



PLANNING DEPARTMENT COUNTY OF TEHAMA

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Sean M. Moore, AICP
Director of Planning

DATE: March 7, 2014
TO: Tehama County Board of Supervisors
FROM: Sean M. Moore, AICP, Director of Planning
SUBJECT: MONTHLY PROGRESS REPORT

HOT PROJECT INFORMATION

USE PERMIT 14-02 NDOVO FOUNDATION (ELPHANT PRESERVE);

The Planning Department received an official Use Permit application from the Ndovo mid February for the establishment of an Elephant Preserve on 4,900 acres, generally located on the north side of State Route 36 West, west of Bowman Road.

The next step in the process is to finite the project description and move forward with a Request for Proposals (RFP) in order to select an environmental consultant to draft an Environmental Impact Report (EIR) in order to assess and evaluate the potential environmental impacts associated with the proposed project.

REZONE #13-02;

Rezoning 36.85 acres from AG-2; Agriculture/Valley District to R-4 General Apartment District zoning designation. The project site is generally located immediately west of Red Bluff, on the east side of Baker Road, adjacent to the Plymire Road/Baker Road intersection. The Board of Supervisors meeting is tentatively scheduled for **consideration March 25th 2014.**

PLANNING DEPARTMENT IS PROCESSING THE FOLLOWING:

I. CODE ENFORCEMENT:

1. 313 current open code enforcement cases;
2. Eight (8) cases closed since last report, property owners now in compliance.

II. INCOMPLETE OR PROJECTS PLACED ON HOLD:

1. **Parcel Map #13-02, Ronald and Patricia Sanders.** To create two parcels of approximately 3.3 acres each and a remainder parcel of approximately 3.3 acres in a R1-A-MH-B:86; One-Family Residential – Special Animal Combining – Special Mobile home Combining – Special Building Site Combining (86,000 sq. ft.; 2.0 acre minimum) Zoning District. The project is located on the northwest corner of the East Avenue/ Hoag Road intersection in Section 13, Township 24N, Range 3 W; **(Deemed Incomplete)**;
2. **Use Permit #11-04, Michael Lane.** (Storage of commercial equipment). Pending Rezone and General Plan Amendment **(Pending Rezone)**;
3. **Use Permit #11-08, ABA Energy.** (Gas well). Pending Information from Army Corps. of Engineers. **(On Hold)**;
4. **Use Permit #11-21, Pristine Sun LLC (Jack L. and Marsha L. Rogers, Land Owner).** To establish a 250KW Photovoltaic Generator Solar Farm facility, for wholesale electrical production purposes in a UA-AP; Upland Agricultural – Agricultural Preserve Zoning District. The project site is not encumbered by a Williamson Act Contract. The site is located northeast of Red Bluff, on the west side of the Jelly’s Ferry Road / Bend Ferry Road intersection, APN: 009-540-72, Approximately 160.0 acres **(On Hold per Applicant)**;
5. **Use Permit #12-02, Rugraw Inc./Lassen Lodge.** To establish a 5Mw Hydro electric generating facility **(Deemed Incomplete)**;
6. **General Plan Amendment #2013-2A & Rezone #13-06 – Tehama County Landfill.** The proposed project consists of rezoning parcels from “Residential” to “Public Agency”. A new permanent single-story agency office and associated storage building(s) are proposed to be constructed on 9.7 acres of land, known as APN 024-110-35, just west of the landfill entrance road. The other two parcels will continue to act as a buffer zone to the Tehama County/Red Bluff Landfill and have no current or proposed future use **(Processing-On hold until Phase I Study is completed per Kristina Miller)**.

III. CURRENT PLANNING PROJECTS:

1. **Merger #12-22 Englehardt/Calif. Olive.** Awaiting Deeds and final approval from Agencies. **(Processing)**;
2. **Merger #13-11 Sharpsville/California Almond Packers.** Applicants propose a Lot Line Adjustment between Lot 1 and Lot 2. Lot 1 (APN# 069-050-10) is zoned AG-2, exists within Lot 2, and proposes to be extended west into Lot 2 (APN# 069-050-11), also zoned AG-2. Lot 1 will be extending roughly 321’ in width **(Processing)**;
3. **Use Permit #13-08 AT&T.** To establish a wireless telecommunications facility including a 120’ monopole and associated equipment in an AG-2; Agriculture/ Valley District. The site is adjacent to a water storage facility operated by the Rio Alto Water District. The communications facility site is located in the Cottonwood/Lake California area,



approximately 1.5 miles east of I-5 and 1 mile west of Riverview Drive in the Lake, CA development APN: 009-110-58 Approximately 0.92 acres (**Processing CEQA**);

