

TEHAMA COUNTY PLANNING COMMISSION

MINUTES OF THE

DRAFT GENERAL PLAN PUBLIC HEARING

MEETING SEPTEMBER 6, 2007

The Tehama County Planning Commission met for a Draft General Plan Public Hearing Meeting at 6:00 p.m. on Thursday, September 6, 2007 at the Corning Veterans Memorial Hall, 1620 Solano Street, Corning, California, with the following members present: Commissioners Tony Turri, Don Jones, Linda Walker, Kim Tipton, 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.

PUBLIC HEARING:

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

- Turn off all cell phones
- He requested the residents of District 4 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:

Chairperson Turri asked for Citizens Concerns. None were received

George Robson addressed the those in attendance and explained the series of 6 public hearings with tonight's meeting the last one. Mr. Robson explained the Draft General Plan and Background Report are available at the Planning Department, website and on CD. He also explained the Environmental Impact Report (EIR) is being prepared on the Draft General Plan and should be available around November 1st. He explained the 45 day public review process and the timeline for the EIR and noted there will be Notices of Availability posted in the newspaper and online. He explained in detail the process for the Planning Commission workshops and Board of Supervisors public hearings. Mr. Robson explained that comments can be submitted throughout the process and there will be several public hearings in which the public can still comment on the documents. Mr. Robson stated the target date for the approval of the Final General Plan document is April 2008.

Mr. Robson explained the highlights of changes within District 4 and the process the General Plan Revision Project Advisory Committee had in developing the Draft General Plan. He explained this was a collaboration of several entities. He explained the major changes within District 4 and the definitions of the Upland Agricultural Zoning District, Valley Floor Agricultural, Rural Small Lot. He stated that currently the Cropland designation is 10, 20 and 40 acre parcel sizes; Upland Agricultural Grazing designation is 40 and 160 acre minimums.; Valley Floor would be a 20 acre minimum parcel size and 40 acre minimum parcel size for Williamson Act property; Upland Agricultural would be 160 acre minimums. He stated that what was called Grazing is now Upland Agricultural and 160 acre minimum that is a significant departure from some areas of

the county and a major change to the valley floor. Some areas that were previously 10 acre minimums are now 20 acre minimums if adopted.

Another area of change is proposed is Rural Small Lot designation (dark purple on the map). He reviewed the changes in the South Avenue area along I-5 and the Special Planning Area designation North I-5 and Conceptual Plans; Commercial area at Finnell overpass.

Mr. Robson emphasized the General Plan is a General Plan conception of development, use of lands, resource management, it is not a license to development, it is not an entitlement. There are many other aspects that need to take place before projects can be completed.

Chairperson Turri opened the public hearing for comments.

PUBLIC COMMENTORS:

Ken Miller – (Handout) Against 20 Ac Minimums

Mr. Miller is a residence of El Camino and stated he is against the 20 acre minimums.

Scott Rubright – (Handout) –

Mr. Rubright is representing Handrey Hotels in the Black Butte Reservoir area. He asked the Commission to consider this area as a Special Planning District area. He explained that agricultural is not the best use of this property.

Linda Hays – GPRPAC – CWD

She stated there were areas east of Corning that people asked for smaller lots. She stated the infill along Rawson Road needs to be smaller lots. Between Rawson Road and I-5 to West Corning and South Avenue to Finnell or Gallagher should also be Rural Small Lot.

Dennis Querantes – (Handout) – Wants Industrial Zoning

Mr. Querantes is requesting his property be rezoned to General Industrial. He stated his is the only parcel between South Avenue and Liberal along I-5 that is currently Agricultural Zone and wants it to be Industrial.

Charlie Wright – (Handout) – Wants General Commercial not RSL South Ave., Kirkwood Rd, Toomes area

Property along South Avenue from the Corning City Limits east to Kirkwood Rd should be Commercial Development not Rural Small Lot.

Bardin Bengard – (Handout) – Requests Special Planning Valley Ag

Ranch consists of 13,500 acres in Central I-5 corridor and 1,200 acres in North I-5 corridor and feels they are surrounded by urban residential and suburban residential uses – they are requesting Special Planning Valley Ag same as their neighbors.

Brad Bartlan – (Handout) – Wants Special Planning Area – Coyote Hills

Brad Martin – (Handout) - Wants Valley Floor Ag – not Rural Small lot

Area between Loleta and South Ave from Marguerite Ave on the West to Hall Rd on the East – should be Valley Floor Ag. Area between Gardener Ferry (Lotleta) and New York Ave from Hall Rd on the west to the River on the east and should be Valley Floor Ag.

Greg Long – wants Ag Zoning instead of Rural Small Lot – area Southeast of Corning

Feels the same as Brad Martin. Feels they are putting 2 acre parcels around his land and that creates a problem with orchard spraying. Stated the line needs to be moved.

David Lester – Wants Ag zoning instead of Rural Small Lot – area Southeast of Corning

Feels the same as Brad Martin and Greg Long. Feels there are inconsistencies with Ag line and Purple Rural Small Lot, urged Commissioners to move the line toward Corning. (South Avenue, Michigan to Wisconsin)

Gary Kelley – Concerned with Noise Element

Mr. Kelley stated there should be an Ag Exemption from Noise Restrictions. Requests increase in the construction hours in the Noise Element.

Mr. Williams – Capay area

Mr. Williams stated the zoning codes should prohibit mobilehomes in residential areas and prohibit development until a County Ordinance is enforced.

Kent Borland – Representing Blue Star Holdings LLC.

Tree Farm along I-5 at Sourgrass Road. Proposal to redesignate Valley Floor to General Commercial, General Industrial, Public Facility, Urban Residential, Suburban Residential, Rural Small Lot Open Space and Parks. Redesign I-5 Sourgrass overpass to allow for onramps and offramps.

Frank Andres, 2805 Butte Mountain Road – wants 160 Acre minimums not 40 acre minimums

Mr. Andres wants 160 acre minimums and feels 40 acre parcels are detrimental. Wants line moved West of Butte Mountain Road to Black Butte Road and move line East to Black Butte Road. He stated he is representing property owners of 8,800 acres.

Joyce Bundy – (Handout) – Against the large developments in North I-5 corridor

Mrs. Bundy is concerned with the proposed growth in the North I-5 corridor and the extended Social Services with the proposed densities.

Linda Young, 22161 Liberal Avenue – Remove Ag and allow development

Stated that if the Sourgrass development (Blue Star Holding LLC) is approved, other lands along Liberal Avenue should be allowed out of Ag.

John Halfhide – Hospital President – Supports Draft General Plan and responsible growth

Mr. Halfhide explained that growth is necessary to maintain the growth of the hospital and bring services and doctors to the area. He stated the I-5 corridor is primary for growth.

Donna Harr – Supports Agricultural

Feels there should be some Valley Floor Ag and Upland Ag Zone adjustments.

Scott Stephens – Supports Valley Floor Ag and Upland Ag Lines as noted on the map

Opposed to Conservation Easements.

Vicky Dawley – (Handout) - Tehama County Resource Conservation District

(1) Importance of Oak Woodlands and stated an ordinance is needed. A lot of Oak Woodlands in the North Corridor. (2) Map handout shows existing General Plan –vs- Draft General Plan.

Ian Turnbull – Capay Landowners Association – Wants 40 acre Minimums in Capay District

Wants 40 acre minimum for both contracted and non-contracted lands in the Capay Rancho District. He stated that 77.8% of the property owners supports this request.

Doug Hausman – (Handout) – Wants 2 Acre Minimums (area Sherwood & Inglehorn)

Ray Borel – wants 160 acre minimums for Upland Ag & Valley Floor Ag

Wants 160 acre minimum with Special Planning designation. Does not want any more parcel maps.

Matthew Rose – (Handout) – Wants 2-5 acre minimums in Red Bluff Northwest
42 names on petition given to Commission, requests smaller size for future divisions.

Tom & Margie Mackey – (Handout) – Wants option for smaller lots I-5 & Jellys Ferry Road

Charles Shope – (Handout) – Smaller acre minimums requested Jellys Ferry Road area
Draft General Plan is proposing 20 acre minimums. Mr. Shope feels other parcels in Rolling Oaks is proposed for 10 acre minimum.

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

Gary Caitlan – (Handout) – Against High Density – North I-5 area
Submitted petition signed by 88 residents against high densities in the Bowman Area – Country Hills Estates.

Alan Hans – El Camino Resident – supports 5 acre minimum
Mr. Hans stated he wants growth and revenue.

Nancy Trent – Supports 5 Acre Minimums in El Camino
Mrs. Trent stated the area needs growth to sustain the community. The average acreage in El Camino is 10 acres. She supports the 5 acre minimums in El Camino.

Mary Beasley – Supports growth in Tehama County
Well thought development is critical to Tehama County.

Ken Robison – (Handout) – Favors Special Planning Concept
Special Planning process is critical to Tehama County's growth and viability.

Seth Lawrence – Moore Ranch
Mr. Lawrence explained the need to Plan for Development.

Arlo Stroing – GPRPAC
Leave plan as originally decided by the Committee, before the other Committee made changes.

Windy Wilson – (Handout-Crop Report) - Farm Bureau
Concerns with leapfrog development, conceptual land use plans, separation of the Valley Floor Ag and Upland Ag, inconsistencies throughout the Draft General Plan

Anne Read – Lines on maps
Mrs. Read asked Commission to fix mistakes on previous maps. Concerned with leapfrog development and densities.

Burt Bundy – (Handout) – GPRPAC
Spoke about the votes taken at the end of the GPRPAC meetings.
Handout included the Committee Votes and the Committee Recommendations in certain subject areas.

Vernadine Marquell – Wal-Mart Distribution Center Overpass
Wants Wal-Mart to pay for an overpass near their location due to the traffic associated with the trucks on Hwy 99W.

Wally Roney – GPRPAC – Upland Ag –vs- Valley Ag Line

Mr. Roney recommends the Commission leave the Upland Ag and Valley Ag Line as is on the map. He would also like to see smaller acreage minimums so he has the ability to diversify parcel size to support agricultural pursuits.

Scott Rubright – Address infrastructure, allow densities

Mr. Rubright asked the Commission to be conservative in restricting property rights and implementing planning regulations. He asked to allow enough densities for cash load and address infrastructure.

Steve Kelsey – Requests 5-10 Acre minimums in Woodson area

Houghton Avenue area there are seven types of soil and he wants the ability to sell smaller parcels if needed.

Anne Read – (Handout) Failed Project Deadlines

Requests land be returned to Ag, create expiration policy for large developments. Allow the property to roll back to former classification is project expires.

Roger Nicholson – Concerned with agricultural viability

If the Williamson Act goes away, land values for rents would be less then the tax burden. He explained that raising livestock is tough and noted the Valley Ag/Upland Ag line is acceptable.

Chairperson Turri asked for any other comments, there were none.

There being no further public testimony the meeting was adjourned at 8:57 p.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

TONY TURRI, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION