June 15, 2026

Jessica Martinez
Director of Planning
Tehama County Planning Department
727 Oak Street
Red Bluff, CA 90807

Subject: Tehama County General Plan Amendment

Dear Jessica:

Please accept the attached submittal as PlaceWorks' proposal to prepare a General Plan Amendment to address the items identified in the previously prepared General Plan Audit Report.

PlaceWorks is a 100 percent employee-owned planning, design, and environmental consulting firm, with approximately 150 employees in six offices. Serving both public- and private-sector clients throughout the state, PlaceWorks provides comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS) services. Our talented, multidisciplinary team thrives on working with communities to tackle complex problems and develop workable solutions.

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work is distinctly different, so is our thinking.

This proposal shall remain valid for a period of 90 days from the time of submittal. As a principal, I am authorized to bind PlaceWorks and the project team to the contents of this proposal.

We look forward to working with you to bring about the successful completion of this project. If you have any questions regarding the contents of this proposal, please feel free to contact me.

Respectfully submitted,

PlaceWorks

Mark Teague, AICP
Principal Advisor, Land Use and Environmental Strategies

Project Understanding

As evaluated in the General Plan audit, most components of the plan remain adequate for the County's needs, with only minor updates required to ensure its effectiveness and relevance over the next decade. PlaceWorks has prepared this letter proposal to support the County through this process, with an emphasis on delivering a cost-efficient and resource-conscious approach.

As with any proposal, it is important to clearly outline the assumptions that inform the scope and cost. For this effort, we are assuming that no land use changes will be considered as part of the project and that the County's existing vision and direction will remain unchanged throughout the process. We also assume that County staff will lead the necessary public outreach, primarily through a Planning Commission or Board of Supervisors workshop, and that only minimal additional outreach will be required since this effort is limited to updating the existing plan to align with current State law. No structural changes to the General Plan are proposed. PlaceWorks also understands that, since adoption of the General Plan, State law has introduced new requirements related to Environmental Justice. While a standalone Environmental Justice Element is not required, PlaceWorks will incorporate targeted policy updates into the existing General Plan to ensure compliance with SB 1000 and to address the needs of disadvantaged communities.

The most substantive assumption is that no new environmental analysis will be required beyond preparing an addendum to the General Plan Environmental Impact Report (EIR) to bring the existing EIR up to date. We do not anticipate the need for any technical studies.

Scope of Work

This following describes the scope of services to be completed by the PlaceWorks team. To facilitate your review of this proposal, we have prepared a concise scope that emphasizes key components of our approach to this project.

We are flexible regarding the proposed scope of work and will work with you to prepare a more detailed scope when we enter into a contract. We also recognize that it may be necessary to alter the scope as the project progresses and would be happy to work with you to ensure the successful completion of the project.

Note, our scope and budget assume that the County can provide a Microsoft Word version of the current General Plan.

Task 1. Project Initiation and Management

PlaceWorks will meet with County staff to kick off the effort, coordinating on the agenda in advance. Preliminarily, we envision that this meeting will include reviewing the scope and schedule.

Throughout the project, the Principal in Charge and Project Manager will monitor progress carefully to ensure timely and on-budget delivery of all work products and coordinate with staff as needed via phone and email.

Task 2. Land Use Element

As mentioned in the assumptions, we have assumed that there are no substantive land use changes made; therefore, the following changes to the map will simply be to add information to the existing mapping system maintained by the county. The identification of disadvantaged unincorporated communities (DUC) will be based on the existing mapping provided online through various state agencies. While future housing element updates may change or modify the number and location of DUCs, this would be required at the time of the Housing Element update and there is no requirement to do anything other than identify them at this time.

- Government Code Section 65302(a): Create and include a map and narrative identifying the distribution, location, and extent of educational facilities, public facilities, and solid and liquid waste disposal facilities.
- Government Code Section 65302(a) (Assembly Bill 2651, 2016): Incorporate a discussion and maps of "greenways" per state law requirements enacted after General Plan 2009 adoption.
- Government Code Section 65302(a): Include floodplain maps or reference updated maps and policies in the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to meet this requirement.
- Government Code Section 65302.10 (SB 244, 2011): Identify and analyze disadvantaged unincorporated communities, including an evaluation of financing alternatives to extend services to those communities.