7. **Merger #13-14 Derek Wise & Michael Oelrichs**. Applicants propose to adjustment a common property line between their properties located at the Northwest end of Via Pegaso Rd (**Processing**);
8. **Merger 14-03**. Wimer (**Processing**);
9. **Merger 14-4**. Carruth (**Processing**);
10. **Merger 14-01**. Homsher (**Processing**);
11. **Merger 13-17**. Mclachlan (**Processing**);
12. **Merger 13-14**. Olerich (**Processing**);
13. **Merger 13-18**. Moskal/Byxke (**Processing**);
14. **Rescind and Re-Enter/WAC**. Englehardt (**Processing**);
15. **Merger 14-06**. Gasik (**New Project Processing**);
16. **Merger 14-05**. Bruce (**Processing**);
17. **Merger 14-07**. Pinnage (**Processing**);
18. **UP 14-01**. American Solar Utility (**New Project Processing**);
19. **UP 14-02**. Ndovo Elephant Preserve (**New Project Processing**);
20. **UP 14-03**. Verizon Cell Tower (**New Project Processing**).

IV. ADVANCED PLANNING PROJECTS:

1. **Phase 2 Comprehensive Zoning Ordinance**. Rezone mapping project areas for residential, commercial and industrial uses. Assigned to Bob Halpin, Planner II and Sean M. Moore, AICP, Director of Planning (**Processing**);
2. **Technical Advisory Committee Ordinance**. Assigned to Sean M. Moore, AICP, Director of Planning (**Processing**);
3. **Housing Element Certification 4th cycle update**. Property rezoning, totaling 37 acres (RZ #13-02) in order to meet the HCD housing requirements as part of certifying the County's Housing Element. Assigned to Bob Halpin, Planner II and Sean M. Moore, AICP, Director of Planning (**Processing**);



4. **Alternative Energy (Solar/Wind) Ordinance**. Assigned to Bob Halpin, Planner II (**Re-Drafting Ordinance**);
5. **Housing Element 5th Cycle Update**. Due June 2014, Sean M. Moore, AICP, Director of Planning (**Notice to Proceed was issued to PMC, Housing Update is under way**);
6. **Greenhouse Gas Climate Action Plan (AKA: Environmental Plan)**. Sean M. Moore, AICP, Director of Planning and Alan Abbs APCD (**Processing**);
7. **Addressing Policy**. Sean M. Moore, AICP, Director of Planning (**Processing**);
8. **Agricultural Preserve Mapping**. Assigned to Bob Halpin, Planner II (**Processing**);
9. **Airport Land Use Plan Update RFP**. CAO's is reviewing funding source for comprehensive update (**Processing**);
10. **Mobile Food Truck Ordinance**. Sean M. Moore, AICP, Director of Planning (**Drafting Regulations**);
11. **Certificate of Compliance and Lot Line Adjustment Draft Ordinance**. County Counsel drafted regulations for review by the Planning and Public Works Departments; The Planning Department will be seeking input and direction from the Planning Commission on the proposed draft regulations from County Counsel's Office (**Ad Hoc Committees Formed**);
12. **General Plan Amendment-No Net Loss**. Develop a general plan policy which requires a 1 to 1 replacement of agricultural lands being taken out of production to be utilized for conservation easements (**Processing**);

V. SCHEDULED FOR PLANNING COMMISSION ON MARCH 20, 2014:

1. **Parcel Map Waiver #12-01, Spanfelner/Sobek LLC**. (Create 5 parcels in EA-AP);
2. **Use Permit #13-07 Verizon Wireless**. (Rio Alto Water District, Owner). To establish a wireless telecommunications facility including a 120' monopole and associated equipment in an AG-2; Agriculture/ Valley District. The site is adjacent to a water storage facility operated by the Rio Alto Water District. The communications facility site is located in the Cottonwood/Lake California area, approximately 1.5 miles east of I-5 and 1 mile west of Riverview Drive in the Lake, CA development APN: 009-110-58 Approximately 0.92 acres;
3. **Use Permit #13-06 Cingular (Wireless Tower)** Applicant is proposing an AT&T wireless telecommunications facility consisting of a 64 ft. tall monopole with 12 panel antennas, associated remote radio units, equipment area, and generator surrounded by a 6 ft. tall chain link fence with access gate. Located at 675 Paynes Creek Road. APN 039-140-44-1.



