

# CHAPTER 1 – DEVELOPMENT POLICIES

## A. DEVELOPMENT POLICIES

### 1. General Provisions

- a. Purpose: The purpose of these Land Development Standards is to provide standards of design, construction methods, kind and use of materials in the implementation of facilities within and adjacent to certain types of development projects permitted by Tehama County and to determine operational procedures in the preparation and review of plans, affected permit applications, tentative maps, final maps and parcel maps.
- b. Environmental, Open Space, Wildland: All development projects subject to these standards will be viewed with the thought of preserving the environment, open space and wildlands. Open space is defined for this purpose as “all land and water in the County of Tehama that is not covered by buildings; or any undeveloped or predominately undeveloped land in the County of Tehama that has value for park and recreation purposes, conservation of natural resources, historic preservation and scenic or scientific purposes.
- c. Exceptions: All development controlled by County Ordinances referring to these standards shall comply with standards unless exceptions are granted in accordance with the controlling Ordinance.
- d. Definitions: The intent and meaning of the terms that are used in these standards shall be as defined in Chapter 16.08.010 through 16.08.240 of the Tehama County Code or in Section 1 of the Standard Specifications for Public Works Construction and as noted herein.
  - 1) The Standard Specifications for Public Works Construction (Greenbook), published by Building News, Inc., 1612 So. Clementine Street, Anaheim, California, 92802, current edition, shall govern the construction materials and procedures of all construction work in Tehama County except as modified by Tehama County Ordinance or by these Standards or future modifications thereof or special conditions on file in the Office of the County Engineer.
  - 2) Development is generally defined as any activity that requires an approval or permit from a County regulatory agency, i.e. building permit, septic/well permit, encroachment permit, flood plain

development permit, parcel map, subdivision map, etc.  
Development subject to these standards consists of:

- a) Subdivisions (Tentative and Final Subdivision [Tract] Maps, Tentative and Final Parcel Maps, and Parcel Map Waivers) – shall comply with these standards as provided in Title 16 of the Tehama County Code;
- b) Use Permits – Any improvements, infrastructure, or other work required as a condition of a Use Permit issued under Chapter 17.70 of the Tehama County Code shall conform to these standards;
- c) Onsite Sewage Disposal (Septic) Systems (permitted under Chapter 9.22 of the Tehama County Code) – shall comply with Chapter 5 of these standards;
- d) Building Permits – All improvements required as a condition of building permit issuance under Section 15.02.340 of the Tehama County Code shall conform to these standards;
- e) Encroachment Permits – Any improvements, infrastructure, or other work required as a condition of an encroachment permit issued under Streets and Highways Code sections 1460 (et seq.) shall conform to these standards.

The Department of Public Works shall periodically review the various forms of development permitted by the County and may recommend amendments to these standards to include other forms of development.

**B. LAND DEVELOPMENT CRITERIA**

- 1. Purpose: The purpose of the Land Development Criteria is to establish a method of determining the standards of improvements required for developments of land subject to these standards and is based on proposed land use and site conditions.
- 2. Intent: The Regulations, Standards and Procedures provided herein shall be construed to be the minimum necessary to promote and protect the public health, safety and general welfare, and they may be made more restrictive by the approving authority in cases where the approving authority finds such action is deemed necessary to protect the public interest and to ensure sound planning standards or, on the advice of the County Engineer, to ensure sound engineering standards.

3. Zoning: Where re-zoning is required as a condition of Subdivision approval, such rezoning must be approved by the Board of Supervisors and become effective prior to the recordation of a final subdivision map. Additionally, subdivisions may be initially zoned so that lots are not allowed to be divided, which initial zoning must be approved by the Board of Supervisors and become effective prior to the recordation of a final subdivision map.
  
4. Land Use Classification:
  - a. Urban; Single or multi-family residences, dense recreational, commercial and industrial with parcels having a minimum:
    - 1) Width of 60 feet
    - 2) Total area of 5,000 square feet
  
  - b. Suburban; Single family estate or multi-family residences or recreational with parcels having a minimum:
    - 1) Width of 80 feet
    - 2) Total area of 10,500 square feet
  
  - c. Rural Small Lot; Single family residential or recreational with parcels having minimum:
    - 1) Width of 175 feet (frontage width may be reduced by 1/2 in rolling or mountainous terrain with approval of County Engineer)
    - 2) Total area of 2 acres
  
  - d. Rural Large Lot; Single family residential or recreational with parcels having minimum:
    - 1) Width of 340 feet (frontage width may be reduced by 1/2 in rolling or mountainous terrain with approval of County Engineer)
    - 2) Total area of 10 acres
  
  - e. Agricultural; Agricultural or recreational with parcels having minimum area of 20 acres
  
  - f. Cul-de-sac lot frontages for a thru c shall not be less than thirty (30) feet.
  
5. Lots Created by Land Divisions:
  - a. Lots created by the land division process that front on and obtain access from a collector roadway must meet the minimum lot frontage widths described in Section 4.

6. Lands within close Proximity to City boundaries:

- a. The Planning Director shall notify any Incorporated Cities of proposed subdivisions within 2,500' of the City/ County boundary line, but failure to give such notification shall not invalidate the subdivision or any proceedings thereon.

**C. REVISIONS TO STANDARDS †**

The Director of Public Works may make minor technical revisions to the drawings, checklists, charts, and standard forms and certificates contained in Chapters 3, 8, 9, and 10 of the Tehama County Land Development and Engineering Design Standards, except that the Public Works Director may not revise the standard form of any improvement agreement contained in the Tehama County Land Development and Engineering Design Standards without approval of the Board of Supervisors. The Department of Public Works shall maintain in the Department's main office an edition of the Tehama County Land Development and Engineering Design Standards that is current with all revisions.

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† Inserted December 2008