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COMMENTS ON THE DRAFT GENERAL PLAN FOR TEHAMA COUNTY

GENERAL COMMENTS:

1. The General Plan as presented needs a good proof reader to go over the document and correct many items.
2. The General Plan as presented needs to be consistent in form. Start all parts of the Goals, Policies and Implementation Measures with the same part of speech.
For example: The development pattern shall...(starts with subject, noun)
Work with other agencies..... (starts with verb).....
In suitable areas where..... (Starts with preposition)
In its present form, the plan is hard to read and hard to understand, in my opinion. It appears to be cut and pasted from numerous sources without an attempt to use a common, clear format.
3. The General Plan as presented includes a lot of terms such as "to the extent feasible, reasonable, adequate." This plan will govern the county for many years and it needs to be clear and definitive, not loosely constructed.

VALLEY FLOOR/UPLAND AG BOUNDARY

The boundaries of the Valley Floor Agriculture/Upland Agriculture need to be finalized.

For the Westside Valley floor/ Upland line, I feel that the Eastern line that is on the map, is the correct line, not the rancher's suggested line.

For the Eastside Valley floor/ Upland line, I prefer the line that follows roads and section lines, not the line that follows the toe of the foothills. The roads and section lines provide a clearly defined line, one that can be described in legal documents.

In addition, I believe that south of Flournoy, the Western Valley Floor line needs to be moved easterly, to be in line with the line that is drawn from the Reeds Creek area, to the Rancho Tehama area. This area contains much grazing land and also land that is dry land farmed and needs to be included in the Upland Ag area.

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

OPEN SPACE:

The table on page 2-4 states that there are 318.24 acres of Open Space in Tehama County. However, under 2.0 Land use, there is no mention of open space.

I believe with the increased development pressure, open space becomes increasingly important as a means of maintaining our rural quality of life. Open space also preserves the viewscapes of the County.

The General Plan must include policies to maintain open space. I suggest setting a size, both from an acreage standpoint and a density stand point that would require new development to set aside open space. Among possible uses for this open space could be parks, wildlife passage areas or mitigation areas.

AGRICULTURAL BUFFER:

Implementation Measure LU-2.2a calls for a minimum 100-foot buffer zone between new residential subdivision developments and existing agriculture land. I believe that 100 foot distance is drastically insufficient. There are 5280 feet in a mile! A new development which is next to agricultural land must provide a much larger set back. A larger buffer zone is not a taking of developer rights, but rather a protection of existing agricultural rights. The larger buffer areas would also help with open space and viewscapes. The General Plan policies must describe the uses that can and cannot occur in a buffer zone

GROWTH

Implementation Measure LU-5.1d refers to keeping an inventory of developable land that is never less than a 15 year supply. I find this statement to be an alarming pro growth statement. Although the General Plan Revision Committee discussed slow, planned growth, I feel that slow growth is not represented in the proposed General Plan. It is my understanding that there are counties within California that include specific growth limitation, such as 2%, in their General Plans. We have talked a lot about preserving our rural agricultural life style, but when it comes to the proposed General Plan, there is not enough included to insure slow, regulated growth. There is agreement that the agricultural character of the county must be maintained, but rapid growth will destroy the agricultural way of life. The areas under development in the northern part of the County provide for much growth. The El Camino area is steadily being divided, despite the proposed General Plan limits to 20 acre parcels. The new General Plan must slow this growth.

SPECIFIC CONCERNS:

Page 1-2 The Sacramento River cuts a 20-mile-wide swath. I don't believe that the river is that wide!

Page 1-5 2.1 annual snowfall in Red Bluff ?

Page 2-3 rural residential and suburban residential are not resource based.
On the contrary, they are a loss of resources.

Page 2-5, 2.4 Land use issues and Values: Is this list in priority order? If so, it needs to say so. If not, it need to say so. If it is in priority order, I take exception to requests to allow smaller minimum lot sizes as the number one priority.

Page 2-12 There are 3 references to gross acres. Also a reference on page 2-13, 2-14. What does this mean? Should eliminate the word gross.

Page 2-13 General Uses: Additional uses may be determined by the planning director. This should be the Planning Commission and Board of Supervisors.

Page 2-18 General Use: Very large lot rural residences? What is this?

Page 2-25, 2-26 The maps of .Dairyville and Mineral are reversed
PAGE 2-23 through page 2-27. These maps need to include the agricultural designation around the towns instead of just a white background.

