

COUNTY OF TEHAMA

DEPARTMENT OF BUILDING & SAFETY

John Stover, Building Official
444 Oak St. 2nd Floor Room H
Red Bluff, CA. 96080



Tehama County Courthouse Annex
(530)527-7002 (530)527-2655 Fax
e-mail: building@co.tehama.ca.us

PLOT PLAN REQUIREMENTS FOR TEHAMA COUNTY

BEFORE YOU PROCEED WITH THE PRESENTATION OF YOUR PLOT PLAN YOU SHOULD CONTACT THE FOLLOWING DEPARTMENTS TO DETERMINE ALL REQUIREMENTS THAT MAY BE SPECIFIC TO YOUR PARCEL. THE FOLLOWING STEPS MUST BE COMPLETED, IN THE ORDER LISTED BELOW, TO OBTAIN BUILDING OR SETUP PERMITS.

- Step 1:** **Prepare complete plot plan** (see attached sample plot plan)
- Step 2:** **Submit plot plan for zoning clearances to:**
TEHAMA COUNTY PLANNING DEPARTMENT - PD
444 Oak Street, Room I
Red Bluff, CA 96080
(530) 527-2200 FAX (530) 527-2655
- Step 3:** **Submit plot plan for flood hazard clearance to:**
TEHAMA COUNTY DEPARTMENT OF BUILDING & SAFETY - BD
444 Oak Street, Room H
PO Box 458
Red Bluff, CA 96080
(530) 527-7002 FAX (530) 527-2655
- Step 4:** **Submit plot plan for sewage disposal & water supply approval to:**
TEHAMA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT – DEH
633 Washington Street, Room 36
Red Bluff, CA 96080
(530) 527-8020 FAX (530) 527-6617
- Step 5:** **Submit plot plan for approval of fire safe requirements to:**
TEHAMA COUNTY FIRE DEPARTMENT – TCFD
604 Antelope Blvd.
Red Bluff, CA 96080
(530) 528-5199 FAX (530) 529-8538
- Step 6:** **Submit approved plot plan & building plans/mobile home data to the Tehama County Department of Building and Safety for plan check and permit issuance.**

