

Butte County General Plan 2030
COMMENT CARD – Workshop Series #4 – CAC Meeting #1

April 10, 2008

Name: Mike McLaughlin

Affiliation: _____

Address: PO Box 1232

Phone/Email: 877-1997

My Comments:

Any development at Tuscan Golf Course
will be an example of "Island Development"
which, of course is not Good Planning

Butte County General Plan 2030
COMMENT CARD – Workshop Series #4 – CAC Meeting #1

April 10, 2008

Name: Jess DAVES

Affiliation: _____

Address: 5040 LAJO VISTA WAY Paradise

Phone/Email: 972-0186

My Comments: AREA [#]13

#1 would be best - why?

Fire! Sheriff

Water

Loss of Night Sky

Traffic

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Name: Jamie Holloman, MS, JD
Affiliation: (citizen - unaffiliated)
Address: 6340 Graham Rd Paradise CA 95969
Phone/Email: 877-3069 jps junh4@jps.net

- My Comments:** Supporting Mr. McLaughlin's letter of April 7, 2008 ^{to Mr. Brecken,}
- * I strongly suggest the (re)creation of a study area covering the entire skyway corridor from canyon edge to canyon edge so that it might become more likely that adequate preservation of open space can occur, in favor of the more discrete study areas 10 + 14, which should temporarily be held back until the skyway as a whole is considered and planned, given the ~~freq~~ value of the skyway as a jewel of ease, vista, beauty, openness.
- * I also suggest the CAC and GP speak strongly to values such as protection of riparian areas, protection of forest canopy, preservation of existing trees in general and protection of wildlife as guidance for zoning and non-city development/growth constraint, to help guide the towns and cities in the Co.

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Name: Denise Britton
Affiliation: Citizen, Urban Forest Manager
Address: 7168 Beverly Lane, Paradise
Phone/Email: denice88@dosi.net

My Comments:

Why is Butte Creek not a Study
AREA? It is a major area
currently undergoing development
what is the current zoning,
appropriate to protect its water quality?

All areas of the county in high fire
hazard, including Magalia should be
severely limited in their growth
unless and until a viable fire management
plan and evacuation plan are developed.

Forests and wild life

Butte County General Plan 2030
COMMENT CARD – Workshop Series #4 – CAC Meeting #1

April 10, 2008

Name: Steve Culleton
Affiliation: Town of Paradise Councilman
Address: 1552 FOREST SERVICE RD PARADISE
Phone/Email: 521-1984 sculleton@paradisepast.com

My Comments:

Be mindful that it is often a vocal minority
that shows up and speaks up at this hearing -
Study Area 10 specifically has been spoken against
by our local no growth group who are sometime
the only ones you hear from -

I approve of Alt 3 for study zone 10
as it looks like the best method for that
area -

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Name: Dawn Garcia
Affiliation: - Resident -> wildlife biologist
Address: 6372 Hawkey Road Paradise 95969
Phone/Email: (530) 872-2165

My Comments:

Please remember the
CADDIS IS NOT comprehensive
the website specifically notes
~~if it is not~~ this. We need a
comprehensive overlay of
sensitive areas, wildlife
use and wildlife corridors &
keep these connected through
all of the study areas - particularly
above the habitat conservation plan
(HCP) line. 11, 12, 13, 5, 7 Also, remember Biota
is predicted to move north & up slope ^{we need to} provide pathway
Please provide food for vegetarians ☺
Thank you!

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Name: Elicia Whittlesey

Affiliation: _____

Address: 3527 Dry Creek Road - Butte Valley, CA 95965

Phone/Email: elicia.whittlesey@gmail.com ; 533-2166

↳ please add me to email list if there is one.

My Comments:

- Alternative 1 in all possible areas -

Open space is an extremely valuable and unusual part of our county and should be protected. Development cannot be undone and should be delayed as ^{long} ~~far~~ as possible.

Wildlife habitat and provision of corridors should be carefully considered. Higher density urban development provides less expensive housing and doesn't tax the environment to the same degree. I am

concerned about air quality (smog), light pollution, protection of vernal pools and rare plant species, and provision of large predator habitat. Blue oak woodland particularly needs to be protected. More public open space should be considered.

As alternatives are considered, an overall consideration of wildlife habitat and the general character in the county (beyond the study areas) must be kept in mind.

Riparian areas and water qualities should also be protected in all areas.

Butte County General Plan 2030
COMMENT CARD – Workshop Series #4 – CAC Meeting #1

April 10, 2008

Name: Geri Benedict
Affiliation: Citizen - Past URCC Chair
Address: 302 Memphis Dr. - Paradise
Phone/Email: happy.pak.s@sbglobal.net

My Comments:

My comments all are about the "Upper Ridge" in Study Area 5 - After living about 20 years in the upper ridge I see only continued growth, with no change in providing these county citizens with increased services. So once again I will suggest a low growth area possible zoning to restrict "ANY" size of acreage to "ONE" residence - and to keep this zoning until the following 4 issues are addressed.