Task 3. Transportation and Circulation Element

There are even fewer modifications proposed for the transportation and circulation element than those proposed for land use. We will use existing transit information to identify key routes and direct the reader to the transit website as routes and conditions change faster than general plans. Vehicle miles traveled (VMT) priority areas will be difficult for the county given the current and unchanging rural nature. However, since the county doesn't anticipate large development within the unincorporated area, we do not see this as a pressing need and do not see the value of additional study for this effort. We will cover this issue qualitatively rather than quantitatively.

- Government Code Section 65302(b)(1): Include a description of the location and extent of existing transit services and information on proposed or future public transit.
- Public Resources Code Section 21099(b)(1) (Senate Bill 743, 2013): Incorporate VMT-based CEQA significance thresholds as the primary metric for evaluating transportation impacts.

Task 4. Open Space and Conservation Element

There are numerous policies preserving and protecting wild areas within the current general plan. Most of our effort in this regard will be to take inventory of resources and highlight the policies and goals within the plan. It may be necessary to add policies to specifically align wording with the state goal in this regard; however, much of the plan already has an emphasis on preservation of natural resources so we do not feel this is a significant effort. In many ways, this may be more of wordsmithing your existing policies rather than creating entirely new ones.

- Government Code Section 65560(h)(1): Include policies addressing preservation and rewilding of natural resources for ecological or scientific study purposes beyond oak woodlands.
- Government Code Section 65560(h)(1): Include policies to protect and rewild rivers, streams, bays, and estuaries.
- Government Code Section 65560(h)(1): Include explicit references to natural features such as lakeshores, riverbanks, and watershed lands within the conservation discussion.
- Government Code Section 65560(h)(5): Include a discussion of military operation areas, military training routes, restricted airspace, and areas adjacent to military installations in the county.
- Government Code Section 65565.5(a) (Senate Bill 1425, 2022): Add equitable access policies and an Environmental Justice-linked open space action program identifying underserved communities, measurable actions to improve access, and coordination with Environmental Justice policies.
- Government Code Section 65302(d)(4) (Assembly Bill 1889, 2024): Include an analysis of wildlife connectivity areas, wildlife passage features, development impacts on wildlife movement, and opportunities to remediate barriers and restore habitat. *(Triggered upon next element revision on or after January 1, 2028.)*

Task 5. Agriculture and Timber Element

For this element, we will need to add GIS layers to include information about existing Williamson Act and Timberland Production Zone (TPZ) lands that occur within the county. We can work with staff to determine which areas are likely to develop within the next eight years and determine which if any would affect the existing agricultural lands or timberland. We envision this to be largely a mapping exercise followed by a couple of virtual meetings in the new map layer. We do not anticipate there will be any new policy or conservation areas identified.

- Government Code Section 65565: Include information on conservation easements, agricultural land acreage within two miles of land zoned for housing, public agencies responsible for preservation, lands likely to be developed within the next eight years, and designated priority conservation areas.

Task 6. Safety Element

PlaceWorks will prepare an update to the Tehama County Safety Element, which was last comprehensively revised in 2009. Our work will build on the changes identified in the audit to ensure full consistency with State law, including opportunities to reference and incorporate the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to streamline the revision process. We anticipate that the Safety Element update will focus on the following key changes:

- Incorporate information from the MJHMP about seismic and geologic hazards, flooding, and wildfires. This information will cover where these hazards occur, and historical incidents of these hazards.
- Incorporate information from the MJHMP about climate change and the impacts of climate change-related hazards in Tehama County, including the results of the climate change vulnerability assessment.

