

California County Planning Commissioners Association

PlanningCommission.org

April 2008

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Message from President

I would like to thank all the Members and the Board of Directors & Officers for this opportunity to serve as your Planning Association President for the 2008 Year. We are well into the 2008 Association Planning Season, and it looks like we have a great year planned. We are sorry to announce the Southern Conference was Cancelled due to the resignation of John Riess as Southern District Director, who resigned due to Medical Conditions in late March. John had been planning a great Conference with the Planning Center in Costa Mesa, CA on the 29th of March. We could not find a replacement in short order for John and organize the Conference or get out the notices for the conference in a timely manner, so we arranged to have the Planning Center present a program at our State Conference on October 24th here in Bakersfield. Thank you John for all the hard work you put into the planning of a Conference. We do need a replacement from the Southern District to step into John's shoes and become the Southern Director for the balance of the year. Please let me or Renee', our Executive Director, know if anyone would help in this area. We need a Southern District Representation at our Board Meetings to be effective.



The Spring Conferences are on schedule for the Central District being April 19th with Commissioner & District Director, Donald Holly in Madera and the Northern District Conference in Lake County on May 17th. Northern District Director Gil Schoux is in charge of this Conference. Notices will follow with Agendas.

Our Theme for the 2008 Conference is Land & Water Planning, a Crucial mix for Critical Planning Decisions.

I am in the process of confirming the Speakers for the State Conference. The topics include Current CEQA Guidelines and Changes, an Attorney will speak on CEQA and Current Planning Decisions. We will have a speaker on Water Discharge and Soil Erosion Problems and how to incorporate concerns into our planning decisions Statewide. We will also have topics on Planning Livable, Walkable Communities with Residential, Commercial & Industrial Elements, Water Availability and how supplies affect our Planning Decisions, Greenhouse Gas Emissions Statewide and other topics for our Friday Session on October 24th.

Our Saturday Tour will begin in Tehachapi at a Wind Energy Turbine Manufacturing Plant and continue to the Wind Farm Developments with a Lunch. The afternoon is still in the planning stages, but I promise you all a Good Time.

As we move forward with our County Planning Departments & Staff, keep in mind that as Planning Commissioners your Opinions, Decisions, Thoughts and Ideas which are cast before the Elective Bodies and Decision Makers of each Jurisdiction have made large improvements to our way of life and Living Conditions throughout the State. As your President, my main goal is Education and Knowledge to help you along the way.

Our Association has come a long way in the last Five Years, and we need to build in new Leadership, so please consider getting involved in the Board of Directors and District Director positions upcoming. This is your Association, and we need your ideas and involvement to be strong and successful. I look forward to your thoughts and comments and input of Newsletter Articles & Ideas.

Past Presidents' Message



Embassy Suites
Lake Tahoe

To All Planning Commissioners in the State of California:

As your Past President for 2007, I want to thank each and everyone of you personally for being involved in our Spring Conferences and the State Conference in Lake Tahoe. The last year of my presidency we accomplished a great deal. We put out two newsletters and two Spring Conferences, one in Central California and one in Northern

California.

The conferences were very successful. I also want to especially thank all of my officers and directors for a job well done. It was an honor for me to be your President for 2007. Our new President, Ron Sprague, is doing an outstanding job for 2008. At the present time he and the officers have organized two Spring Conferences - one in the Central and Northern Cali-

fornia counties. President Sprague will be holding the 2008 State Conference in Bakersfield. Again, thank you, I have enjoyed being your President for 2007. As General McArthur said... - " Old Soldiers never die, they just fade away".

Sincerely,

Jerry Morrow,

2007 Past President



Yokohl Ranch Project Unprecedented in Tulare County

On Tuesday, February 12, when county planners released a "Notice of Preparation and Initial Study" on the Yokohl Ranch Company's project, the planning clock officially began ticking on the unprecedented phased development.

For David Bryant, a Tulare County planning division manager who was the overseer of the 45-page NOP document, it meant that "interested parties" may now respond "officially" to a request for information pertinent to an Environmental Impact Report that is expected to be part of the most comprehensive planning study in the history of Tulare County.

The project, which seeks to develop a master-planned community over 20-30 years on 9,500 acres east of Exeter, is unprecedented in scope and magnitude for Tulare County (population 430,000). A preliminary scoping meeting was held on Monday, March 3, at

the Exeter Senior Center and generated lots of written and tape-recorded comments, petitions in opposition, as well as several articles and letters in the local newspapers.

The initial scoping documents identified more than a dozen areas where impacts of the proposed project might be potentially significant so the applicant is certain to be on the businesses end of a huge undertaking. The EIR is expected to take at least two years and cost millions to finalize.

The recent NOP report defined the project as a 36,324-acre mixed phase development with only the initial phase of approximately 30 percent, or 9,500 acres, being considered for development at this time. At build-out, the project might include 10,000 residential units and 550,000 square feet of commercial area.

A Memorandum of Under-

standing (MOU) and a Reimbursement Agreement between the County, the ranch company, and its environmental consultant were approved by the Tulare County Board of Supervisors on Nov. 7, 2006.

Since that time, the company and its consultants have been conducting preliminary research on the land and feasibility for development. County staff has been meeting regularly with company representatives to determine a project schedule and the implications of the planned-community zoning ordinance that was adopted by the Tulare County Board of Supervisors on September 25, 2007.

In other planning news from Tulare County, George Finney officially retired on March 14 after 40 years with the county. For many years, George served on the county's site review committee, as LAFCO executive officer, zoning administrator, assistant



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CCPCA

CCPCA Website to Enhance Services

The CCPCA is discussing a three-part "Planning Match Service" for our website. Here's what the service would provide:

Part 1: Relevant state agencies and other organizations would link a staff person to the website who would be able to provide data and status reports to CCPCA members.

Part 2: We would begin a database of programs and studies from CCPCA members that could be of use for

other CCPCA members.

Part 3: We would facilitate posting of questions by CCPCA members with answers posted online.

To help enable the CCPCA Planning Match Service (still a working title), we're developing simple forms that organizations and CCPCA members could complete and submit to the CCPCA for uploading onto the website.

In the coming months, you'll continue to notice changes in

the overall website appearance as well as the addition of what are intended to be important new services for CCPCA members.

I've enjoyed working with the CCPCA staff and board since mid-2007 to build on an already effective website.

Be sure to bookmark the CCPCA website:

www.PlanningCommission.org

Thank you.

Bob Lema, Webmaster



www.PlanningCommission.org

Yokohl Ranch Project... (continued from page 2)

director of the Resource Management Agency, and has become well known throughout the state as Tulare County's Planning Director.

George always said that one measure of an effective pub-

lic agency was in the replacing of its so-called indispensable managers. Mr. Finney will undoubtedly be replaced but his loyalty and dedication in today's county bureaucracy is truly indispensable.

John Elliott
2008 CCPCA
Secretary/Treasurer

President Message... (continued from page 1)

Please send to me at sprague@sbcbglobal.net for publication, or contact me on my cell phone 661.333.1203.

We are in the process of updating our Website with current information and New Format, and will send updates on Agenda items and schedules as they become available. Also, Renee' Lederer, our Executive Director needs updated information from each County on the Names, Addresses, & E-Mail Contacts of each Planning Commissioner so that we have a current list and or any new Commissioners. It would help if you as

Commissioners would ask your Planning Director or Planning Staff to send Renee' the above updated information. I am sincerely looking forward to working with each and every one of you and making myself available to you this year to help you become informed. We as Commissioners have a great opportunity to Network within our Planning Commissioners Association, and we need to start using that Network to help each other. Each County has unique problems and difficult decisions and if we share ideas and information we will obtain Knowledge. New Land Plan-

ning Issues and Developments of New Projects which are Energy, Water, Air, and Environmental related are coming before us in hearing applications, and we need to work with our Planning Staffs and other Commissioners to make sure we have the facts to make the proper decisions. I hope we can grow this Association and create a close Social Group of Members who together, can learn from each other. See you at the Spring Conferences.

Ron Sprague,
2008 President

**WE NEED YOUR
COUNTY'S'
CURRENT
INFORMATION
FOR OUR
RECORDS**

**PLEASE SEND
CURRENT
COMMISSIONER
AND DIRECTORS
NAMES AND
CONTACT
INFORMATION TO
RENEE' AT
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CCPCA

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Save these dates!

2008 Conferences Dates

April 19, 2008

Central District Spring Conference
Madera County
Contact: Donald Holley - 559.674.9787

May 17, 2008

Northern District Spring Conference
Lake County
Contact: Gill Schoux - 707.279.4805

October 24 – 25, 2008

State Conference
Bakersfield, Kern County
Contact: Ron Sprague - 661.395.1818