1. Assured sustainable water supply
2. " " " Fire Protection
3. " " " Police Protection
4. " " " Roads - mainly a second road to Chico from the ridge

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Name: Caroline Burkett
Affiliation: District 5 resident
Address: 11925 Castle Rock Ct Chico 95928
Phone/Email: cburk@digitalpath.net

My Comments:

we want to understand how Alt. 2 & 3
impacts water availability -> when
at present water is already scarce
for ridge residents. H₂O - the
Tuleau Aquifer are at risk from
developments on the ridge and
wells to send it South - we want
more information on the water resources
and what ^{effect} each Alternative will have
on those resources.

Fire - hill sides create updrafts - fire
comes updrafts - it would be better to
keep developments at the foot of the foothill
not in them

★

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Name: April Grossberger
Affiliation: Town of Paradise resident/planning commissioner
Address: 5776 Kenglo Dr Paradise CA 95969
Phone/Email: aprilgrossberger@sbcglobal.net

My Comments:

TOVEY'S COMMENTS WERE THE MOST
VALUABLE FOR PARADISE CITIZENS
WHERE IS THE TOWN STAFF TONIGHT?
HOW CAN THIS PROCESS REFLECT PUBLIC &
CITY/STAFF INPUT/INSIGHT. IF THE PUBLIC HAVE
NOT BEEN PROPERLY NOTIFIED OF THIS PROCESS
& TOWN STAFF DOES NOT OPENLY PROVIDE
THEIR PERSPECTIVE?

JOHN'S COMMENT ABOUT "OFFICIAL FICTION"
& "THE REAL DEAL" SUMS UP THIS PROCESS.
AS JEFF SAID WE ARE GOING FROM MICRO
TO MACRO - HOW IS THAT? THIS ENTIRE
PROCESS IS VERY DIFFICULT TO
UNDERSTAND!

* AS FOR THE STUDY AREAS:

STUDY AREA 5 = A1+ 2: NO GROWTH UNTILL ISSUES/
CONSTRAINTS MITIGATED
PROPERLY. (water/septic, fire, ingress/egress)

Study Area 7 = Alt 2 No growth - constraints may prove too difficult to mitigate.

★ Study Area 10 = Alt 1 20 new homes only. YES. Keep this open space & ag, please. Since at

- Affordable housing?
- Ingress & egress off Skyway?
- Gun range - SAFETY?
- Water?
- Scenic highway designation?
- Open Space?
- Are you in Chico or Paradise?
- SPRAWL (leap frog = basic poor planning!)

↳ Added commuter traffic on the Skyway:

- School children
- ~~Stop~~ Commercial needs
- Medical needs
- Employment

least the year 2000 many citizens of the ridge have asked for a Scenic Highway designation for the Skyway. Remember there is an active shooting range at the Tuscan Ridge site. Poor access, shooting range, limited water, etc does not equal a sound housing development.

If the CAC is a true representation of the public at large than the public has said: Do not put homes on the Tuscan Ridge Golf Course.

My name is Mark Stenbeck I have been a resident of Butte County since 1982. I am pastor of Our Savior Lutheran Church and a charter member of Tuscan Ridge where I also have served on the **Men's Club board** since it first formed.

I speak in support of the proposed project at Tuscan Ridge because it is a necessary step if the course is to remain open in the years to come. I am aware that the course currently loses money and that the only long range way for it to be financially viable is to have housing on the course.

I obviously am interested in the course remaining open because I love my golf course and want to be able to continue to play there. But I am also concerned that if the course were to close an important **recreation and fellowship** facility would no longer be available to Butte County

As the men's club, we operate two weekly leagues and host monthly tournaments. These events are open not only to our Men's Club members but to all the golfers in Butte County and beyond. Groups like the SIRS hold regular tournaments there. And many of the tournaments raise **important charity funds** for our Butte county communities.

As a Men's Club, we support junior golf and Tuscan Ridge allows **local high school** teams to practice at our facility and to host tournaments there. We recently provided a scholarship for a Butte College golfer.

The loss of Tuscan Ridge would be a loss of tax revenue and recreation opportunity for our county.

I, #12 I am a very proud grandfather. When I drive my grandsons to Chico and we pass Tuscan Ridge one of them will usually say, "**Papa that is your golf course.**" I am glad that under the plans that are being proposed that will still be the case, - the housing will be away from the Skyway, in the middle of the course, so those passing by will still get to drive past two miles of green belt.

I hope you will approve the proposed plan for Tuscan Ridge so that the Course, and the Men's Club can continue to operate and serve the county, and so that my grandson's can still say, "**Papa, that's your golf course,**" For years to come. Thank you.

Butte County General Plan 2030
COMMENT CARD - Workshop Series #4 - CAC Meeting #1

April 10, 2008

Rev MARK Stenbeck
Name: MARK Stenbeck
Affiliation: PARADISE Resident, Tucano R.dgs Golf Course
Address: 6428 Pentz Road, Paradise
Phone/Email: 877-7571 mstenbeck@AOL.com

My Comments:

See attached comments