- Incorporate any relevant background information from the Tehama East/West Community Wildfire Protection Plan (CWPP), including the 2020 amendments and any information that may be available from the current update.
- Prepare maps of hazard-prone areas in Tehama County, using the best and most recent datasets available.
- Incorporate results from the Tehama County Safety, Secondary Access, Community Planning & Evacuation Planning Study (Evacuation Study), including identification of single-access unincorporated areas, potential evacuation routes, and factors that may create evacuation constraints. We expect that this work will also include preparing a new map or set of maps showing the specific locations of evacuation-constrained residential parcels, as required by California Government Code Section 65302(g)(5).
- Update the policies in the Safety Element. This includes the revisions that PlaceWorks identified in the 2025 audit of the adopted Safety Element necessary to comply with California Government Code. We will incorporate the recommended policy recommendations from the Evacuation Study and any relevant strategies from the MJHMP and CWPP. We also expect to draft and revise policies to address climate resilience and protect against issues identified in the climate change vulnerability assessment, and other changes needed to reflect changes to local hazard conditions since 2009.

Based on the results of the 2025 audit of the adopted plan and other relevant documents, we will prepare a revised version of the Safety Element, including any mapping changes. We expect to prepare four drafts of the Safety Element: an administrative draft for County staff review, a screencheck public draft, a public review draft, and a final version. We will prepare a redline version showing changes from the adopted draft along with a "clean" draft.

Tehama County contains wildfire zones known as State Responsibility Areas, and so State law requires that the County submit draft Safety Element to CAL FIRE for review at least 90 days prior to adoption. Additionally, State law requires that the County submit its draft Safety Element to the California Geological Survey and to the California Governor's Office of Emergency Services at least 45 days prior to adoption. PlaceWorks will submit the draft Element to these agencies, likely at the time that the draft is released for public review and will coordinate with County and State staff on any recommended edits.

Task 7. Noise Element

We will add some existing data to the noise element based on what we can uncover for public and private airports that affect the county. We do not envision this to be a large work effort, and it will largely be centered on GIS rather than planning policy. Most likely, this will result in a sentence or two within the existing noise element rather than any new analysis.

- Government Code Section 65302(f)(1)(D): Include Regional Airport Land Use Compatibility Plans (ALUCPs) for the Redding and Corning airports.
- Government Code Section 65302(f)(2): Update airport noise contours, which currently date to 1994.

Task 8. California Environmental Quality Act

8.1 Addendum

The general plan was adopted with an EIR. We do not wish to create a new EIR, nor do we think one is necessary for the level of effort that we propose. Instead, we recommend an addendum that follows Section 15164 of the California Environmental Quality Act Guidelines. Essentially, we do not believe that there are substantial changes to the project or to the environment within which the project must interact and therefore there are no new impacts or mitigation measures necessary to implement the general plan. We may work with staff to develop standard conditions of approval that can be used to help with future streamlining, but that is more likely to come out of a workshop or meeting with the Commission and board than it will through our effort. An addendum is a very minor document and does not need to be publicly circulated but rather attached to the staff report for both the Commission and the board.

8.2 SB 18 Tribal Consultation

While an Addendum does not trigger the AB 52 requirements for Tribal consultation, all General Plan Amendments must comply with SB 18. PlaceWorks will complete the NAHC online form requesting a tribal contact list. Using the addresses on the list from NAHC, PlaceWorks will draft letters (on County letterhead) to each of the tribes on the NAHC list inquiring whether they want consultation. Our scope of work assume County staff will complete all consultations. Completion of the SB 18 process is needed prior to acting on the project.

Task 9. Public Outreach

As this is a General Plan Amendment and not a complete replacement of your existing general plan, we do not envision an extensive public outreach process. Instead, we would suggest two in-person workshops (virtual if preferred) to engage the community in the process and inform them of the changes. PlaceWorks can prepare meeting materials, such as workshop boards and interactive materials, flyers and handouts, website and social media content, and presentations. We can participate in additional workshops if desired on a time-and-materials basis.

PlaceWorks staff can also support study sessions and hearings for the General Plan Amendment. We anticipate up to three meetings, which would allow for a public hearing of the Planning Commission and Board of Supervisors, along with a third meeting that could be used for a study session in advance of the public hearings or an additional hearing. We can prepare or review materials for these meetings, such as presentations and staff reports, and can participate in these meetings to give a presentation and answer questions.

