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Water Districts
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To: George Robson, Tehama County Planning Director, Tehama County General Plan Review Committee, Tehama County Planning Staff, PMC

Subject: Review of the Tehama County Administrative Draft General Plan Background Report.

The following represents my review of the Administrative Draft General Plan. Please review these comments for incorporation into the final document to be presented to the Tehama County Board of Supervisors.

General Comments

The report seems to be written around 2002 census data statistics. As you are aware, land values have been increasing dramatically creating development pressures, and subsequently, dramatic changes are occurring throughout the entire County creating different impacts. If there is any information available to quantify the present conditions it should be included in the final document.

Corrections

4.0 EXISTING INFRASTRUCTURE

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~~Mineral Water Company~~—*Mineral County Water District*

In August 2002 a ~~private organization~~ purchased the Mineral Water Company. The Mineral County Water District, comprised of the property owners, purchased the Mineral Water Company which was privately owned, ~~through an assessment district~~ and upgraded the system with ~~hookups~~ new individual property services, distribution piping, and treatment facilities, that brought it into compliance with state standards. *The community is comprised primarily of vacation homes. but has approximately 100 year around residents. Property owners who do not reside in the District all year, are not allowed to vote.*

Entered into the minutes 12-17-06 KX w/copy to PMC

Corning Water District

Proposed Addition

The District is facing higher delivery costs due to the increased amount of parcels due to recent land divisions.

The El Camino Irrigation District formed in 1921 to deliver irrigation water to 7500 acres (approximately 12 square miles) of Tehama County. ***Bonds were sold to finance the construction. At the time of formation, all percolating and ground water as well as blanket easement for drainage was deeded to the District by the individual property owners.*** The District maintains approximately 70 miles of underground pipelines consisting of original construction in addition to updates which occurred in 1967. Groundwater is pumped by ~~27~~ 31 wells that have a 1000 gallon per minute capacity. The system capacity is approximately ~~87,000~~ 9000 acre feet per year. Currently, the District pumps approximately ***6800 acre feet annually.*** ~~60,000-acre feet to around 800 connections.~~

In 1967 when the system was completely built out there were 337 Tracts, each with a single service, by 1980 when the Tehama County General Plan designated the District to Combined Cropland, 5 acre minimum, there were 470 Tracts. By In 1995 the District was serving approximately 670 ~~connections~~ Tracts. Facing rising requests but a constant mount of water sales, the District adopted a Groundwater Management Plan. A Subdivision Policy was approved in 1996. **The Construction Bonds were paid in full in 2001. By ~~2000-~~ 2002 the number of Tracts ~~connections~~ had risen to 770 and the District adopted a system of development fees and strengthened both the Subdivision Policy and the review process for new parcels **because the County was approving land divisions without regard to infrastructure capability or hydraulic constraints. The original pipes were constructed of concrete and are no longer available. Conversion to modern materials cannot be done without replacing large sections. The District does not have a building fund to accommodate new lots. The District is obligated to protect the water rights, domestic as well as irrigation, of its property owners. The District needs the County to recognize the District's need, to improve its infrastructure before more land divisions. District revenues are being impacted by loosing acreage for house sites, and the increased amount of service turnons. Between 2002 and 2006 approximately 133 new parcels have been created or Tentatively approved by Tehama County. The District now delivers water to 800 connections.****

8.0 Natural Environment
Agricultural Land Conversion to Urban Land

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Commentary: Approximately 280 acres of El Camino Irrigation District consisting of 45 new parcels are subject to Final or Tentative Map approval since 2002. Assuming at least 1 acre per parcel is lost to irrigation because of house sites, driveways, out buildings, leach fields, this is a significant loss to be acknowledged.

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Surface and Groundwater Resources

We seem to be missing some figures and maps, I can't really follow the text in some places.'