Page 2-34 Policy LU-6.1 pay reasonable fair share: There needs to be a fee schedule adopted. What is reasonable, to some may not be reasonable to others! This is a good example of unclear language.

Page 2-36 We need a map of the Individual Planning Areas to accompany the Individual Planning Area Policies. You can't tell what the plan is talking about.

Page 2-36: Speaks about Reeds Creek and Red Bank Roads. Must be made clear that not all of these roads are in the North I-5 Planng Area. Portions on them reach into the West County Planning Area.

Section 3: This whole section is poorly written with many run on, poorly written sentences. To make this section easier to read, it needs a lot of work!

Page 3-9 adopt a minimum level of service and roadway standard Maybe we should try for something better than minimum.

Figure 3.2 Roadway Master Plan. I do not see a planned byway or route around Red Bluff on the west side of the town. This will be increasingly necessary as this area develops. Note the new developments planned on Baker Road.

Page 3-14 Policy CIR=1.4..appropriate functional classifications What does this mean?

Page 3-14 Implementation Measure CIR-1.4b Should say Develop and Adopt streetscape design standards. Use direct language. Same thought for CIR-1.4c

Page 3-15 Implementation Measure CIR 1.5a Define Adequate traffic enforcement. What is adequate?

Page 3-18 Implementation Measure CIR 4.3c Should be considered—
Change to shall

Page 3-19 Under railroad services, there is no mention of potential railroad stops or proposed railroad crossings

Page 3-20 Transit stops: There is no mention of future expansion of routes

- Page 4-1 Tehama County Schools: There is no mention of Shasta College classes, Classes for the disabled, adult education classes at the Community Center
- Page 4-2 Not all museums in county are listed
- Page 4-3 Waste treatment: Spell out the areas of nitrate levels that exceed standards.
- Page 4-3 County Buildings: List all of them or none

6.0 OPEN SPACE AND CONSERVATION: The Plan needs to include working with the Tehama County Resource Conservation District and the county's watershed groups.

6.4 Cottage of Mrs. John Brown serves as a museum? Are you sure? Not the one on Main Street, Red Bluff

Page 6-4 What is a Designated Scenic Highway: Define

Page 6-6 Implementation Measure OS-1.3a.. Restrict storing hazardous material in the 100 year flood plain. This could prohibit ranchers and farmers from storing gas, diesel, pesticides, etc. Many of the county's creeks are in the 100 year flood plain and ranch building are located along the creeks.

Page 6-7 Implementation Measure OS-1.6a: apply for funding to establish water storage facilities. What does this mean?

Page 6-10 Implementation Measure OS-2.6e Promote the planting of urban shade trees. Should state that it is required.

Page 6-13 Provide for wildlife circulation around new development. Need to also plan for wildlife in existing development.

Page 6-14. Regarding gas well: The county must require permits for all gas well construction prior to drilling. This is important because many wells are dry wells and the area can be badly disturbed and left that way.

Page 6-15 Policy OS-4.2: Provide adequate monetary security to guarantee reclamation. Define what is adequate and how the security deposit will handled.

Page 6-16: Policy OS-5.5 The county shall strive for the protection and enhancement of resource lands: change this to read the County Shall protect and enhance...

Page 7-4 Policy AG-2.2 Include the Tehama County Resource Conservation District and the Tehama County Farm Bureau

Page 7-5 Policy AG-2.4 Consider replacing trees: Change this to Replace trees

SAFETY: This section does not talk about volcanic eruption and it does not talk about terrorist activities. These issues need to be discussed.

A map showing the TCFD response areas and the CDF response areas should be included.

Page 8-5 Airports: You mention 6 but only name 4

Page 8-13 Implementation Measure SAF-3.5h Require all homes to have lighted address signs. This is not practical in many outlying areas because often there is no power along the road where the signs are located.

Page 8-18 SAFETY: locate building pads a sufficient distance above the flood hazard zone. What is sufficient? Define.

Page 8-19 Implementation Measure SAF 8.1a: a plan for each airport. Does this include the private airports?

Page 8-20 Implementation Measure SAF-9.1a: Comply with and enforce to the extent possible. Delete to the extent possible.

Page 8-22 Implementation Measure SAF 9.3 as determined by the County Planning Department. This should be the environmental health department, not planning

Page 9-2 Add Live Oak and Red Bank Roads to this chart

Page 9-5 Table 9.2; What is Ldn, Leq? These terms need to be defined.