

General Plan

The EIR developed by AECOM guided by our Planning Director has been under development long before I became a County Supervisor and it is my impression that from the beginning it is a plan with an environmental agenda using AB32 and AB758. The Yuba County General Plan fiscal analysis was completed March 10, 2011 and conclude that the General Plan forecasts were completed before the full effect of the recession were known. We have not seen the bottom of the recession or land values and according to real estate experts we are looking at 10+ years before we bounce back from this current market.

AECOM charged 998K for the General plan so far and the excuse for rushing this through is to avoid being sued by the state and we are in it too far to change things. The Fiscal Impact Analysis point out that the growth scenarios are inflated. Supervisor Abe asked why we could not get a more realistic scenario, I'm not sure he received a valid answer.

My question is if in the past 10 years in the midst of the greatest boom in real estate history, why did we lose 700 jobs and yet project gains of thousands of jobs in the next 20 years? With absolutely no basis in fact or even in our greatest dreams could we achieve these estimates why would we continue this process?

AB758 has allowed the Energy commission to take over our homes. At the Ahwanee conference in Yosemite Panama Bartholomy gave me an insight into the attitude of our anointed few.

Panama explained that the biggest problems in energy waste is the installation of below standard HVAC units and big screen TV's. He said that under the Patriot Act he could take over our building departments and he would, if we did not start inspecting the efficiency ratings on all new HVAC units being installed. I asked why they excluded one of the most efficient forms of renewable energy, hydroelectric power. Panama said he did not know why we have established arbitrary numbers to limit the inclusion hydro-electricity into the allowable renewable energy goal.

"The Energy commission is always available to discuss more efficient ways to achieve our renewable energy goals. Please call me or email your suggestions." My calls have not been returned and the listed e-mails on the current website are invalid.

Solar energy and wind turbines are the vogue items of today's "Knowers" . In a speech in Napa Panama said to the audience "you are the Knower's, you know how we can retrofit 70% of the buildings by 2030. "AB758 The day it all changed" , "The Knowers", both these terms are on his presentations. Panama acknowledges that the energy figures they are trying to obtain are based on nothing, they are just numbers. (sac Nov 2009).

How arrogant can you be. If he was at all serious about renewable energy he would pursue hydroelectric power and passive solutions. Unless he can get the sun shining 24 hrs a day and the wind to cooperate he will do as most government programs and fail. Solar panel prices have dropped 50% because most panels are now made in China. Solar energy was only cost effective with tax credits in 1984 when I was selling and installing solar panels and are only cost

effective today with tax credits. Passive methods such as wall, attic insulation and dual pane windows are cost effective without credits and are available in most areas serviced by PG&E with special financing.

This General Plan is not a plan agreed on or developed by the people of Yuba County. The people of Yuba County are against AB32 and are just finding out the invasive provisions of AB758. This is a boiler plate plan that was somewhat modified for Yuba County by the 'Knowers' and ECOM. People throughout the county are shining a light on the General Plan. Our Planning Department and County Supervisors have allowed our Planning commission to be neutered. This plan need to be vetted publicly in common language and not revolve around grant applications.

Almost a million dollars on a plan that should begin with 'In a land far far away'. The economic situation from 2006 when the real estate market started unwinding and the economy soon followed with some saying it is the worst economy in more than 50 years has not been taken into account. We are in an economic meltdown on a federal and state level. Soon it will be on a county level if we do not stop this plan. When the boat is sinking you do not put more holes in the bottom.