



# PLANNING DEPARTMENT COUNTY OF TEHAMA

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Sean M. Moore, AICP  
Director of Planning

**DATE:** April 1, 2014  
**TO:** Tehama County Board of Supervisors  
**FROM:** Sean M. Moore, AICP, Director of Planning  
**SUBJECT:** MONTHLY PROGRESS REPORT

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## ***NEW PLANNING DEPARTMENT UPDATE:***

A customer survey has been developed for the purposes of obtaining customer feedback and measuring customer service levels provided by Department staff. Additionally, the feedback will be utilized to enhance customer services levels for the Department. The survey will be posted on the Department's website and available at the Planning Department's front counter (See Attachment D for survey).

### **PLANNING DEPARTMENT IS PROCESSING THE FOLLOWING:**

#### **I. CODE ENFORCEMENT:**

1. 310 current open code enforcement cases;
2. Ten (10) cases closed as of April 2, 2014, 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 #11-18, 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)**;
7. **Use Permit #14-01.** American Solar Utility **(Project Deemed Incomplete)**;
8. **Use Permit #14-03.** Verizon Wireless Cell Tower **(Project Deemed Incomplete)**.

### III. **CURRENT PLANNING PROJECTS:**

1. **Merger #12-22 Englehardt/Calif. Olive.** New WA Contracts to Board of Supervisors 3/25 **(Processing)**;
2. **Merger #13-11 Sharpville/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. **Merger #13-14 Michael Oelrichs.** Applicants propose to adjustment a common property line between their properties located at the Northwest end of Via Pegaso Rd **(Processing)**;
4. **Merger #14-03 / LLA Wimer.** Approved by CC and PW. Waiting on deeds to be recorded **(Processing)**;
5. **Merger #14-02. Weston/Camland.** Waiting on new deeds **(Processing)**;
6. **Merger #13-18. Moskal/Byxke.** Application had errors, in review. **(Processing)**;
7. **Rescind and Re-Enter/WAC.** Englehardt **(Processing)**;



8. **Merger #14-05 / LLA #14-04. Bruce.** Approved by CC and PW. Waiting on new deeds. **(Processing)**;
9. **Merger #14-06. Gasik.** Approved by CC and PW. Waiting on deeds.
10. **Merger #14-07 / LLA #14-05. Pinnacle.** Approved by CC and PW. Waiting on new deeds. **(Processing)**;
11. **Merger #14-09 / LLA #14-06. Wenz, Leedy, Gall.** (new project received);
12. **Merger #14-08. Ogle.** Out to PW and CC 3/31;
13. **Certificate of Compliance #14-04. Sharpsville.** Out to PW and CC;
14. **Certificate of Compliance #14-01. Reynolds.** Out to PW and CC;
15. **Certificate of Compliance #14-02. Ferrero and Ferrero.** Out to PW and CC 3/20;
16. **Certificate of Compliance #14-05. Miller.** New project;
17. **Certificate of Compliance # 14-03 Popsychalla.** Out to CC and PW;
18. **Use Permit #14-03.** Verizon Cell Tower (On Hold. ROI sent 3/27);
19. **Parcel Map #14-01 and Rezone # 14-01. Loverin.** Ea-b:871 to R1-MH-B:435. Create 4 parcels and a remainder. Out for comments 3/31/14;
20. **Use Permit #14-02. Tembo Elephant Preserve (EIR/RFP was sent out March 28 2014, May 2, 2014 is the deadline for submitting proposals to the Department)**;
21. **Preliminary Map #14-02. Elfving.** Create 2 parcels. Out for comments 3/11/2014;
22. **Use Permit #13-08 AT&T.** To establish a wireless telecommunications facility consisting of 100' monopole tower and an 11.5'x20' equipment shelter located within a 50'x50' fenced leased area. Power and telephonic delivery will be routed underground from an existing utility pole and will follow the same route as the proposed ingress/egress to the leased area. Proposed parcel is zoned R-1 (One-Family Residential), and presently undeveloped. The communications facility site is located in the Cottonwood/Lake California area, approximately 1.5 miles east of I-5 and east of Riverview Drive and south of California Drive in the Lake California subdivision.