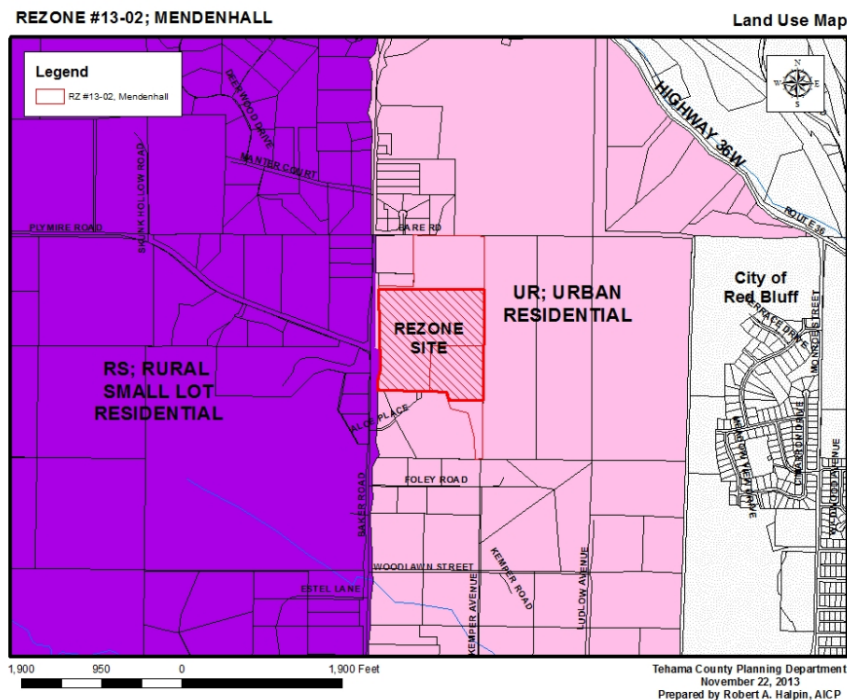
VI. SCHEDULED FOR TEHAMA LAFCO ON MARCH 12, 2014:

1. **LAFCO PETITION NO. 2-2013 GERBER-LAS FLORES CSD**-Consideration of transference of park and recreational authority and/or responsibilities for Gerber Park from Tehama County to Gerber-Las Flores CSD, pursuant to Government Code Sections 61100 (e), 61107, 56700, and 56824, generally located south of Chipman Avenue, north of Vestal Avenue, between Mariposa and Santa Maria Avenues within the Town of Gerber, CA (APN 064-152-01; 2.38 acres; located at 520 Mariposa Avenue Gerber, CA) **(Withdrawn)**.

VII. SCHEDULED FOR TECHNICAL ADVISORY COMMITTEE on APRIL 2, 2014:
To be Determined.

VIII. PROJECTS SCHEDULED FOR BOARD OF SUPERVISORS:

1. **REZONE #13-02;** rezoning 36.85 acres from AG-2; Agriculture/Valley District to R-4 General Apartment District zoning designation. The project site is generally located immediately west of Red Bluff, on the east side of Baker Road, adjacent to the Plymire Road/Baker Road intersection.



IX. TEHAMA COUNTY ABANDONED VEHICLE ABATEMENT PROGRAM:

Vehicles Abated 2012-13 Year End 6-30-13:	County=27	All Jurisdictions=78
Vehicles Abated 2013-14 to Date	County=10	All Jurisdictions= 11



X. PLANNING DEPARTMENT WORKLOAD GRAPHS/REVENUE SHEETS FROM 2006 THROUGH 2014:

Attached for review are the workload data graphs that delineate planning applications for the Department from 2006 to 2014. The data enclosed for review are Land Development, Code Enforcement, Revenue Trends, Use Permits, LAFCO, and Department Applications Processed graphs.

Please note in the Revenue Comparison Chart 2012-13 & 2013-14, the Planning Department's revenue has significantly increased month after month. For example, in the month of February 2012-013 revenues were \$2,885, as compared to February 2013-14 revenues were \$6,386, which is a substantial increase in revenues. Year to date revenues are substantially improving as more projects are being submitted to the Planning Department.