PLOT PLAN CHECKLIST

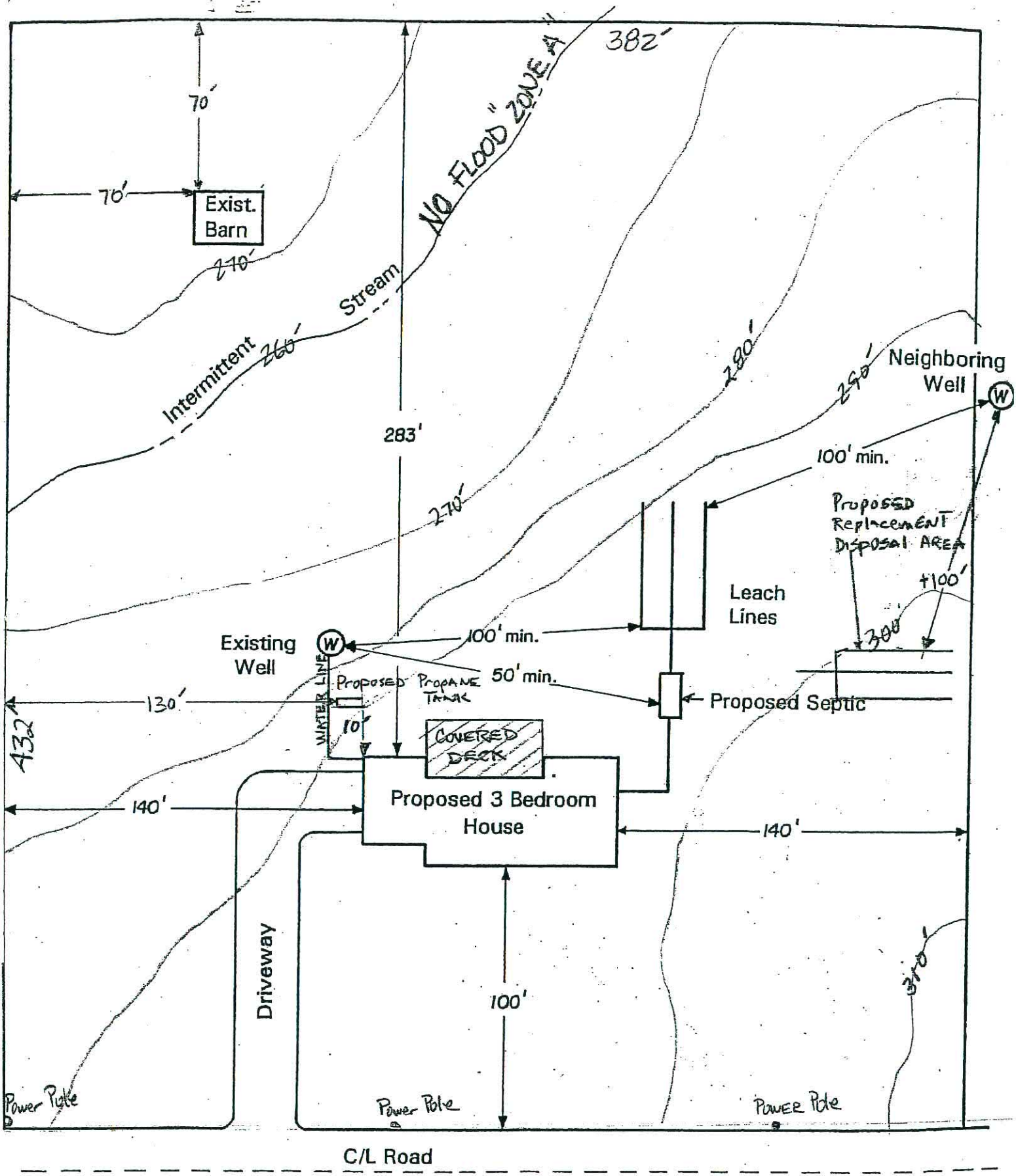
PLEASE DOUBLE-CHECK YOUR PLOT PLAN TO BE SURE ALL REQUIRED INFORMATION IS CLEARLY SHOWN TO AVOID ANY DELAY IN PLOT PLAN REVIEW.

CONTACT DEPT.	APPLICANT CHECK	
PD	[]	<p><u>SCALE</u> Draw plot plan using a 1" = 50' engineering scale or finer (e.g. 1" = 50' to 1" = 10'), and indicate scale used. (See attached Sample Plot Plan).</p>
PD	[]	<p><u>PARCEL / OWNER IDENTIFICATION</u> Fill in owner's name, property address (if assigned), Assessor's Parcel Number (A.P.N.), scale used, and indicate northerly direction.</p>
PD	[]	<p>Identify location and dimensions of all property lines and any adjacent roadways (a "blow up" of the area to be developed can be used for large properties to show 1" = 50' detail).</p>
BD, PD, DEH	[]	<p><u>FOR PROPOSED STRUCTURES, WELLS AND SEPTIC SYSTEMS</u> Location and use of all structures (including retaining walls, decks, sheds, pools, etc.). Note if existing or proposed.</p>
TCFD, PD	[]	<p>Setbacks of the proposed structures from the front, rear and side property lines (the required distance may be a minimum of 30' – contact departments for specifics).</p>
BD	[]	<p>Location of utilities (including LPG, tanks, water lines, power poles, etc.).</p>
BD	[]	<p>Indicate any changes in elevation at any proposed building sites (may be noted or shown using elevation contours).</p>
DEH, BD	[]	<p>Location of drainage channels, springs, lakes, ponds, intermittent waterways, sloughs, and any other areas subject to flooding, including any special flood hazard areas.</p>

