

December 26, 2006

To: Tehama County Planning Department

From: Burt Bundy, Member, General Plan Revision Project Advisory Committee

Re: Suggested changes and additions to the Draft General Plan.

Chapters -

I. Introduction -

- (1-1) Correct history page to reflect Lassen's Rancho and proposed townsite in relation to Red Bluff.
- (1-10) Add Agricultural and Timber Element as # 7 in Element list, and change the following element numbers.

II. Land Use -

- (2-11) Definition and Purpose of Upland Ag - Change "promote" to "accommodate" the use of land for non-agricultural purposes..

III. Circulation - (3-11) Re-title Roadway Master Plan from "proposed" Safety & Circulation Enhancements to indicate "conceptual" nature of routes. Change color coding to eliminate confusion.

IV. Public Services - (4-9) Table 4-2, typo in first box - Change "of" to "or".

VI. Open Space and Conservation -

- Recognize, preserve and protect the Sacramento River and its tributaries as a significantly important biologic, historic, visual, recreational, and water resource to Tehama County.
- Goal OS -3 - (6-11) Add Policy and Implementation Measures to coordinate with local watershed groups on Cottonwood, Battle, Mill, & Deer Creeks, the Sacramento River Conservation Area Forum, Westside Streams and others to help address resource issues and increase benefits within those interest areas.
 - Notify appropriate groups when land use activities are proposed.
 - Schedule periodic public informational workshops with stakeholder groups for County staff, Planning Commission and, if needed, the Board of Supervisors.

- Utilize technical expertise from members of these groups when developing Best Management Practices, Biological Site Inventories and other studies or guidelines.

VII. Agriculture and Timber Element - Add Goals to:

1. Conserve and preserve agricultural lands in Tehama County, especially areas currently farmed or having prime agricultural soils and outside existing planned communities and city limits.
 - Utilization of the Williamson Act, Farmland Security Zone, conservation easements, and similar tools to preserve agricultural lands.
 - Maintain urban boundaries to direct urban growth and protect Ag lands.
 - Adhere to the principles and guidelines of the Tehama County "Right to Farm" ordinance
2. Encourage local participation in County Planning and Land Use activities.
 - Include local agricultural based organizations in planning and technical boards and committees.
 - Notify Tehama County Farm Bureau, TC Cattlemens Association, Ag Water Service entities, Tehama County RCD and other Ag and resource oriented organizations of planning and land use activities.
3. Conserve, protect and improve soil and water resources that support a variety of crops and products.
 - Protection of groundwater resources through provisions of the Tehama County Groundwater Ordinance.
 - Prudent use of groundwater and surface water resources.
 - Limit land uses in areas designated for agricultural use to those uses directly related to agricultural production or support of agriculture.
4. Ensure the compatibility of land uses adjacent to agricultural operations, so that agricultural productivity is not substantially affected.
 - Utilization of adequate buffers and barriers to protect agricultural uses.
 - Recognition of agricultural landowner regulatory assurances programs such as the USF&WS "Safe Harbor" and CDF&G "Local Voluntary Program" as habitat enhancement programs for lands near public owned property.
 - Limit residential use of land in agricultural areas.

- Eliminate the practice of averaging or use "clustering" on agricultural land
 - Merge antiquated subdivisions
 - Limit lot line adjustments to adjacent parcels
 - Adopt and enforce "Uniform Rules" for administration of Williamson Act contracts. Notify contract holders annually of their responsibilities.
5. Support and promote a healthy and competitive agricultural community and economy.
- Provision of adequate public infrastructure and services to support the Ag community.
 - Support the creation of new markets for traditional as well as higher value added crops and commodities.
6. Maintain or create sites for agricultural industry in order to meet demand for agricultural suppliers, laboratory research, field research, seed research, food processing and other related activities.
- Establish criteria to ensure compatibility with adjacent farmland.
7. Provide opportunities for recreation, tourism and associated support services in appropriate locations.
- Accommodate the expansion of Ag tourism.
 - Support local Ag education programs.
8. Educate the public about the importance of agriculture in Tehama County.
- Encouragement of ongoing public education programs by such organizations as U.C. Cooperative Extension, Tehama County Farm Bureau, Natural Resource Conservation Service, Tehama County Resource Conservation District, and other industry-related organizations.