XI. GRANTS: No new information to report.

XII. SURFACE MINE INSPECTIONS: No new information to report.

XIII. STAFF TRAINING:

On February 5, 2014 Robert Halpin and I attended the 13th Annual Land Use, Environmental & Real Estate Law Update put on by Abbott & Kindermann, LLP in Redding CA. Mr. Abbott provided updates on environmental, land use, and real estate laws.

On February 26th and 27th, I attended the California County Planning Directors Association in Sacramento, CA. According to Planning Department staff, Tehama County had not attended the CCPDA in over twenty (20) plus years. See picture below.





April 10th to 11th Planning Department staff Robert Halpin, Shannon Costa, and Paul Dan will be attending a two-day seminar at UC Davis Extension on “Developing and Writing Effective CEQA Documents” in Davis CA.

ATTACHMENTS

- A- Revenue Trends, Revenue Comparison, Monthly Revenue;
- B- Land Development, Use Permit, LAFCO, and Code Enforcement Exhibits;
- C- Tehama County Abandoned Vehicle Abatement Quarterly Recap FY 2013-14.

ATTACHMENT A

Revenue Trends, Revenue Comparison, Monthly Revenue





**PLANNING
DEPARTMENT
REVENUE COMPARISON
2012-13 & 2013-14**

2012-2013		2013-2014	
MONTH	REVENUE	MONTH	REVENUE
July-12	\$ 3,420.00	July-13	\$ 5,270.00
August-12	\$ 3,401.00	August-13	\$ 6,560.00
September-12	\$ 5,170.00	September-13	\$ 6,895.00
October-12	\$ 149.18	October-13	\$ 2,102.50
November-12	\$ 5,345.00	November-13	\$ 6,545.00
December-12	\$ 2,315.00	December-13	\$ 4,365.00
January-13	\$ 3,710.00	January-14	\$ 3,220.00
February-13	\$ 2,885.00	February-14	\$ 6,386.00
March-13	\$ 2,615.00	March-14	\$ 4,279.00
April-13	\$ 2,070.00	April-14	
May-13	\$ 4,270.00	May-14	
June-13	\$ 2,945.00	June-14	
TOTALS	\$ 38,295.18		\$ 45,622.50

2012-2013 TOTALS

Account 420140 - Zoning Permits = \$8,330.00

Account 460870 - Plan & Eng = \$29,965.18

Revenue totals through March 2013	\$ 29,010.18
Revenue totals through March 2014	\$ 45,622.50

