

Friday, September 18, 2009 (file cac237)

To: Dan Breedon

Fr: Ed Miller

Subj: Comments on the public workshop meeting series 7 at the Energy Farm Sept 17, 09 and the general plan.

The overall issue of expanded parcel sizes and uncompensated allocation of land to winter deer herd maintenance dominated the public response. The following breakdown of these problems and potential actions items come to mind.

1. Stakeholders may be tempted to game the system by choosing to subdivide their parcels before Sept 2010 in order to optimize/grandfather their position. The planning commission and board of supervisors need to be sensitive to this issue. Williamson Act roll over parcels may tend not to be renewed to minimize the cost of subdivision.
2. The choice of deer herd corridors and associated special vegetation management, animal survival, highway safety and disease vectors impact on humans will require a careful analysis of available land and compensation for stakeholders. Hopefully we can find high slope/difficult to develop land that might benefit from animal browsing to minimize surface wildland fire propagation well removed from human dwellings and riparian locations. Many parcels include a relatively small buildable section and associated, difficult to maintain/build high slope regions. These areas could be assigned to the department of fish and game for maintenance/responsibility. This might be acceptable at minimal cost to the government or the parcel owner.
3. It is not clear from the general plan how large parcels can be developed as clusters. How is a cluster defined? This level of detail will presumably be treated in the zoning ordinance. This can be seen as a divisive issue in the near future.
4. The discussion on converting Chico to use of DWR surface water to supplement/totally replace ground water suggests that we need to build a case that we may outgrow our local rainfall derived water supply in order to increase our current 27,500 AF allocation for all of Butte County. Because of the sparse governmentally recognized weather stations and the ascending typography of Butte County, the Isohyetal Method of precipitation prediction is recommended. This involves the creation of iso-rainfall contours. This data can be generated along with iso-slope contours and deg-days of heating/cooling. Decisions need to be made with regard to quasi-worst case return periods for marginal well production based on the meteorological records and the upcoming IPCC December recommendations re to climate change. Statistical measures of evapotranspiration and percolation derived from USDA soil maps and vegetation cover need to be recognized. Scaled average precipitation values and percolation/evapotranspiration on an annual basis and late summer-early fall availability/demand need to be analyzed. The depletion state of ground water aquifers need to be trended/predicted as an additional factor in pleading for additional DWR surface water.

5. Discussion re to leach field size and geometry points up the need to address the problem of specific leach field size and relation to wells particularly in cracked rock/volcanic aquifers. I note in the ER for today that the BOS in recognizing non-gravity septic systems did not imply the elimination of code approved gravity systems. I am not sure that gravity vs. non-gravity septic systems fully address the semantic problem. Simple above ground leach field mound systems with large amounts of material like foam plastic or compost have maintenance problems. A manufactured cover over a mound with a hydraulic discontinuity provided by properly sized stones can minimize the installation costs and may be appropriate for substantial slope parcels but still operate as a gravity based/reliable system. A covered mound needs to be differentiated from formal aerobic systems similar to those manufactured by Food Machinery Corp primarily for large cluster facilities. The gravity leach field is still the gold standard for residential black water treatment. The leach field geometry may vary under the code. There are still issues involved in septic field-well isolation in dense soils and special coupling situations in volcanic regions with structures like dykes. The state legislature has been prescribing the enforcement of septic tank cleaning and inspection. This probably needs to be discussed in the general plan or zoning ordinance.
6. Under promotion of a sustainable energy supply COS-P3.3 on p 196 the statement is made that utility lines shall be constructed along existing utility corridors where feasible. I have so far not been able to find documentation describing/specifying corridors other than height constraints mandated by the state. Ultra high voltage transmission systems need to be differentiated from moderate voltage local distribution systems near residences, industry or schools. In the zoning ordinance we will need to address these issues. Minimizing the cost impacts on land owner, utility operators, and rate/tax payers should be part of the game. Within the general plan the intent needs to be shown that we are sensitive to the issues that include aesthetics, health and noise with increasing voltages. Ultimate conversion of electrical energy to source generation of fuels like hydrogen need to be recognized as an alternative to expanded electrical transmission systems.
7. The selection of the Energy Farm, now under construction, as a site for the meeting should give the public the feeling that Butte County is on track for industrial development/employment and a sustainable future.

Aside: I was impressed by the presentations at the public meeting and the quality of the draft general plan dated September 2, 2009.

PUBLIC COMMENT CARD

BUTTE COUNTY GENERAL PLAN 2030  
SEPTEMBER 17, 2009 PUBLIC WORKSHOP

9-17-09

- General Comment
- Specific General Plan 2030 Element: Zone Plan.