Budget and Schedule

We anticipate a total budget of $144,335 that will take approximately 15 to 18 months to complete. Table 1 shows our cost assumption for each of the elements of the general plan contained in this scope of work and Table 2 includes PlaceWorks' standard fee schedule.

Table 1 Cost Estimate

Task	cost
Task 1: Project Initiation and Management	$17,985
Task 2: Land Use Element	$5,840
Task 3: Transportation and Circulation Element	$3,360
Task 4: Open Space and Conservation Element	$5,200
Task 5: Agriculture and Timber Element	$2,930
Task 6: Safety Element	$57,050
Task 7: Noise Element	$3,370
Task 8: California Environmental Quality Act	$20,860
Task 9: Outreach	$23,740
Expenses	$4,000
GRAND TOTAL	$144,335

Table 2 2026 Fee Schedule

STAFF LEVEL	HOURLY BILL RATE
Principal	$210–$345
Associate Principal	$195–$295
Senior Associate II	$170–$280
Senior Associate I	$160–$240
Associate II	$135–$210
Associate I	$125–$195
Project Planner	$105–$185
Planner	$90–$165
Graphics Specialist	$90–$175
Administrator	$145–$250
Clerical/Word Processing/Technical Editor	$45–$175
Intern	$80–$135

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

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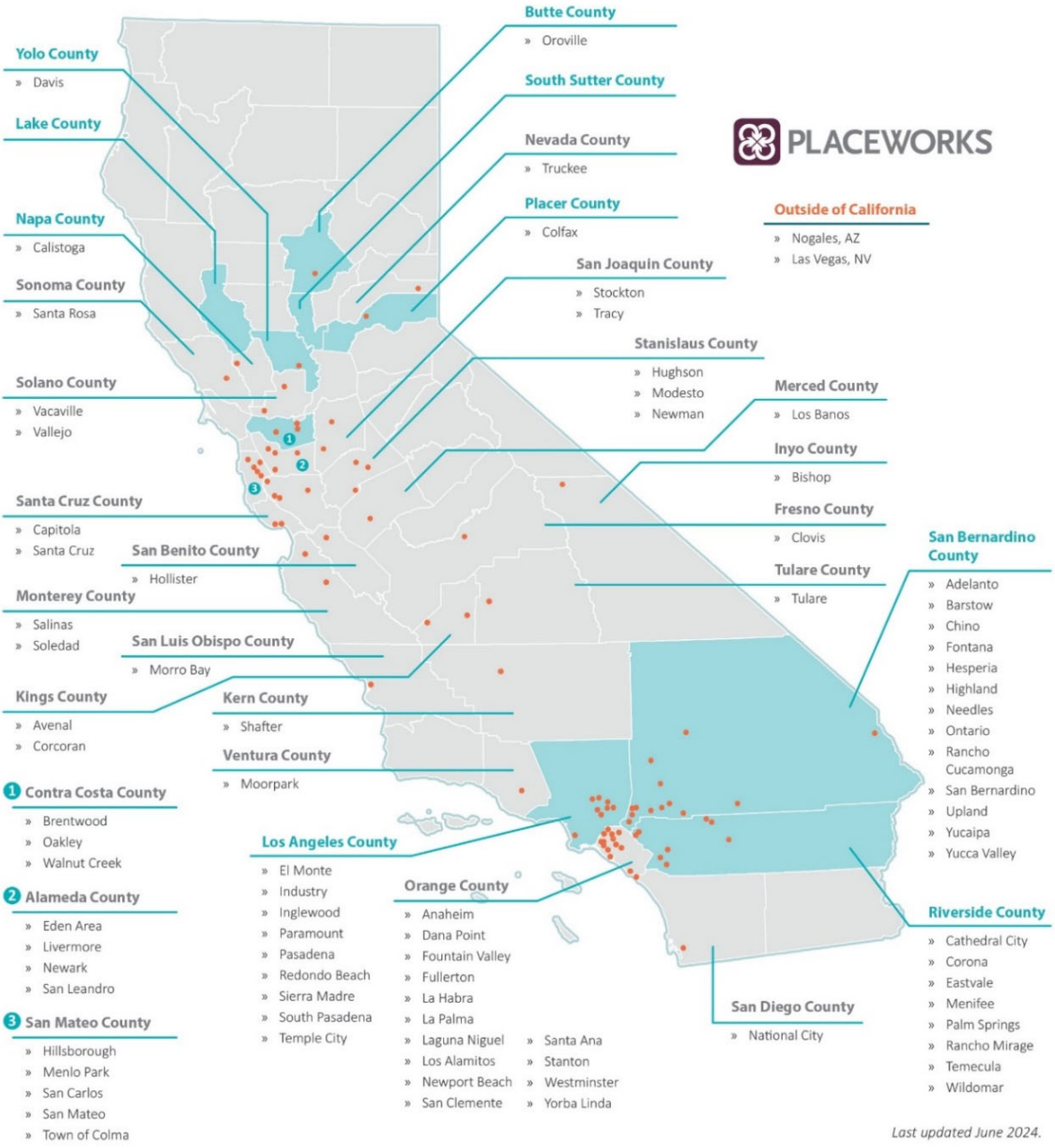
General Plan Experience