2013-14 Revenue Totals = 154% of 2012-13 Revenue Totals
through March



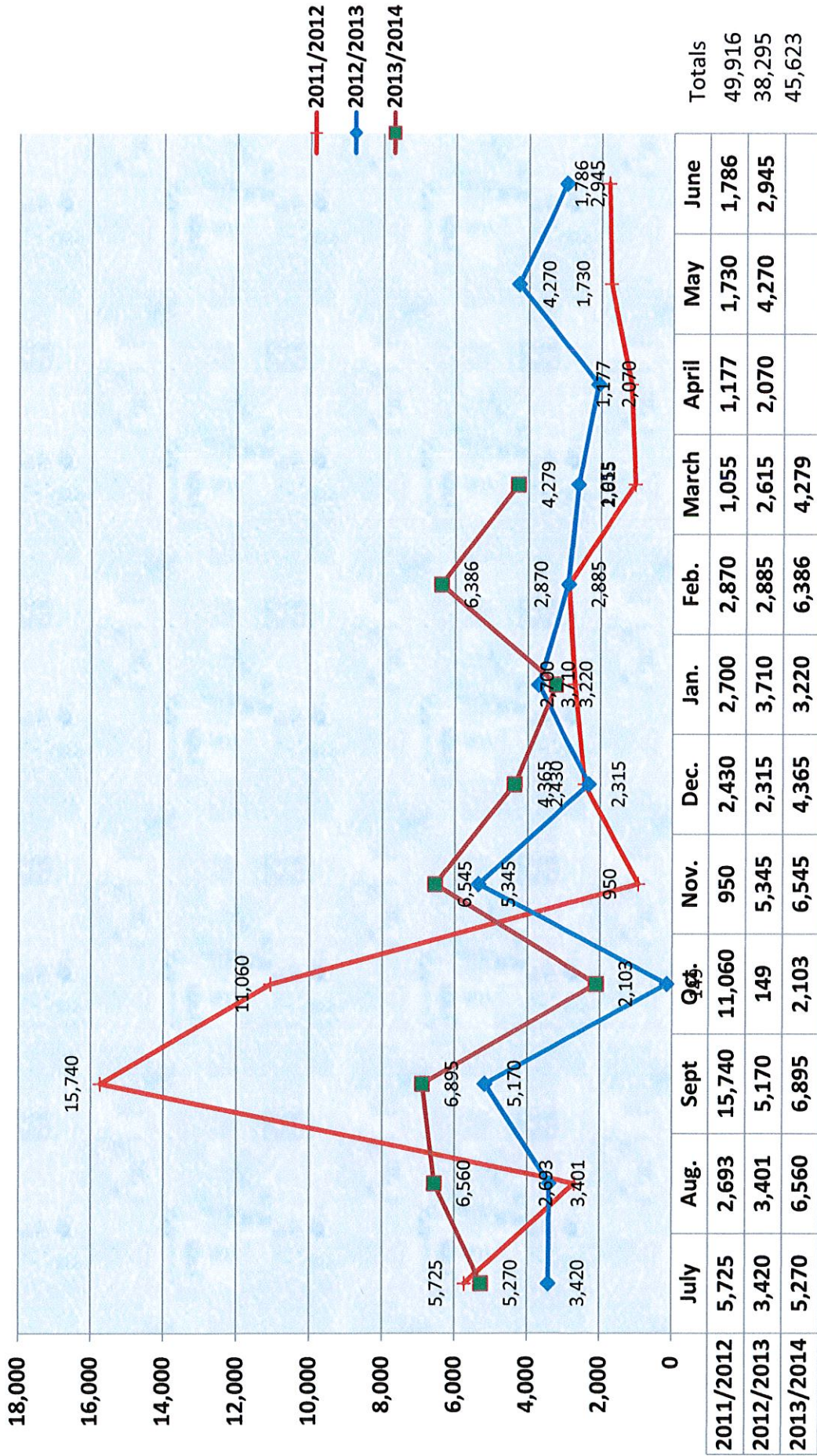
PLANNING DEPARTMENT

MARCH 2014 REVENUES	%	420140 ZONING PERMITS	460870 PLAN/ENG.
BUDGETED REVENUE	100.00%	20,000.00	28,500.00
REQUESTED MID-YEAR ADJ.		\$ -	\$ -
ADJUSTED BUDGETED REVENUE		\$ 20,000.00	\$ 28,500.00
PREVIOUS BALANCE		\$ 14,782.50	\$ 24,405.00
INCOME RECEIVED 3/2014		3,594.00	685.00
REVENUE BALANCE		18,376.50	25,090.00
ADJ. PROJECTED REV. 3/31/14	75.00%	15,000.00	21,375.00
OVERAGE / SHORTAGE		3,376.50	3,715.00
PERCENTAGES		91.88%	88.04%

Zoning Permits include: Use Permits, Rezones, GPAS, Ag Preserve, TPZ

Plan / Engineering Services include: Parcel Maps, Tract Maps, Plot Plans, Setbacks, Certificates of Compliance, Mergers & Lot Line Adjustments