DEH	[]	Percentage and direction of slope at the septic areas (can be approximated to 0-5%, 5-25% or measured if greater than 25%, or if the septic system will be a special or alternative design). Note any other unusual topographic features (escarpments, cut and fill banks, etc.).
DEH	[]	Location of existing and proposed wells and septic systems on the subject property, including 100% replacement of sewage disposal area.
DEH	[]	Location of wells, septic systems and 100% replacement area on adjacent parcels if within 150' of any existing or proposed wells or sewage disposal areas. Note on plan if none are within 150'.
TCFD	[]	Location of existing and proposed driveways and roads . Note the maximum grade of proposed roads and driveways (not to exceed 16%).
TCFD	[]	<u>FOR PROPOSED DRIVEWAYS</u> Driveway measurements must include minimum width (no less than 10'), minimum vertical clearance (no less than 15'), and length of driveway.
TCFD	[]	Driveways longer than 150' but less than 800' shall include a turnout near the midpoint of the driveway, which shall be at least 10' wide and 30' long, with a minimum of 25' taper on each end. Where the driveway exceeds 800' in length, turnouts shall be no more than 400' apart.
TCFD	[]	Driveways longer than 300' shall have a turn around within 50' of the building. Minimum turning radius shall be 40' from the center line of road. If a hammerhead/T is used, the top of the "T" shall be a minimum 60' length.
TCFD	[]	Noted near the driveway on the plot plan shall be statement noting compliance with a minimum 40,000 lb. load capacity including roadways, culverts and bridges, and be an all-weather surface.
TCFD	[]	Proposed gates shall be shown with the openings at least two feet wider than the width of the traffic lanes serving the gate. Gates shall be located at least 30' back from the road access and direction of opening shall be shown. Gate shall open to allow a vehicle to stop without obstructing traffic or access road.

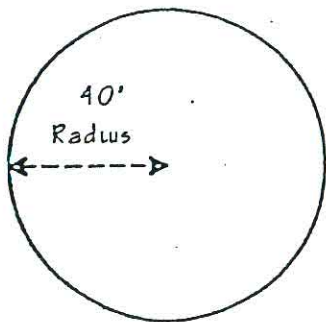
YOU NEED TO OBTAIN ANSWERS TO THE FOLLOWING QUESTIONS:

1. Does the zoning for your property allow for the proposed project? Contact the Planning Department.
2. Is your parcel located in a flood hazard area? Contact the Building Department.
3. Does your project have or require an on-site sewage disposal or water supply system? Contact the Environmental Health Department.
4. Was your parcel created by a land division after January 1, 1992? If yes, contact the Tehama County Fire Department.
5. What are the minimum required setback distances for your project? You may need to contact all four departments for this information.
6. How long will it take for review of the plot plan and what will it cost? Contact each department for information on their current processing times and fees.



SAMPLE PLOT PLAN

Scale 1" = 50'



60' Hammer Head 'T'



Denote each structure or driveway as "Existing" or "Proposed"

No less than the width of the driveway

Driveway must support at least 40,000 lbs.

Pull out width 10' minimum in addition to driveway width

Minimum driveway width is 10'

Maximum driveway grade is 16%

Gate swings in

Gate opening must be at least 2' wider than driveway

Gate must be at least 30' from roadway

County Road

Scale: 1" = 50'



Name: _____

Parcel Address: _____

Tehama County Fire Department
Driveway & Setback Standards

Projects and Fees are as follows as of **May 1, 2006:**

A. New Residential (Homes or Mobiles) Construction

Under 750 square feet: **\$65.50** plot plan review fee.

Over 750 square feet: **\$608.00 development** impact fee + **\$65.50** review fee = **\$673.50**

B. Replacement Mobile Homes

If the replacement home is **less** than 750 square feet larger than the replaced mobile home a **\$65.50** review fee will be charged.

If the replacement home is **more** than 750 square feet larger than the replaced mobile home, the fees will include a **\$580.00** development impact fee plus the **\$65.50** review fee, which equals **\$673.50**.

NOTE: New and replacement construction exceeding 750 square feet with an engineered and installed automatic fire sprinkler system which complies with the 1997 Uniform Building Code standard 9-3 and NFPA 13-D will be charged a **\$304.00** development impact fee plus the **\$65.50** review fee which equals **\$369.50**

C. Non-Residential, Non-Commercial/Industrial shall be charged as follows:

Barns, garage, shops etc. **under** 750 square feet, a **\$65.50** review fee will be charged.