Name: SAM ABSHIER  
 Address: 632 SISKIYOU AVE  
OROVILLE, CA 95965 Thermalito  
 Email (optional): PAYAJOHN2004@COMCAST.NET

Please print or write legibly, or attach letter, comments should be as specific as possible (i.e. cite specific pages or policy numbers from the General Plan if possible, additional space is provided on back):

I am very concerned about staying agriculture zone because of all my animals. I have lived there for over 50 yrs & our place is kept nice & we are proud of it too. A lot of work & dropping this agriculture thing & the thought of being annexed into city when you don't want to be. We have sewer since 1974-75 been paying on it since. We have fire & police <sup>sheriff</sup> protection. We don't need to be city either. Thank you!  
 Sam Abshier

THANK YOU FOR YOUR INPUT!

COMMENTS MAY ALSO BE E-MAILED TO: [dbreedon@buttecounty.net](mailto:dbreedon@buttecounty.net)  
 Or mailed to: Butte County Development Services, Attention Butte County General Plan 2030, 7 County Center Drive, Oroville 95965 **Note:** All comments submitted on Butte County General Plan 2030 become the property of the Butte County Department of Development Services, and are considered public information.

**PUBLIC COMMENT CARD**

BUTTE COUNTY GENERAL PLAN 2030  
SEPTEMBER 17, 2009 PUBLIC WORKSHOP

- General Comment

- Specific General Plan 2030 Element: zoning - land use - agriculture

Name: Karen Pittman Jang

Address: 446 Los Verjeles  
Bangor

Email (optional) pittmanjang@msn.com

Please print or write legibly, or attach letter, comments should be as specific as possible (i.e. cite specific pages or policy numbers from the General Plan if possible, additional space is provided on back):

Please see attached regarding zoning  
and deer herd.

Thank you!

(Copies for Board of Supervisors,  
Planning Commission & CAE.)

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Butte County General Plan 2030- Meeting Series #7- Public Workshop  
Thursday, September 17, 2009

We own 31 acres of land on Los Verjeles Road in Bangor. The property is currently zoned A-5 with partial deer herd designation. The 2030 Plan will zone the property A (20 acre minimum) and totally deer herd. Two sides of the property are adjacent to the Foothill Area Residential Plan and the third side property line is Los Verjeles Road. The fourth side is the only side of the property adjacent to A Agricultural.

The property description dates back on the deed to 1900 or 1915 (both dates are indicated). Our ranch, formerly Twin Pines Ranch, was one of the earliest original parcels and was a full working ranch long before the surrounding area was subdivided or deer herd zoning was adopted. The section that was not in deer herd zoning was most likely exempted as it was heavily fenced to keep deer OUT of corrals, gardens, living areas, etc. to protect the ranch uses and livelihood. Today, 31 acres is no longer cost effective to run a full ranch. We acquired the property because we felt there are new alternatives that can be explored in rural areas like ours. For example: high potential crops like bamboo and blue agave are being studied. New water techniques, recycling, solar and wind power can be tested on this parcel. Green and sustainable housing such as adobe, rammed earth and underground construction would be a great step for our county. Even in a down economy, we have been slowly improving our area, and would like to try more things. But we can only afford the investment if we know that if, like conventional ranching, it proves not economically (or otherwise) possible, that we can utilize the land as our surrounding neighbors have done....or divide it to our children. If the more restrictive zoning/deer herd is adopted, our land is devalued and not worth the investment. Applying for reduced property taxes would be a weak option. We feel that there is an infringement of the existing property rights in the 2030 Plan.

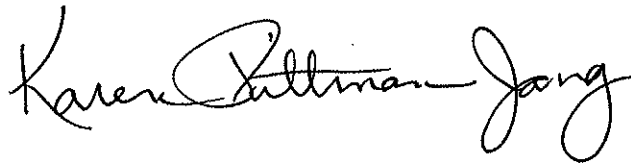
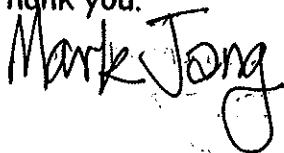
Therefore, we are respectfully requesting the following:

1. Foothill Residential zoning of 5 acres....which is what we originally had and what is directly adjacent to us.
2. Our original deer herd boundary. We plan to rehab the existing fences to keep deer out as they have plenty of room to migrate east of our property and along Honcut Creek. OR to be totally outside of the deer herd /20acre,

as our adjacent neighbors are. We have deer, but historically as a working ranch, there was no mass migration on our property. If we are to introduce new crops, water methods, green energy, and buildings on the property, the deer will have to work around our permitted uses anyway. Being outside the deer herd zone will help us, will not harm the deer, and give us the freedom to use the land as it had been for many years before deer became an issue.

