

Friday, December 12, 2008 (file cac178)

To: Dan Breedon

Fr Ed Miller

Subj: Forest Ranch meeting, teasing out, capturing, prioritizing goals for homogenous unincorporated areas of Butte County

Ref A : R. Thaler/C. Sunstein, Nudge, Improving decisions about health, wealth and happiness, Yale Univ Press, 2008

Ref B: R. Reich, The future of success, Alfred Knopf, 2001

Ref C: Editorial board of Sacramento Bee, Time for candor on climate plan, SacBee Dec 11, 2008, Sec A1-14

Ref D: Editorial board of the San Francisco Chronicle, State war on global warming, Dec 12 2008, Sec A1-14

Ref E: Amory Lovins, Rocky Mountain Institute, Natural Capitalism, UCTV 12/15 (<http://www.rmi.org/>)

Background: The meeting at the Forest Ranch Community Association last night (11/11/08) on the general plan 2030 inputs I would characterize as unfocused except for an extended discussion of the impact of wild animal herds on zoning. Ref A and B deal with the problem of the "commons", residential filtering, decision bias and the role of government at a wide variety of levels. Ref C & D deal with the actions of the State Air Resource board. Ref E backed by the many references on the Rocky Mountain Institute Web site can be viewed as a one stop shopping spot for most sustainability issues. The suggestion was made that interested members of the forest Ranch Community Association in conjunction with additional GIS data from the county should gather together and pass information on issues and priorities to Dan Breedon to be potentially incorporated into the general plan and zoning document.

1. Review of the history of the development of Forest Ranch starting with early surveys, railroad/homestead distribution, English stock company consolidation and, Emerson & Sons/SPI timber operations.
2. Review of the history of deer vector associated tick/fecal matter health issue mitigation: One of the primary drivers for protection from migratory and fixed deer herds stems from the high priority attached to health issues. Deer tick propagation of Lyme disease and deer fecal contamination of water sources drives parcel design. Electrical/mechanical fencing, dogs, free ranging tick predator birds, fence lizards, pesticides, herbicides, flannel pickup of ticks near trails, tick removal tools, tick preservation containers and daily people/pet inspection. Guidance of from maps in the Butte County Planning Department, research from the U.C. Hopland field station, tick specialists from U.C. Berkeley and the federal tick facility in Connecticut have offered guidance. The high false negative rate for detection of Lyme disease in the absence of a

preserved tick identification has forced frequent high risk anti-biotic treatments. Contamination of the water source resulting in intestinal disease for station 23 and other users of surface water has forced the use of deep well potable water. Given that there is a need for deer migratory herd routes and deer nesting sites; every effort should be given to modification of high voltage distribution rights of ways, fuel breaks and low usage parks that will minimize deer herd interaction with residential/industrial zoned regions. I would estimate that the reduced cost to the state of California for untreated Lyme disease compensation alone would justify the costs of mitigation. Ancillary mitigation of deer predators such as bears and mountain lions may need to be considered under the safety element. Thinning of vegetation by deer or other grazers can help with fuel break maintenance. Fencing of streams, placement of salt licks can minimize stream contamination. Take note of my personal bias based on contact with this problem that needs to be recognized per Ref A.

3. Substantial width fuel breaks similar to the Quincy Library Group nominal ¼ mile width design based on 4' high flame height for reasonable wind driven cases needs to be actively considered when we get around to the zoning ordinance.
4. In support of the 33% renewable fuel increase by 2020 set by the state, we need to be supportive of PG&E and their subcontractors in creating cogeneration/CHP plants in many areas of Butte County in addition to other wedges that are under long term development. This goal is critical for Forest Ranch that is dominated by over dense escape routes, poorly maintained fuel breaks, low productivity timber production by non-industrial forestry stake holders. Reduction of bulk biomass fuel truck traffic from organizations such as Pacific Fuels needs to be considered under the safety element.
5. We need to encourage DWR or local stakeholders/student monitoring of well performance in Forest Ranch during the critical summer-fall-winter worst case saturated aquifer period.
6. We need to monitor vegetation stress under drought conditions to minimize the chance of massive vegetation loss resulting in a high risk wildland fire environment.
7. Consideration needs to be given to reducing winter stress with special emphasis on snow removal in higher altitude regions of Butte County.
8. Consideration needs to be given to creation of wish lists by communities that may be randomized and repeated bubble sorts to establish a stable consensus on priorities.
9. In order to flush our biases when submitting "nudge" lists for submission to the county we may want to talk about the libertarian paternalism, automatic vs. reflective cognition, rules of thumb/anchoring/availability and mental exercises per Ref A such as:
 - a. A ball and a bat cost \$1.10 total. The bat costs \$1.00 more than the ball. How much does the ball cost?
 - b. If it takes 5 machines 5 minutes to make 5 widgets, how long would it take 100 machines to 100 widgets?
 - c. In a lake, there is a patch of lily pads. Every day, the patch doubles in size. It takes 48 days for the patch to cover the lake. How long would it take to cover half of the lake?
 - d. (Answers: (a)5 cents, (b) 5 minutes and (c) 47 days)
10. The following candidate action items applicable to Forest Ranch and similar unincorporated communities come to mind:

- a. In terms of growth potential define Forest Ranch to extend from near 12 mile house on the South, near Platt Mountain road on the North, from Butte Creek on the East to Chico Creek on the West excluding Bidwell Park and regions with an average slope of greater than 30 degrees.
- b. Define cluster residential development based on Average dwelling size coverage of greater than 2.5 acres and individual footprints of greater than 400 square feet. Vegetation control shall be provided by at least 100 feet from non-cluster adjacent parcels in accord with CDF defined requirements. The cluster area water usage shall be less than 100 gallons/nominal occupancy. The storm water capture shall be greater than 80% for a predicted 50 year worst case aggregate winter-spring rainfall.
- c. Allow subdivisions within the defined Forest Ranch buildable area based on the parcel of interest or adjacent parcels subsurface mapping of likely water bearing geologic structures supported by running 5 year average saturated aquifer measurements during the worst case late summer-fall-early winter period.
- d. County potable water pathological and chemical standards shall be based on the most demanding EPA or EU standards or Butte County unique standards.
- e. Provision shall be made for measurement of septic tank and leach field performance/state or enforced inspection on a 4 year running basis.
- f. The option shall exist for county maintained road surface maintenance, drainage and snow removal
- g. Define new construction sign off basal area densities to be less than 100 square feet per acre exclusive of the special requirements near a dwelling or cluster of dwellings.
- h. Land leases shall be subject to a 14 year reinspection by adjacent parcel owners and CDF to allow continuation.