

**TEHAMA COUNTY PLANNING COMMISSION  
DRAFT GENERAL PLAN STUDY SESSION/FIELD TRIP  
MINUTES OF THE  
MEETING MARCH 13, 2008**

The Tehama County Planning Commission met in a Special Session at 9:00 a.m. On Thursday, March 13, 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, Recording Secretary Kellee A. Taresh, and P.M.C. Consultant Scott Friend.

**CITIZEN'S CONCERNS:**

Vickie Dawley, Tehama County Resource Conservation District presented a handout to the Commissioners titled "Potential Population Growth, North Area. She explained to the Commissioners the "General Assumptions for Potential Population Calculations" in the handout.

Paul Mitchell addressed the Commissioners and presented a handout "Residential Development Potential in the North I-5 Corridor Area". Mr. Mitchell explained the chart and stated he is worried that the County is going in the wrong direction and the net result is an unrealistic, sprawling growth potential that would bring our County all the problems that have fallen on urban Southern California.

Gary Catlin addressed the Commissioners. Mr. Catlin stated he agrees there should be some development in the North County, however he disagrees with the amount of development. Mr. Catlin also explained there is a shortage of roads for circulation, other than I-5. Mr. Catlin requested the Commissioners ensure the EIR specifically addresses these issues in the Circulation Element. He asked the Commissioners to scale back on the density, size and growth in the North I-5 corridor.

Alan Abbs, Air Pollution District Director also addressed the Commissioners. Mr. Abbs explained the USEPA has issued revised Federal Standards for ozone to 75-80 PPB (parts per billion). He stated that Tehama County is now Federal Non-Attainment and must meet Federal Ozone Requirements by 2020 and the consequences if we do not.

Mr. Robson stated in the Open Space Section of the Draft General Plan the Air Quality – Open Space is addressed.

Burt Bundy addressed the Commissioners. Mr. Bundy stated that most of the revenue from residential growth will leak to Shasta County. Mr. Bundy also explained the effects on air, water and roads and that growth should be at a reasonable pace.

Anne Read addressed the Commissioners. Mrs. Read stated she was on the General Plan Revision Project Advisory Committee and stated the Committee had not recommended the large amount of "purple" on the Westside. She asked the Commissioners to slow down on the Westside growth as the people in that area do not want this density. She stated it is a cumulative impact on the area.

Bruce Webb, State of California, Department of Fish and Game was present and addressed the Commissioners. Mr. Webb asked the status of the maps and document.

Mr. Robson explained the current status. He stated the maps are available on the website and the document is still being reviewed by the Commissioners.

Commissioner David made a statement to his fellow Commissioners regarding Tract Map 06-1016. He explained that after speaking with Dept. of Fish and Game (DFG) he learned the buffer requirements for the area of protection. Commissioner David stated Mr. Webb had also given him a letter dated October 18, 2007, which was the DFG response to the "Notice of Preparation (NOP) – Tehama County General Plan Update Environmental Impact Report (EIR)" and stated the Commissioners had not received copies of this document.

Mr. Robson explained the buffer issues had been discussed at the time the Commissioners approved Tract Map 06-1016 and the letter dated October 18, 2007 was sent directly to the Consultant, to address in the EIR. Mr. Robson explained the County and State agencies work together on the document so we do not miss something.

Chairperson Walker closed the Citizens Concerns portion of the meeting.

### **STUDY SESSION** **TEHAMA COUNTY DRAFT GENERAL PLAN**

Mr. Robson explained the driving maps have been updated and the Commissioners will be doing a screen check of the document corrections today. He explained the process from this point forward and approximate time line.

Mr. Robson stated there are 2 corrections on the driving maps. One corrections is on New York Avenue, the RSL should extend all the way to the river to the East.

Mr. Robson explained there will not be an outline added to the Capay area as we are not sure what lands will be Valley Floor Ag 40 acre minimum size until a rezone on the properties is submitted.

Arthur Wylene, Assistant County Counsel asked on behalf of Chief Administrator Bill Goodwin to hold over the final review of the Draft General Plan for one week so Mr. Goodwin can address the Commission regarding the North I-5 Corridor.

Mr. Robson explained the information in the document pertaining to Fish and Game has not been changed since the first draft of July 2007.

Chairperson Walker re-opened the Public Comments portion of the meeting so Mr. Bruce Webb, Dept. of Fish & Game could address the Commissioners.

Mr. Webb stated that usually the Commissioners are "cc" on letters to the Planning Department, however the letter mentioned earlier dated October 18, 2007 was not, this was an error on their part. He stated in the letter it is their position to hold comment on the specific resource protection issue in the Plan in order to make those comments in the EIR. Once they see how the EIR addresses these issues

in the document addresses can they respond.

Mr. Robson stated the consultants were responsible for addressing the agencies concerns in the EIR.

It was decided to have Mr. Goodwin address the Commission next week and holdover the final changes to the document for two weeks to give the Commissioners time to review Mr. Goodwin's comments.

Chairperson Walker closed the Citizens Concern portion of the meeting.

Commissioner Jones asked for a 10 minute recess before the Field Trip.

There being no further business, the Study Session portion of the meeting was adjourned at 9:50 a.m.

---

GEORGE W. ROBSON, SECRETARY  
TEHAMA COUNTY PLANNING COMMISSION

---

LINDA WALKER, CHAIRPERSON  
TEHAMA COUNTY PLANNING COMMISSION