TEHAMA COUNTY PLANNING "ACTUAL" REVENUE TRENDS JULY THRU JUNE OVERVIEW



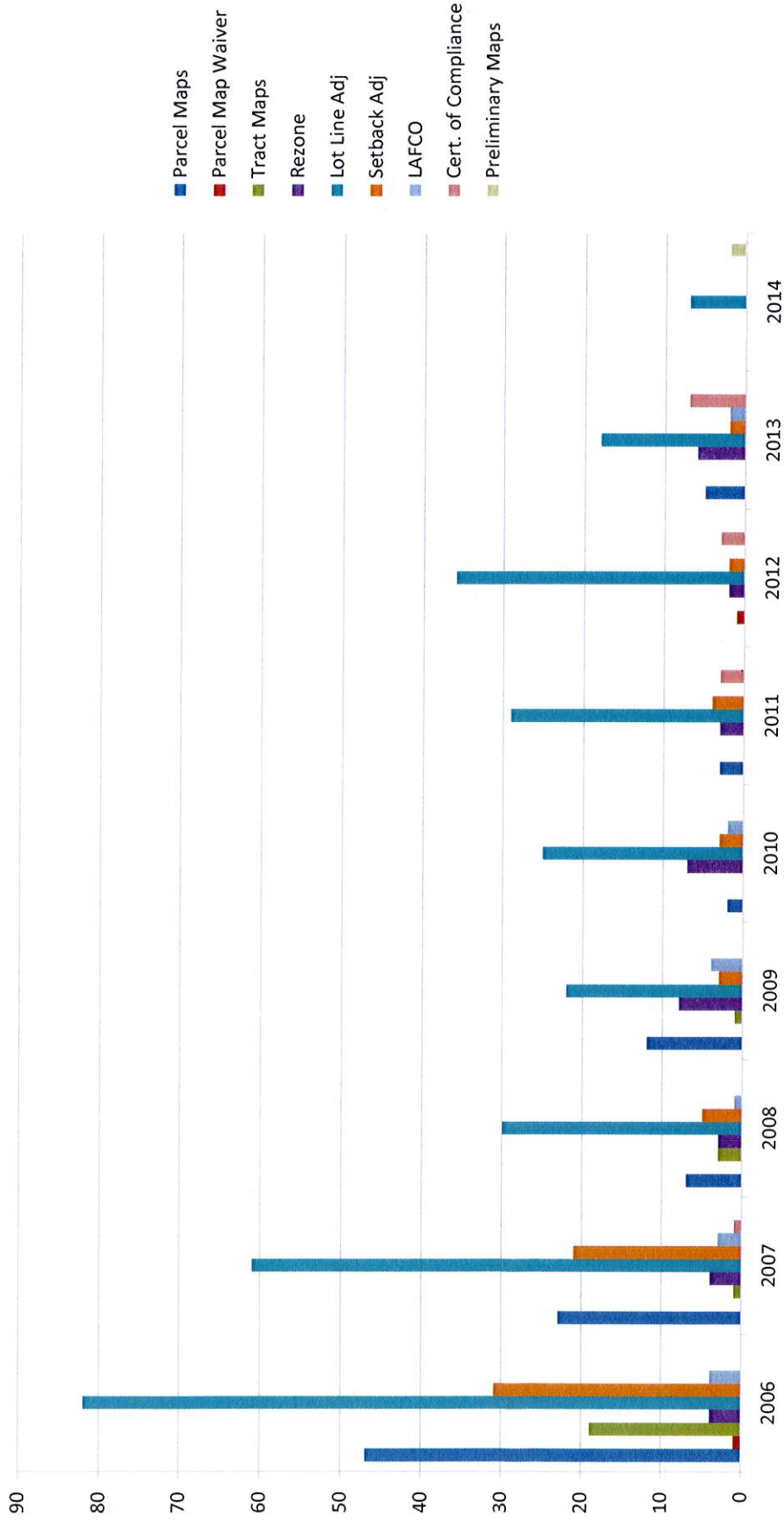
ATTACHMENT B

Land Development, Use Permit, LAFCO, and Code Enforcement Exhibits