#### **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. **Alternative Energy (Solar/Wind) Ordinance.** Assigned to Bob Halpin, Planner II (**Re-Drafting Ordinance**);
4. **Housing Element 5<sup>th</sup> Cycle Update.** Due June 2014, Sean M. Moore, AICP, Director of Planning (**Notice to Proceed was issued to PMC, Housing Update is under way**);
5. **Greenhouse Gas Climate Action Plan (AKA: Environmental Plan).** Sean M. Moore, AICP, Director of Planning and Alan Abbs APCD (**Processing**);
6. **Addressing Policy.** Sean M. Moore, AICP, Director of Planning (**Processing**);
7. **Agricultural Preserve Mapping.** Assigned to Bob Halpin, Planner II (**Processing**);
8. **Airport Land Use Plan Update RFP.** CAO's is reviewing funding source for comprehensive update (**Processing**);
9. **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**);
10. **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 APRIL 3, 2014:**

1. **Parcel Map Waiver #12-01, Spanfelner/Sobek LLC.** (Create 5 parcels in EA-AP);
2. **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.

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

1. No new information to report.

**VII. SCHEDULED FOR TECHNICAL ADVISORY COMMITTEE on APRIL 2, 2014:**

1. To be determined.



**VIII. PROJECTS SCHEDULED FOR BOARD OF SUPERVISORS:**

1. To be determined.

**IX. TEHAMA COUNTY ABANDONED VEHICLE ABATEMENT PROGRAM:**

1. Vehicles Abated 2013-14 to Date     County=11     All Jurisdictions= 21

**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 **March 2012-013 revenues were \$2,615.00 as compared to March 2013-14 revenues were \$14,824.00 which is a significant increase.** Overall, 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.**

