

COMMENTS ON DRAFT, **BACKGROUND REPORT**, GENERAL PLAN

I did not approach this as a proofreading exercise, I have made some references to names, spelling, etc., which should be changed.

Page 2-13 "Messer Road" (Is there a Messer Rd?)

Page 2-20 Fourth paragraph: "...large quantity of agricultural lands that are used primarily for **sheep** and cattle grazing." Sheep grazing not a factor here.

Page 3-4 Table 3-1 "Tehama County Largest Employers, 2004" Who is Advanced Commercial Services 500 to 999 employees?

Page 4-1 Gerber Las Flores Community Services District. – Last sentence: "Currently, the 420 water connections have an average daily use of 340,000 gallons." That calculates to 8,095.23 gallons per connection per day. Is that correct?

Page 4-3 IRRIGATION WATER -- Proberta Water District left out, not included??

COMMENTS, **ADMINISTRATIVE DRAFT**

Page 2-11 Upland Ag – Definition and Purpose. "The upland Agriculture land use designation is used to preserve lands capable of supporting grazing activities; to **provide** for areas of.....

Page 2-12 Maximum Dwelling Density. **One dwelling unit per Williamson Act Contract.** County review and approval required for more than one dwelling or structure. {Wording suggested to be in compliance with Government Code Section 66474.4, Subsection (c) "No other homesite parcels as described in paragraph (2) of subdivision (b) may be created on any remaining parcels under contract for at least 10 years following the creation of a homesite parcel pursuant to this section." **THIS WILL PROTECT LARGE CONTRACTED PARCELS FROM BEING SUBDIVIDED INTO 160 ACRE RANCHETTES EACH WITH A HOMESITE.**

One dwelling unit per Non-Contracted legal parcel, County review and approval required for more than one dwelling or structure per legally created parcel.

Page 2-12 Valley Floor Agriculture (VFA) "**Definition and Purpose**" **missing.** Classification includes lands having present or future potential for significant agricultural production... permitted non-agricultural uses, to the greatest extent possible should not occur on lands that might otherwise be devoted to agricultural production."

Contracted Lands 40 acre minimums, Non-Contracted Lands 20 gross acre minimums.

Page 2-12 Continued:

How can you intensively farm your Contracted land with 20-acre rural subdivisions as your neighbor?

General Uses: "Residential uses, agricultural uses, grazing, processing and ..."
RESIDENTIAL SHOULD NOT BE PRIMARY LISTED USE OF THIS LAND.

This change to the General Plan will essentially make the current 160 acre Contracted pieces now legal 40-acre subdivisions of Contracted land. The only way to avoid this is to move the Valley Floor Ag line closer to the urban areas especially in the west of Corning zone. Don't accommodate rural residential subdivisions!

Perhaps the simplest way to stop the subdividing of contracted lands is for the General Plan to state: there will be no Certificates of Compliance issued for contracted lands.

1-13 First paragraph: "General Uses, last sentence: "Additional uses may be determined by the planning director to be consistent and compatible with the foregoing uses and" Planning Director should not be making that decision.

2-14 Minimum Parcel Sizes

What is the reason to have 20, 10, 2, 1/4, and 1/8-acre parcel sizes and not have 5-acre parcel sizes in the mix?

Pages 2-25 and 2-26 Maps for Dairyville and Mineral are titled in reverse.

Page 2-29 LU-1.1a. "Encourage all new residential development projects with fifteen or more parcels..." Comment: Is there a reason for the number of 15 parcels? Is a parcel a lot? What is the definition of parcel?

Page 2-30 Policy LU-1.4 This policy statement conflicts with the 20-acre Valley Floor Ag, non-contracted, which states under General Uses: "Residential..."

Page 2-31 Implementation Measure LU-2.1c: Big typo.... "All lands classified as agricultural lands shall be considered eligible to enter into a contract..." Strike "to be places within the Agricultural Preserve and shall be".

Implementation Measure LU-2.2a "Require the establishment of a minimum 100-ft buffer zone..." What reference document will state what can or cannot occur in a buffer zone? Can it be farmed? Is it open space for anyone to use for recreation, etc.?

Land Use (Cont'd.)

Page 2-33 Implementation Measure LU-5.1d: Where does requirement for 15-year supply come from?

1-35 Policy LU-7.2 Valley Floor Ag district, 20-acre minimums next to 40 acre Contracted lands.

Page 6-7 Implementation Measure OS-1.5b "The Agriculture Commissioner" should be changed to Regional Water Quality Control Board.

Page 6-8 Policy OS-1.9 "The export of groundwater from Tehama County shall be discouraged." Isn't there a Water Export ordinance or some such document that was placed on the County ballot?

Page 6-11 Implementation Measure OS 2.6k "Adopt an ordinance that limits the amount of time diesel-powered trucks, buses and other heavy vehicles may idle." Don't you think this is going a bit far? Who will be the diesel police, Air Quality Control Board I would bet!

Page 7-1 Overview: Second paragraph, reference to dry land hay and grain. This crop is minimal in the foothills of Tehama County.

Page 7-4 References to Tri-County Economic Development Corp and TLDC not realistic in reference to voluntary education and protection programs for management of oak woodlands.

Page 8-13 Implementation Measure SAF-3.5h "Require all business and homes to have lighted address signs located along a public street." Not reasonable in rural areas.