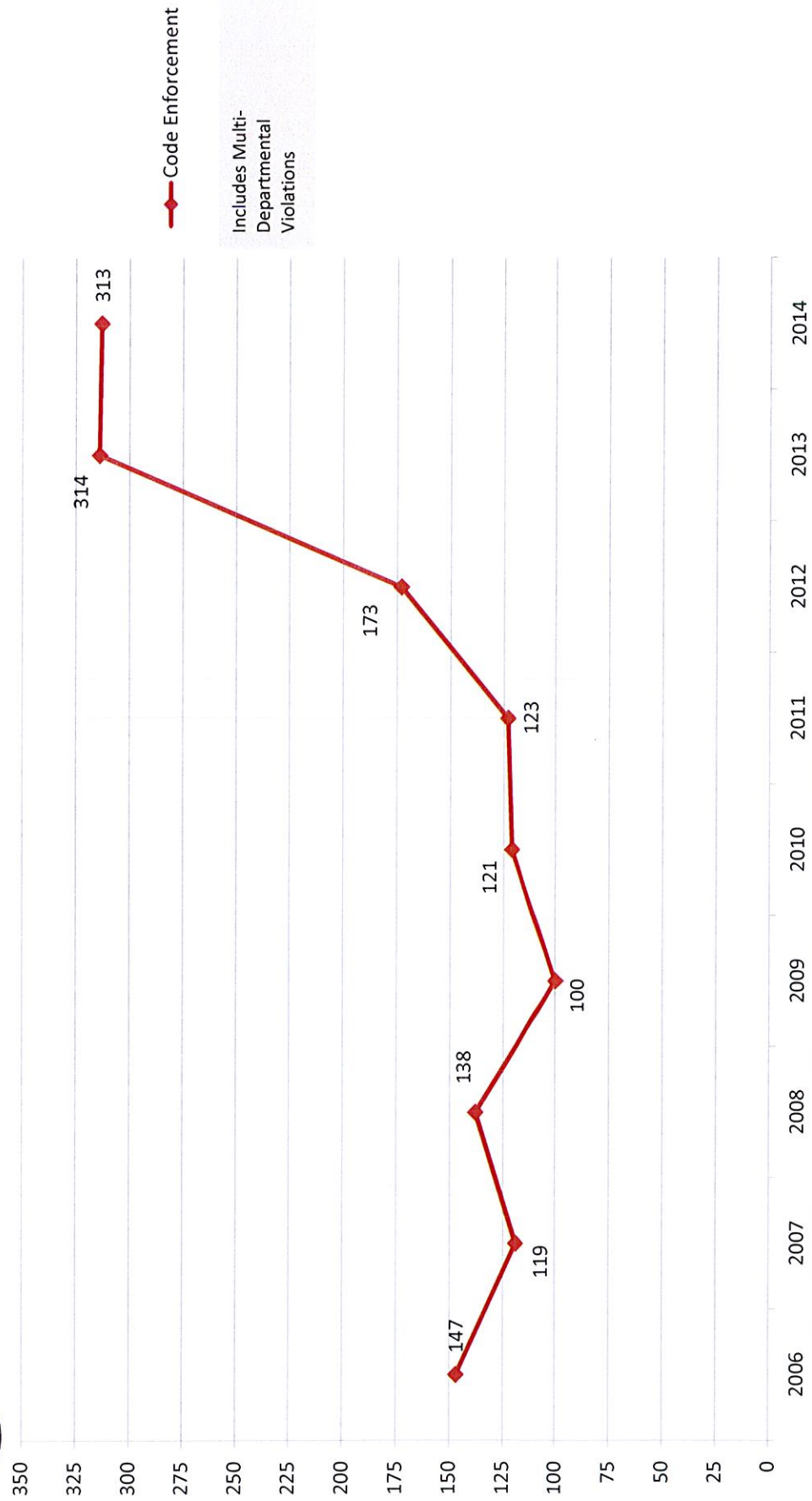


LAND DEVELOPMENT PROJECTS 2006-2014 (To date)





Code Enforcement Violations 2006-2014 (To date)





Use Permit Applications Processed 2006-2014 (To date)