**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;
- D- Customer Service Survey.



# ATTACHMENT A

## Revenue Trends, Revenue Comparison, Monthly Revenue



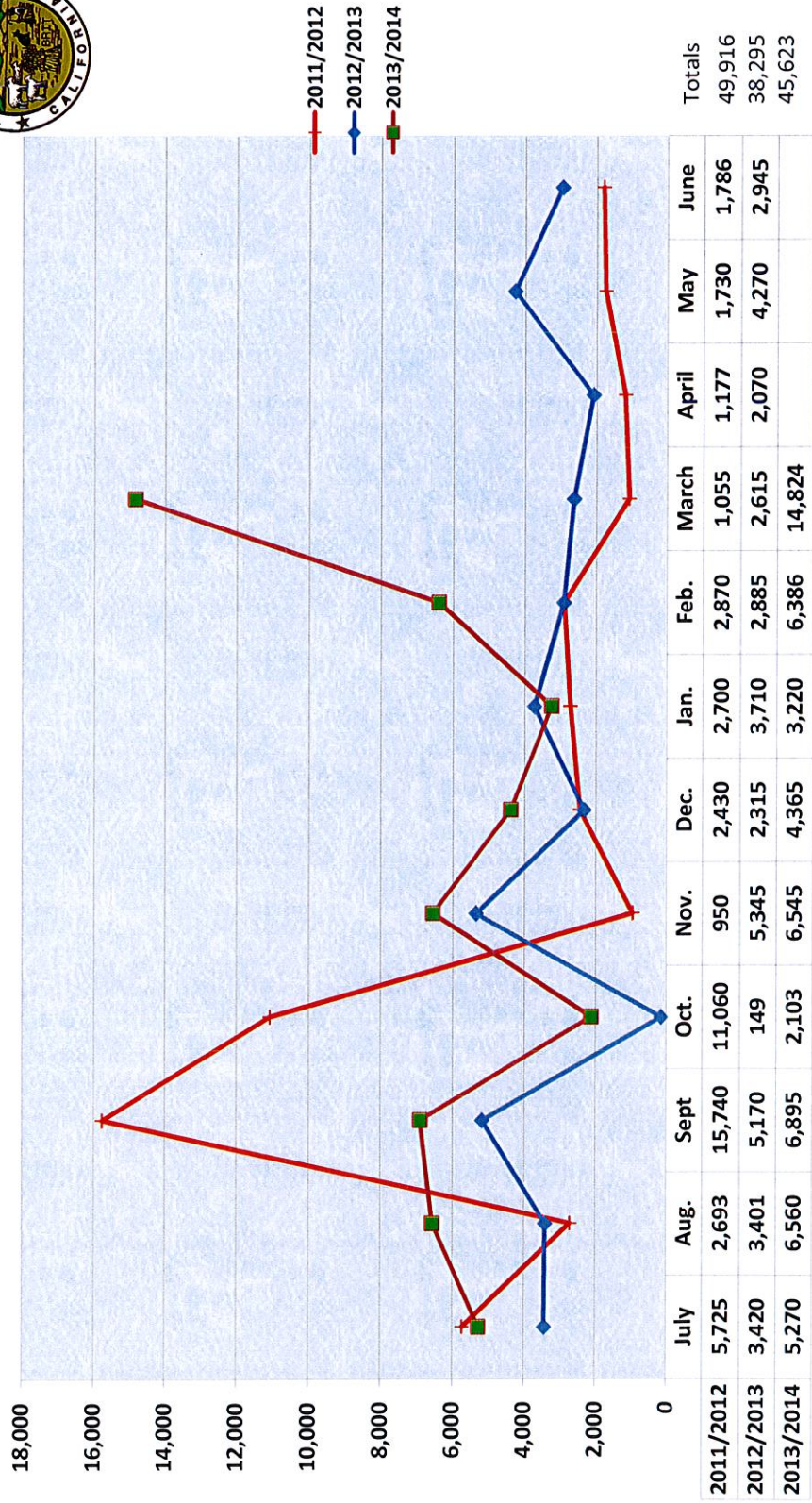


**PLANNING DEPT. MONTHLY REVENUE**  
**2013-14 FY**

Month:	Mar-14		U.P./ REZONE	PLAN& ENG.SERV	OTHER FEES	SALES	P.W.		CLERK 2071/	TOTAL	TOTAL TO DATE
	DATE	DESCRIPTION					419/ 301800	460911			
		Other Agen.	420140	460870	461060	471110					\$ 41,343.50
03/07/14	DEP #3890		\$ 3,594.00	\$ 685.00			\$ 760.00			\$ 5,039.00	
03/18/14	DEP #4046			\$ 2,785.00			\$ 240.00			\$ 3,025.00	
03/18/14	Refund	PM98-2 Ext.		\$ (245.00)						\$ (245.00)	
03/25/14	DEP #4156		\$ 1,945.00	\$ 6,225.00			\$ 1,770.00			\$ 9,940.00	
03/25/14	Refund	UP#11-20Ext	\$ (165.00)							\$ (165.00)	
	<b>TOTAL</b>		\$ 5,374.00	\$ 9,450.00	\$ -	\$ -	\$ 2,770.00	\$ -		\$ 17,594.00	
	<b>PLANNING DEPT.</b>	<b>TOTAL</b>	\$ 5,374.00	\$ 9,450.00	\$ -	\$ -	\$ -	\$ -		\$ 14,824.00	

**\*PLANNING DEPT. TOTALS ONLY**  
**\$ 56,167.50**

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







## PLANNING DEPARTMENT

MARCH 2014 REVENUES	%	420140 ZONING PERMITS	460870 PLAN/ENG.
BUDGETED REVENUE	100.00%	20,000.00	28,500.00
<b>REQUESTED MID-YEAR ADJ.</b>		<b>\$ -</b>	<b>\$ -</b>
<b>ADJUSTED BUDGETED REVENUE</b>		<b>\$ 20,000.00</b>	<b>\$ 28,500.00</b>
PREVIOUS BALANCE		\$ 14,782.50	\$ 24,405.00
INCOME RECEIVED 3/2014		5,374.00	9,450.00
<b>REVENUE BALANCE</b>		<b>20,156.50</b>	<b>33,855.00</b>
ADJ. PROJECTED REV. 3/31/14	75.00%	15,000.00	21,375.00
OVERAGE / SHORTAGE		5,156.50	12,480.00
PERCENTAGES		100.78%	118.79%

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



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

MONTH	2012-2013 REVENUE	MONTH	2013-2014 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	\$ 14,824.00
April-13	\$ 2,070.00	April-14	
May-13	\$ 4,270.00	May-14	
June-13	\$ 2,945.00	June-14	
<b>TOTALS</b>	<b>\$ 38,295.18</b>		<b>\$ 56,167.50</b>

**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	\$ 56,167.50

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

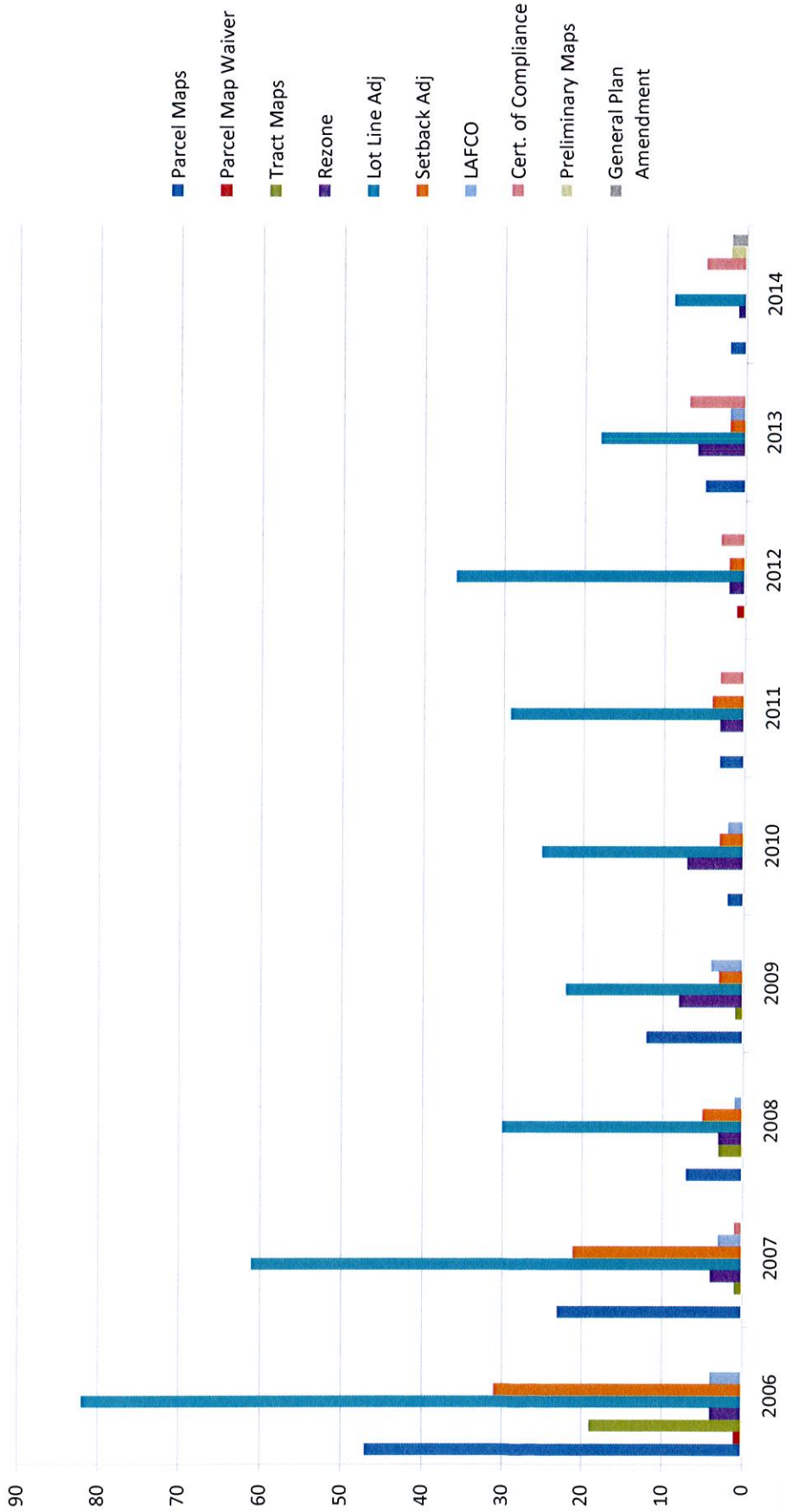
**ATTACHMENT B**

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



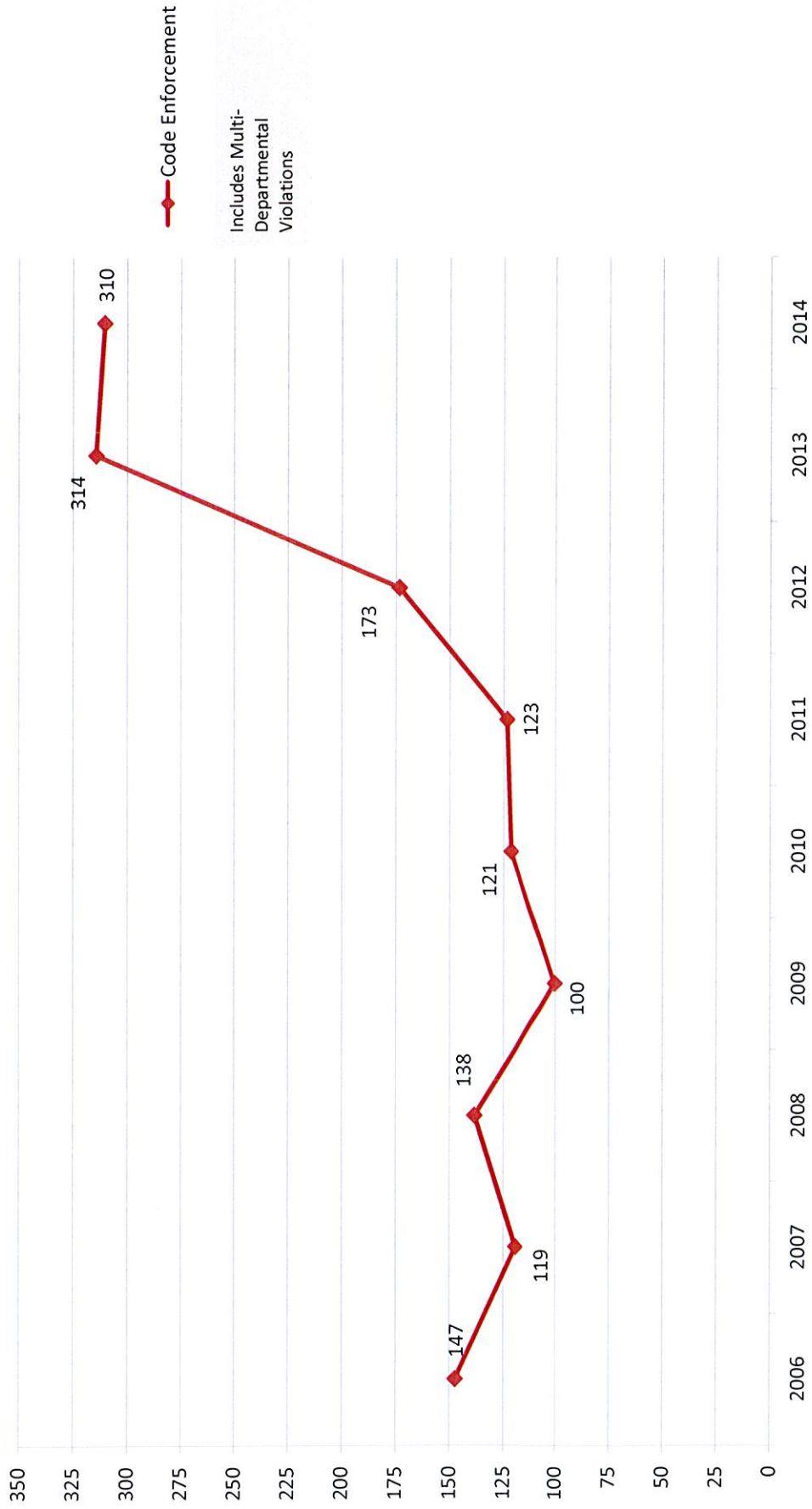


# LAND DEVELOPMENT PROJECTS 2006-2014 (To date)



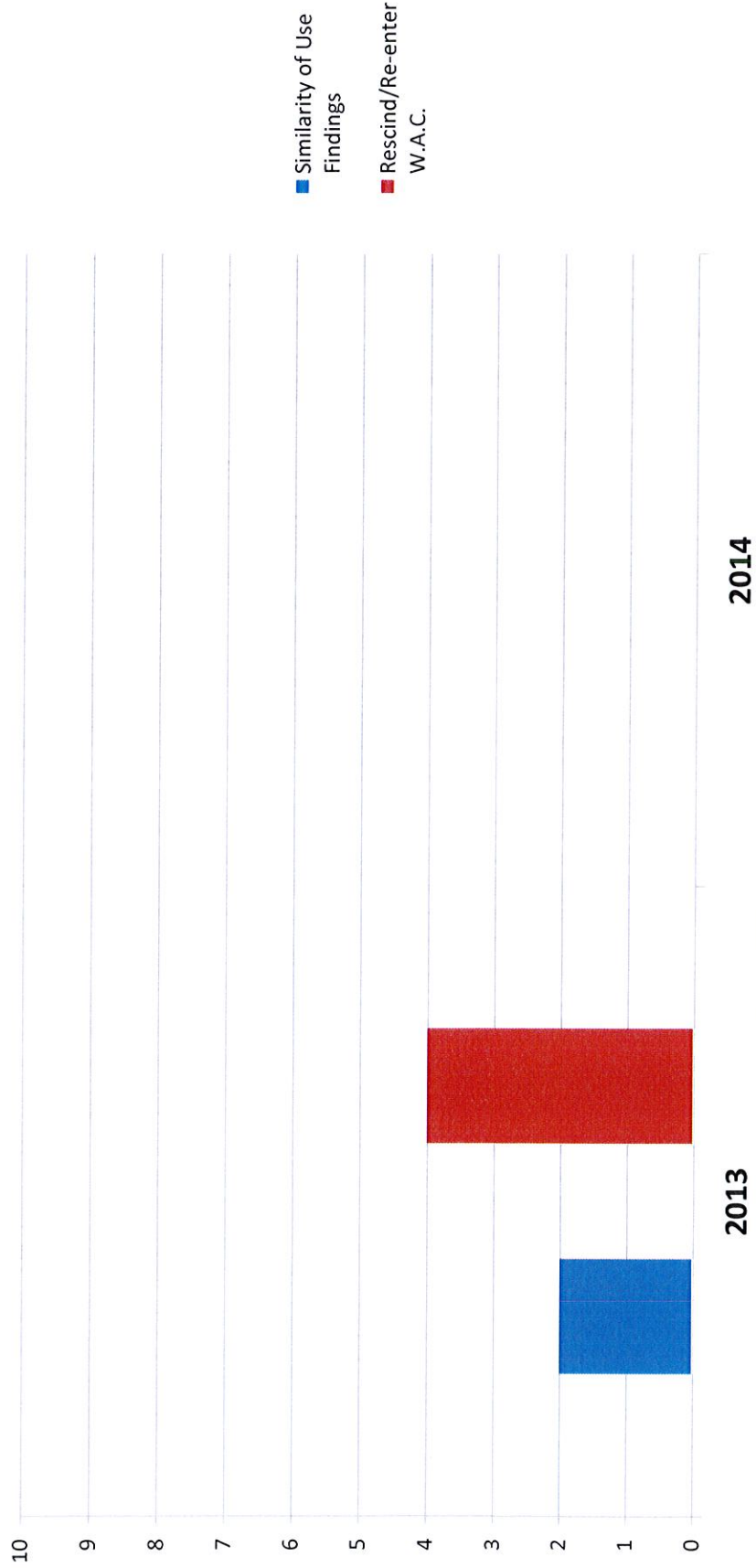


# Code Enforcement Violations 2006-2014 (To date)





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





# LAFCO Applications 2006-2014 (To date)





# Use Permit Applications Processed 2006-2014 (To date)





# ATTACHMENT C

## Abandoned Vehicle Abatement Jurisdictions Quarterly Recap 2013-14



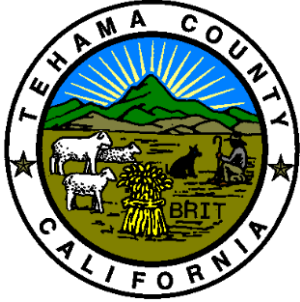
**TCAVA JURISDICTIONS  
RECAP 2013-14**

										VEHICLES ABATED		
										Cars Towed	Veh Abated	TOTAL
<b>CORNING 7-1-13</b>												
1st Qtr Expenses	\$ 62.34	\$ 78.95					\$ 141.29	\$ 141.29	\$ 141.29	0	0	0
2nd Qtr Expenses							-	\$ 141.29				
3rd Qtr Expenses							-	\$ 141.29				
4th Qtr Expenses							-	\$ 141.29				
<b>YR END BALANCE</b>	<b>\$ 62.34</b>	<b>\$ 78.95</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 141.29</b>			<b>0</b>	<b>0</b>	<b>0</b>
<b>City of Red Bluff 7-1-13</b>												
1st Qtr Expenses	-	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	0	0	0
2nd Qtr Expenses	\$ 533.94	\$ -	\$ -	\$ -	\$ -	\$ -	533.94	\$ -	\$ -	0	0	0
3rd Qtr Expenses	-	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -			
4th Qtr Expenses	-	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -			
<b>YR END BALANCE</b>	<b>\$ 533.94</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 533.94</b>			<b>0</b>	<b>0</b>	<b>0</b>
<b>City of Tehama 7-1-13</b>												
1st Qtr Expenses	\$ 122.71						122.71	\$ 122.71	\$ 122.71	0	1	1
2nd Qtr Expenses	\$ 29.60						29.60	\$ 29.60	\$ 152.31	0	0	0
3rd Qtr Expenses							-	\$ -	\$ 152.31			
4th Qtr Expenses							-	\$ -	\$ 152.31			
<b>YR END BALANCE</b>	<b>\$ 152.31</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 152.31</b>			<b>0</b>	<b>1</b>	<b>1</b>