Our goal still remains to 'breathe life back into the ranch'. Changing to a more restrictive zoning would be counter productive in this scenario.

Thank you.



Mark Jang and Karen Pittman Jang

#028-230-014

mailing: P.O. Box 576, Bangor, CA 95914

(Please forward copies to the members of the Butte County Board of Supervisors, the Planning Commission, and the CAC.)

**PUBLIC COMMENT CARD**

BUTTE COUNTY GENERAL PLAN 2030  
SEPTEMBER 17, 2009 PUBLIC WORKSHOP

General Comment

- Specific General Plan 2030 Element:

Name: LAUREL PAULSON-PIERCE  
Address: 4245 PINE CLUSTER  
Email (optional): vera12@gotsky.com

Please print or write legibly, or attach letter, comments should be as specific as possible (i.e. cite specific pages or policy numbers from the General Plan if possible, additional space is provided on back):

- CO-HOUSING

I WOULD LIKE

TO SEE AN

OPTION FOR

CO-OPERATIVE HOUSING

- WE HAVE A COMMUNITY

GROUP CALLED GOLDEN

THANK YOU FOR YOUR INPUT!

FSA THER COMMUNITY

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ALLIANCE.

AND WE HOPE TO BE INVOLVED IN THE PLANNING PROCESS

PUBLIC COMMENT CARD

BUTTE COUNTY GENERAL PLAN 2030  
SEPTEMBER 17, 2009 PUBLIC WORKSHOP

- General Comment
- Specific General Plan 2030 Element: \_\_\_\_\_

Name: Tom Kelly  
Address: 645 Brookmead  
Paradise, Ca  
Email (optional): tomkelly@comcast.net

Please print or write legibly, or attach letter, comments should be as specific as possible (i.e. cite specific pages or policy numbers from the General Plan if possible, additional space is provided on back):

There is an immediate need for  
2nd evacuation route from the  
Paradise ridge. Butte Geom  
Canyon Canyon and Corussett  
This was evidenced by the fire last  
year - when people in these  
canyons were trapped.

The bridges at Whiskey Flat are  
70% of Butte are 20 years old  
and do not meet current fire  
access needs. Please  
prioritize these items. Thank you

THANK YOU FOR YOUR INPUT!

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2030, 7 County Center Drive, Oroville 95965 Note: All comments submitted on Butte  
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Development Services, and are considered public information.

**Breedon, Dan**

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**From:** Stuart, Claudia  
**Sent:** Monday, September 21, 2009 10:59 AM  
**To:** Breedon, Dan  
**Subject:** Comment on draft Butte County General Plan 2030 - Ag. Services

Dan,

I received a comment on draft Butte County General Plan 2030 via phone today:

The suggestion is that the designation for Agricultural Services should allow commercial agriculture (as is currently allowed on these properties), in addition to industrial and commercial agricultural support services. The commenter (Scott Shane of Chico, who is owner of one of the proposed sites) suggested that this would provide the greatest flexibility for these sites, and therefore the best support to local agriculture.

Scott requested that his comment be included in the comments on the draft General Plan. Thank you.

*Claudia Stuart*  
Principal Planner - Special Projects  
Butte County Department of Development Services  
7 County Center Drive  
Oroville, CA 95965  
Phone 530-538-7604 Fax 530-538-7785  
Email: [cstuart@buttecounty.net](mailto:cstuart@buttecounty.net)

**PUBLIC COMMENT CARD**

BUTTE COUNTY GENERAL PLAN 2030  
SEPTEMBER 17, 2009 PUBLIC WORKSHOP

- General Comment
- Specific General Plan 2030 Element: LAND USE

Name: CARL DORLING

Address: \_\_\_\_\_

Email (optional) \_\_\_\_\_

Please print or write legibly, or attach letter, comments should be as specific as possible (i.e. cite specific pages or policy numbers from the General Plan if possible, additional space is provided on back):

A DISCUSSION REGARDING THE "SEWER  
PONDING" ORDINANCE SHOULD BE INCLUDED  
IN THE G.P. THE PONDING APPROACH TO SEWER  
WILL HAVE A DRAMATIC IMPACT ON LAND USE  
IN LARGE UNDEVELOPED AREAS OF THE COUNTY.

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**THANK YOU FOR YOUR INPUT!**

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Carl Durling comment from September 17, 2009 Public Workshop:

The On-Site Wastewater Treatment Ordinance that the County is preparing concurrent with BCGP2030 will have major implications for growth in new areas within the County over the next 20 years. These areas are not necessarily the areas studied for growth in the Plan. The new General Plan should address the potential for this additional growth in these new locations that will be the effect of this ordinance.