that other agencies should be involved such as water districts, watershed groups to share ideas. She requested the Commissioners to protect farmland.

Matt Rose – Requested Rezone Red Bluff Northwest to Rural Small Lot for 5 acre minimum.

John Crosby – Member of GPRPAC and TLDC – Supports 1st Version of Draft General Plan

Mr. Crosby stated the first plan was the goal of the committee, it preserves Agricultural lands, densities and urbanization in North Corridor. He stated 96% of Tehama County is Ag land.

There being no further public testimony the meeting was adjourned at 7:17 p.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

TONY TURRI, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION