



Commissioner Don Jones	District 1
Commissioner Linda Walker – Chairperson	District 2
Commissioner Kim Tipton	District 3
Commissioner William Turri	District 4
Commissioner Delbert David – Vice Chair	District 5

TEHAMA COUNTY PLANNING COMMISSION DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP MINUTES

MINUTES FOR THE MEETING HELD ON: April 3, 2008

LOCATION: Board of Supervisors Chambers
633 Washington Street
Red Bluff, CA 96080

COMMISSIONERS PRESENT: Commissioners Walker, Jones, Tipton, David

COMMISSIONER ABSENT: Commissioner Turri

PLANNING STAFF PRESENT: George W. Robson, Director of Planning
Kellee A. Taresh, Recording Clerk

OTHER COUNTY DEPARTMENTS PRESENT: Will Murphy, County Counsel
Arthur Wylene, Assistant County Counsel
Williams Goodwin, Chief Administrator
Gary Antone, Director of Public Works

The Tehama County Planning Commission met in a Special Session at 9:00 a.m. On Thursday, April 3, 2008 in Courthouse Annex Room E, 444 Oak Street, Red Bluff, California, with the following members present: Commissioners Don Jones, Linda Walker, Kim Tipton, and Delbert David. Commissioner Tony Turri was absent.

Chairperson Linda Walker presided. Present were Director of Planning George Robson, Assistant County Counsel Arthur Wylene, County Administrator Bill Goodwin, Recording Secretary Kellee A. Taresh, and P.M.C. Consultant Scott Friend.

CITIZEN'S CONCERNS:

Gary Catlin addressed the Commissioners. Mr. Catlin stated he has attended several meetings regarding the Draft General Plan and feels that at the very first meeting the question of intent of population growth proposed for the county should have been addressed. He stated a desired outcome

should have been discussed. He stated he is concerned with a significant number of people will move into the county without planned growth and the Planning Commission owes it to the citizens of the county to have a discussion and clear statement on what the intended population growth is under this plan.

Commissioner David called for a point of order and stated the Commissioners cannot comment under this comment session.

Mr. Catlin asked that the Commissioners set some time aside to discuss these issues. Mr. Catlin stated he feels the citizens deserve to have some kind of comment on the record in a public meeting about what kind of population growth is being planned for the county. He asked "what is the goal"?

Mr. Bruce Wagner, group Chair for the Shasta Group of the Sierra Club addressed the Commissioners. Mr. Wagner he lives in Shasta County and is worried about the population expansion in Tehama County. He stated in statistics he has read in regards to Shasta County, in the Redding area alone, it is projected 350,000 people by the year 2050, which increases traffic, pollution, global warming and the quality of life in the area. He used Sacramento as an example for the worst air pollution in the northern state. He cautioned the Commissions to do careful planning and pay special attention to the open space and greenbelt areas so we may all enjoy a nice way of life here.

Ken addressed the Commissioners. He is an aerial photographer and stated he watches from the air what is happening to areas of California. He explained that due to the air pollution he sometimes cannot get clear photos and has noticed it in the Chico and Anderson areas. He stated if areas are zoned for growth, developers will develop. He stated there are also problems with flooding due to the large amount of asphalt areas.

Noel Lewis addressed the Commission. He handed out a traffic study completed by CalTrans from 2004. He stated the study shows the on-ramp and off-ramp average cars per day and noted the area of Bowman Road has the second highest traffic volume, behind Red Bluff.

Mr. Robson asked which project he was referring to.

Mr. Lewis stated he is addressed the North I-5 area of the General Plan. He stated after doing some research, the Fix 5 Organization is interested in doing mainline improvements under CalTrans funding between Corning and Shasta Lake to 3 lanes. However, they are not interested in replacing any overpasses. He asked if the developers were going to fund the 20 Million dollars per interchange. He stated CalTrans has indicated this is going to be a local problem and Shasta County is experiencing this currently. He asked who is going to fund these interchanges and improvements and is the development really worth it.

Rassem Nammar addressed the Commissioners and asked them to take into consideration that this proposed General Plan has great ramifications to our kids and grandkids. Mr. Nammar stated this area is not ready for this much development. He stated we will not be here in 20-30 years and the next generation will be and he asked if they be able to enjoy the serene environment we have now as more residential developments will ruin the environment.

Chairperson Walker asked for any other public comments. None were received.

STUDY SESSION
TEHAMA COUNTY DRAFT GENERAL PLAN

Mr. Robson explained the purpose of today's meeting is to review the "strikeout" version of the Draft General Plan given to the Commissioners two weeks ago. He stated this reflects the work done over several weeks in regard to the policies. He explained that the purpose of today's meeting is to get through the review of the Environmental document and move forward.

Capay Area

Commissioner Tipton asked about the Capay zoning issue.

Mr. Robson explained in detail the policy issue which could create an implementation problem.

Lengthy discussion was held regarding the Valley Floor Ag designation and the 40 acre minimums as requested by many of the property owners in the Capay area. He stated that if the Valley Floor Ag Capay designation and policy, like what was done for the El Camino area if allowed they would have to follow with a rezone to implement the process and the problems that may arise. He explained this requires a rezone and public hearings.

Consensus was reached to designate the Capay Area as Valley Floor Agricultural Capay and allow for rezoning to the 40 acre minimums as requested by the residents in the Capay area.

North I-5 Corridor

Chairperson Walker asked Bill Goodwin, County Administrator, what the County's overall plan is for the North I-5 area. She stated in her mind the county does not have a Master Plan of what we are expecting to see in the North I-5 area and she asked what is the County's vision for a Master Plan.

Mr. Goodwin addressed the Commissioners. Mr. Goodwin explained he can address some of the concerns expressed today in a very positive manner. He explained he brought a copy of the Development Agreement between the County and Pulte Homes/Del Webb. He explained this is a very good model as it sets some baseline considerations for how we will deal with development. He explained that future interchanges will be paid for by the developers through a Zone of Benefit.

Lengthy discussion followed regarding Special Project areas and the future Zone of Benefit needed to fund these items.

Chairperson Walker recessed the meeting for a ten minute break at 10:12 a.m.

Commissioner Jones entered the meeting at 10:12 a.m.

Chairperson Walker reconvened the meeting at 10:17 a.m.

Mr. Goodwin stated an email had been sent to Mr. Robson regarding including a North I-5 area policy that would express the expectation that the large developments in the area would coordinate with one another to build infrastructure, facilities, etc., serving the entire area. He explained this would not be as

comprehensive as a formal Master Plan, but would express the basic concept of coordinated planning as developments move forward. The policy would read as follows:

Policy NI-5.9

To the extent feasible and appropriate, the County shall require, as part of the Specific Plan and/or Development Agreement for each development project within the Special Planning land use designation in the North I-5 Planning Area, that the project be designed and developed in coordination with other proposed and approved development projects in the vicinity. Such coordination should include, as appropriate, planning and constructing appropriately sized shared infrastructure, utilities, and other public facilities, designing circulation patterns to serve adjacent developments, participation in associated financing mechanisms, developing shared commercial areas, and other appropriate measures specified by the County.

Chairperson Walker asked about the Landfill article which appeared in the Red Bluff Daily News.

Mr. Goodwin explained that Mr. Abbs, Director of the Landfill has stated he is confident the landfill can go beyond the year 2025 without adding a second landfill.

Mr. Robson explained there is an additional 60 acres of potential Landfill area.

Draft General Plan Policy Document (Strikeout Version)

Mr. Robson asked if the Commissioners had any more corrections or changes to the Draft General Plan document. He stated there are some editorial changes from staff which does not affect the policies.

Commissioner David stated he had two comments: 1) "Vertical Elevation does not determine Ag line" did not make it into the Upland Ag Definition. 2) Would it be beneficial in the planning history Section 2.2 to make the statement "the average growth rate is 1.15% per annum has been since the 1990 census" and that puts a standard of what we have done as far as growth is concerned.

Scott Friend stated the Background Report has a Chapter on that subject.

Consensus was reached on adding Policy NI-5.9 to the Document.

Consensus was reached on the Capay District special designation on the map and in the policy document.

Mr. Robson reviewed the remaining process as follows:

8 Weeks for the preparation of the EIR

3 Weeks for in house staff analysis of the Admin. Draft EIR

Publish a public draft EIR which would be presented to the public for a 45 day comment period

In the middle of which a public hearing would be held to get input on the EIR

At close of the comment period staff will respond to those comments and develop the final EIR

Replace the final EIR, the Draft General Plan, the Draft General Plan Policy Document and Land Use

Diagram before a public hearing for a final recommendation to the Board of Supervisors.

Mr. Robson stated no sooner than the August Planning Commission Meeting depending on the responses received. He stated it will probably not go before the Board of Supervisors until approximately October 2008.

He reiterated that in July a public draft EIR would be available, possibly sooner. And then the document would be subject to a public hearing.

Mr. Goodwin also stated the county is finalizing negotiations for an Impact Fee Study and with the action taken today they can move forward.

There being no further business, the Study Session meeting was adjourned at 10:57 a.m.

GEORGE W. ROBSON, SECRETARY
TEHAMA COUNTY PLANNING COMMISSION

LINDA WALKER, CHAIRPERSON
TEHAMA COUNTY PLANNING COMMISSION