

**RED BLUFF  
CITY COUNCIL  
SPECIAL JOINT MEETING MINUTES**

**DATE OF MEETING:** October 3, 2007  
**TIME OF MEETING:** 6:30 P.M.  
**PLACE OF MEETING:** Red Bluff Community/Senior Center  
1500 So. Jackson Street  
Red Bluff, CA

**Councilmember's Present:** Wayne Brown, Mayor  
Forrest Flynn, Mayor Pro Tem  
Jim Byrne  
Jeff Moyer  
Dan Irving

**Councilmember's Absent:** None

**Staff Present:** Martin J. Nichols, City Manager  
Scot Timboe, Planning Director  
Scott Capilla, Police Chief  
Gerry Gray, Fire Chief  
JD Ellison, Building Official/Director

Chairman of the Board of Supervisors Gregg Avilla called the Special Joint Meeting of the Tehama County Board of Supervisors, City of Red Bluff, City of Corning and City of Tehama to order at 6:31 p.m.

**CITIZEN'S COMMENT**

Burt Bundy, member of the Advisory Committee for the General Plan, stated that he felt the joint meeting was a great idea and congratulated everyone for being in attendance. He stated that the advisory committee wanted to keep the rural way of life and the quality of living to continue, but they also wanted development to be in the north I-5 corridor, which will be a growth area for Tehama County. He stated that he does disagree with any development along the Sacramento River. He stated that the agriculture lines that are on the maps in the draft plan are in his mind not consistent with the language in the written text and he is not happy with any of those lines. Chairperson Avilla asked that each City Council Member and staff member in attendance from the respective City's and Board of Supervisors introduce themselves.

Chairperson Avilla explained the purpose of the joint meeting and that he felt it was very refreshing to be able to meet everyone and he hopes that through this joint session they can cover some of the issues where there are common concerns. He thanked City Managers Martin Nichols, Steve Kimbrough and County Administrator Bill Goodwin for their efforts in putting this joint meeting together.

Gary Strack, City of Corning, stated that it was great to be able to names to faces and that he felt they all represent citizens of the County and the City's and everyone needs to work together to make a better city and county.

## **PRESENTATION OF DRAFT GENERAL PLAN**

George Robson, Tehama County Planning Director, gave a brief presentation on the overview of the County General Plan Project. This project has taken 5 ½ years with the aid of a General Plan Advisory Committee which consisted of 20 members from various occupations throughout the county, county staff and Pacific Municipal Consultants. The prime directive of the current and proposed General Plan is to preserve, conserve and protect the agricultural viability of Tehama County for the future. The main changes to the plan are in the area of northern Tehama County along the I-5 corridor in order to preserve the agricultural areas along Highways 99E and 99W. In the Red Bluff area there are not a lot of changes proposed, in the Antelope area they are looking at keeping the suburban densities that have been there. A sewer system will need to be addressed in order for any changes in the Antelope area. Development should provide the infrastructure needed for a project and the infrastructure needs to be in place prior to development happening. They expect the County to grow by 1.8% to 2% per year as it has the last two decades, but there are so many factors that dictate if it will happen, such as the economy, the markets, births, deaths etc. The County has had a very cooperative working process with both the City of Red Bluff and Corning on the recent Municipal Services Review.

The following questions were submitted to Mr. Robson by the City of Red Bluff for him to address at this meeting:

1. Based on the proposed Land Uses in the 2008-2028 General Plan most of the growth will be directed along the I-5 corridor to the north of the City of Red Bluff. How does it benefit the County to plan for urban densities in this area?

*Mr. Robson reported that this is where they are and have been directing the growth as a pressure release for the county.*

2. For this major growth area, how will police, fire, recreation, water, and sewer be provided?

*Mr. Robson reported that it would handled as a service district.*

3. Does the County look to the incorporated areas to provide other needed commercial zoning?

*Mr. Robson reported that there is limited commercial area planned for along the County's I-5 corridor, but some specific plans include more. The City's will likely benefit as established commercial centers.*

4. How will the traffic impacts on I-5 be mitigated under the proposed General Plan?

*Mr. Robson reported that CalTrans will get the fair share of the local as the lead agency adopts/certifies for mitigation.*

5. Does the County expect the proposed urban density growth areas to incorporate into Tehama County's fourth and fifth cities?

*Mr. Robson stated that nothing was planned anytime soon, but they would have service districts for all intensive municipal purposes. But this is a very complicated process to incorporate.*

6. What does Tehama County view as the City of Red Bluff's role within the new General Plan?

*Mr. Robson stated that the County views the City as a cooperative partner and now the County will consider the draft SOI in the County General Plan.*

7. Shouldn't the draft General Plan provide for at least 10 acre minimum parcel sizes within the area's planned for potential future annexation in to incorporated areas?

*Mr. Robson reported that the County is looking for density around urban growth areas and decreases in the density as the conservative grown rings get further away.*

8. What are the plans for Antelope Valley and has the County considered the formation of their own sewer and water district to serve this area?

*Mr. Robson reported that there has been a long understanding between the City and County for a cooperative solution.*

9. Does the General Plan contemplate working with Red Bluff to construct a regional beltway area around the City?

*Mr. Robson reported that this is not in the plan at this time.*

10. What provisions for industrial development are included in the draft plan?

*Mr. Robson reported that none other than the current zoned land set aside or in use.*

11. What is the projected population growth for this period covered by the General Plan?

*Mr. Robson reported that 100,000 throughout the next 20 years at a 1.8% and 2.1% per year. Some up and down year trends will occur.*

12. How does the County plan to work with the Cities of Tehama County in implementing this plan?

*Mr. Robson reported that the County will work cooperatively as currently being done through the communication process.*

13. Has any consideration been given to forming a regional planning body to discuss City concerns on the major projects that may be built under the provisions of the Final General Plan?

*Mr. Robson stated no, but in the late 1970's a similar body/organization met.*

Mayor Brown requested and received clarification on the purpose of high lot density proposals within new proposed Sphere of Influence and possibility of that discouraging annexation into the City.

Councilmember Irving requested and received clarification on how 500,000 plus population growth could be projected for the County and what had been the traditional numbers.

Mr. Robson responded that (1.8 & 2.1) percent, which would leave only about 60,000 people including the City and 30 and 40 through 20 years. It was a number the advisory committee came up with and that there did not need to be a number.

Councilmember Irving questioned why not put the 1.8 to 2.1% number in and remove 500,000 plus.

Mr. Robson responded that the 500,000+ number isn't in the Draft General Plan and doesn't need to be used. (Note: it is in the DEIR Draft General Plan notice of Preparation and document.).

At the conclusion of Mr. Robson's presentation there was a period set aside for any questions and/or requests for clarification from the members of the City Councils and Board of Supervisors.

At the conclusion it was decided that the next joint meeting would be held in January of 2008 and the topics would be decided by City Managers Martin Nichols, Steve Kimbrough and County Administrator Bill Goodwin.

There being no further business Chairperson Avilla adjourned the meeting at 7:50 p.m. until the next meetings of each respective City Council and Board of Supervisors.

s/b Wayne Brown, Mayor

Attest:

s/b Cheryl Smith, Deputy City Clerk  
for Jo Anna Lopez, City Clerk