PlaceWorks takes an integrated and holistic approach to comprehensive planning. Through our work on general plans, community profiles, strategic plans, and other long-term planning and policy documents, we help communities realize their goals while advancing environmental justice and sustainable growth.

With nearly a dozen principal-level general plan practitioners throughout the state, PlaceWorks' portfolio of general plan projects and expertise is unparalleled. As shown on **Figure 1**, PlaceWorks has the distinction of having prepared more than 120 general plans for communities throughout California, 20 of which have won awards at the local and state levels from the American Planning Association (APA). The breadth of our experience includes small and large urbanized cities as well as rural, suburban, and unincorporated communities. We also have a broad range of experience in coastal, mountain, valley, and desert communities throughout the state. Our staff members are frequent speakers on the general plan process, requirements, and best practices.

Figure 1 General Plan Experience



Key Staff

Mark Teague, AICP, Principal Advisor, Land Use and Environmental Strategies, Principal in Charge

In over 40 years of public- and private-sector experience, Mark has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public. His experience as a planning director gives him the ability to see the whole of the project, ensuring that every document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout northern and southern California including Anderson, Mount Shasta, Wildomar and Eastvale. Mark is also an excellent public speaker and regularly presents at the League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance, and how to read an EIR. He also teaches planning to staff with a focus on how new laws and legal decisions affect the practice. With a great deal of experience in smaller communities, Mark excels at using available resources to meet the clients needs.

Miles Barker, Associate, Project Manager

Miles works on a variety of projects ranging from CEQA analysis, comprehensive planning, and climate adaptation planning. With a background in city planning and environmental management, and a passion for climate adaptation planning, he seeks to create socially, ecologically, and economically sustainable and resilient communities. Miles possesses a comprehensive understanding of the environmental analysis and CEQA process. He has managed several CEQA analyses including the Colfax General Plan Update EIR, Butte County General Plan Update EIR, Yuba City General Plan Update EIR, Redding General Plan Update EIR, Rio Vista General Plan Update EIR, Won Meditation-Retreat Center Project Initial Study, Grand Avenue Improvement Project Initial Study, Glen Paul School Modernization Project Initial Study, Ridgeview High School Project Initial Study, New District Office Project Initial Study, Roseville High School Improvement Project Initial Study, Oak Ridge Elementary School Rebuild Project Initial Study, and Pleasant Grove Elementary School Improvements Project. Additionally, Miles has prepared various initial studies and addendums for housing element updates across the state.

Cynthia Walsh, Senior Associate, Advisor

Cynthia has almost 20 years' experience working on long-range planning documents, specializing in policy writing for Housing Element updates, Housing Element annual reports, and Housing Element implementation. She prepared Housing Elements during the 4th through 7th cycles and has worked closely with staff at HCD to achieve certification for her clients. She also has experience with comprehensive zoning code and General Plan updates. Cynthia has experience with preparation of analyses of impediments to fair housing choice documents, consolidated plans, and action plans. Cynthia assisted Tehama County with preparation of the 6th and 7th cycle housing Element updates and with preparation of the 2025 General Plan Audit.