<b>County of Tehama 7-1-13</b>												
1st Qtr Expenses	\$ 121.14						121.14	\$ 121.14	\$ 121.14	10	0	10
2nd Qtr Expenses	\$ 356.47						356.47	\$ 356.47	\$ 477.61	10	0	10
3rd Qtr Expenses							-	\$ -	\$ 477.61			
4th Qtr Expenses							-	\$ -	\$ 477.61			
<b>YR END BALANCE</b>	<b>\$ 477.61</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 477.61</b>			<b>20</b>	<b>0</b>	<b>20</b>
<b>GRAND TOTAL 2013-14</b>										<b>20</b>	<b>1</b>	<b>21</b>

# ATTACHMENT D

## Customer Service Survey





# PLANNING DEPARTMENT COUNTY OF TEHAMA

## *Tell Us How We Are Doing* **County of Tehama Planning Department Customer Evaluation**

**PLEASE CHECK ✓ THE APPLICABLE BOX SECTION WHICH APPLIES**

1. How pleased were you with the courteousness of the Planning Department employee who initially took your request?

Very Pleased   Pleased   Neither Pleased/Displeased   Displeased   Very Displeased

1

2

3

4

5

2. How pleased were you with the helpfulness of Tehama County Planning Department staff?

Very Pleased   Pleased   Neither Pleased/Displeased   Displeased   Very Displeased

1

2

3

4

5

3. Compared to other public agencies, how pleased were you with services provided by the Tehama County Planning Department?

Very Pleased   Pleased   Neither Pleased/Displeased   Displeased   Very Displeased

1

2

3

4

5

### Comments/Suggestions

Do you have any suggestions about the Tehama County Planning Department that could help us respond to your needs better in the future? \_\_\_\_\_

**Optional:** Are you a: Property Owner , Business Owner , Realtor , Contractor , or Other in Tehama County? \_\_\_\_\_

Name: \_\_\_\_\_

Reason for your visit: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

**MAIL TO: COUNTY OF TEHAMA PLANNING DEPARTMENT, 444 OAK STREET,  
COURTROOM ANNEX, ROOM I, RED BLUFF, CALIFORNIA 96080, ATTN: SEAN M.  
MOORE, AICP, DIRECTOR OF PLANNING OR EMAIL TO  
[SMOORE@CO.TEHAMA.CA.US](mailto:SMOORE@CO.TEHAMA.CA.US)**