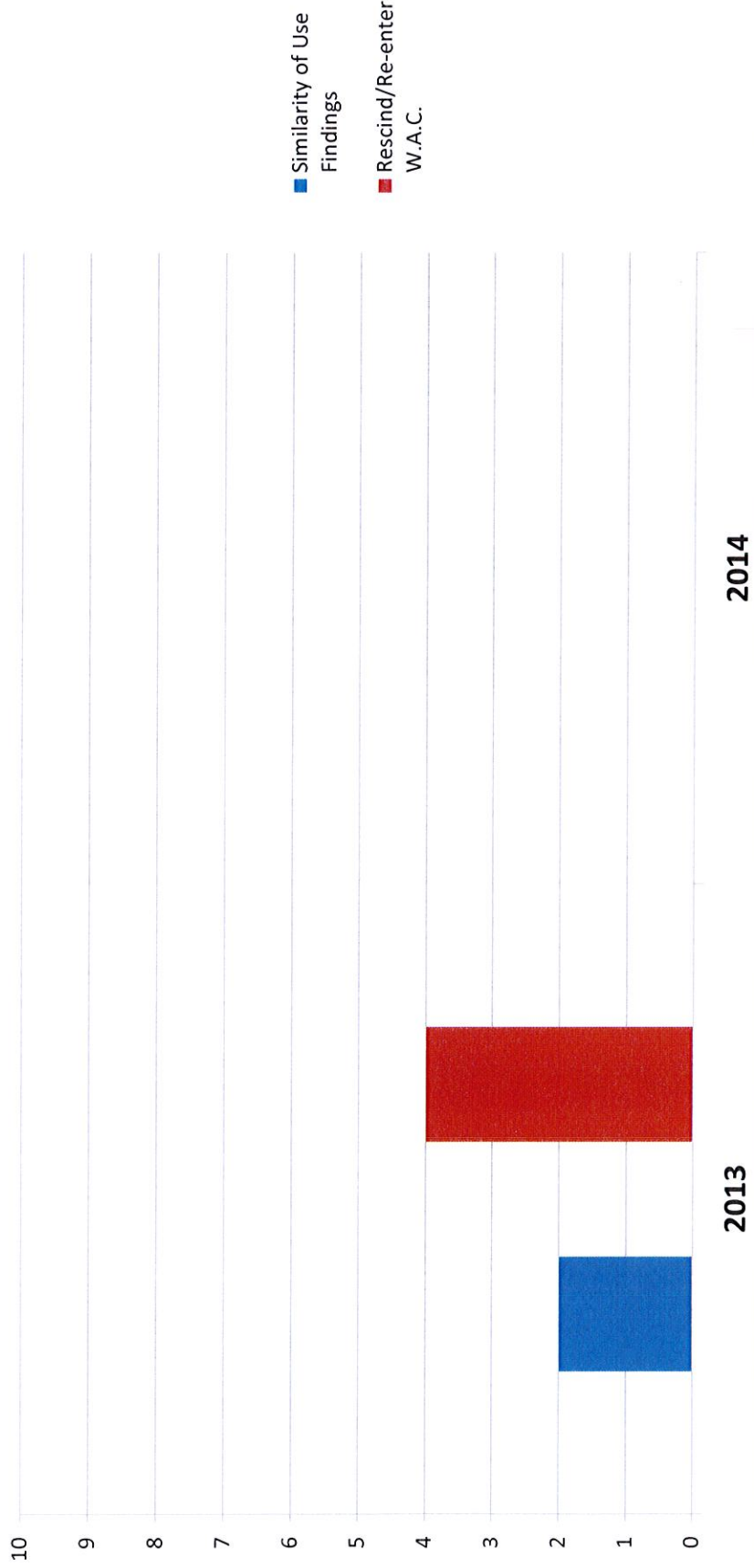


LAFCO Applications 2006-2014 (To date)





Similarity of Use Findings Rescind & Re-Enter into Land Use Contract 2014 (To date)



ATTACHMENT C

Abandoned Vehicle Abatement Jurisdictions Quarterly Recap 2013-14



**TCAVA JURISDICTIONS
RECAP 2013-14**

										VEHICLES ABATED			
										Cars Towed	Veh Abated	TOTAL	
CORNING 7-1-13													
1st Qtr Expenses	\$ 62.34	\$ 78.95					\$ 141.29		\$ 141.29		0	0	0
2nd Qtr Expenses							-		\$ 141.29				
3rd Qtr Expenses							-		\$ 141.29				
4th Qtr Expenses							-		\$ 141.29				
YR END BALANCE	\$ 62.34	\$ 78.95	\$ -	\$ -	\$ -	\$ -	\$ 141.29				0	0	0
City of Red Bluff 7-1-13													
1st Qtr Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -		0	0	0
2nd Qtr Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -				
3rd Qtr Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -				
4th Qtr Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		\$ -				
YR END BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				0	0	0
City of Tehama 7-1-13													
1st Qtr Expenses	\$ 122.71						122.71		\$ 122.71		0	1	1
2nd Qtr Expenses							-		\$ 122.71				
3rd Qtr Expenses							-		\$ 122.71				
4th Qtr Expenses							-		\$ 122.71				
YR END BALANCE	\$ 122.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122.71				0	1	1
County of Tehama 7-1-13													
1st Qtr Expenses	\$ 121.14						121.14		\$ 121.14		10	0	10
2nd Qtr Expenses							-		\$ 121.14				
3rd Qtr Expenses							-		\$ 121.14				
4th Qtr Expenses							-		\$ 121.14				
YR END BALANCE	\$ 121.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121.14				10	0	10
GRAND TOTAL 2013-14	\$ 491.24	\$ 157.90	\$ -	\$ -	\$ -	\$ -	\$ 649.14				10	1	11