Barns, garage, shops etc. **over** 750 square feet, a **\$297.00** development impact fee plus the **\$65.50** review fee will be charged which equals **\$362.50**.

Structures receiving an "*Agricultural Building Exemption*" from the building department will be charged the **\$65.50** review fee only.

D. Commercial/Industrial Developments, including additions, which **increase** the floor space by 750 square feet or more and less than 5,000 square feet shall be charged a **\$851.00** commercial development impact fee plus the **\$65.50** review fee which equals **\$916.50** (Including individual storage unit buildings).

E. Commercial/Industrial Developments, including additions, over 5,000 square feet shall be charged the commercial development impact fee of **\$00.17** per square foot for construction without automatic fire sprinklers and the commercial development impact fee of **\$00.085** per square foot for construction with automatic fire sprinklers.

PLANS WE DO NOT SEE IN THIS OFFICE ARE AS FOLLOWS:

DECKS & AWNINGS

FOUNDATION'S

INSIDE REMODEL WITH NO SQUARE FOOTAGE INCREASE

SLAB'S (porches)

SWIMMING POOLS & SPA'S

*There is a 2 year requirement set on the plot plan, 2 years from the date in which we stamped approval on the plot plan, additions or changes to property can be made and not charged additional impact fees.

TEHAMA COUNTY COOPERATIVE FIRE PROTECTION

Office of Gary Durden, Fire Chief

604 Antelope Blvd., Red Bluff, California 96080 (530) 528-5199



DEVELOPMENT MITIGATION FEES WILL INCREASE ON MAY 1, 2006

Dear Development Impact Mitigation Fee Payer,

In 1995, the Tehama County Board of Supervisors passed Ordinance 1641, which added Chapter 9.15 to the *Tehama County Charter and Code* and established "Development Impact Mitigation Fees" for Tehama County.

Section 9.15.020 (a) of the Tehama County Code stipulates that "A development impact fee is hereby established for fire protection facilities and equipment."

Section 9.15.020 also requires the "Board of Supervisors, by ordinance, set forth the specific amount of the fee, describe the benefit and impact area on which the fee is imposed, list the specific public improvements to be financed, and describe the estimated cost of these facilities."

Section 9.15.050 of the Tehama County Code allows that "Upon periodic review of the amount of the fee established pursuant to this article may by ordinance be more specifically set and revised to reflect increased levels of service as required by the Board of Supervisors."

The Tehama County Fire Department's (TCFD) *Capital Facilities and Equipment Improvement and Replacement Plan* and *Fire Protection Development Impact Plan* were formulated to support the applicable sections of the ordinance and were last reviewed by the Board of Supervisors in 2003.

The *2005 Capital Facilities and Equipment Improvement and Replacement Plan* and *Fire Protection Development Impact Plan* are updates of the *2003 Capital Facilities and Equipment Improvement and Replacement Plan* and *Fire Protection Development Impact Plan* and reflects the need for an increase in the development impact fee. These increases are a result of:

- Increases in the cost of personal protective equipment that is driven by changes in technology and more demanding safety requirements from state and federal regulatory agencies.
- Rising costs of building/construction materials.
- The cost of communication equipment and continuing changes in Federal Communication Commission (FCC) requirements.

The funds generated from this fee are used for replacing and upgrading the fire engines, water tenders, squads, facilities, and firefighter personal protective equipment identified in the *2005 Capital Facilities and Equipment Improvement and Replacement Plan*.

TCFD developed this fee with the awareness that both existing and new development share in the obligation of paying for upgraded equipment. A review of new construction for the last three years projects a growth rate that essentially makes new construction responsible for 61 percent of the costs associated with the impacts on the equipment and facilities of the Tehama County Fire Department because of continuing development and increasing emergency responses. Consequently, the "Development Impact Mitigation Fees" finance about sixty percent of these costs.

Fees as of May 1, 2006

	New Fee	Previous Fee
Plot Plan Review / per parcel	\$65.50	65.50
Development Impact Fee - New home or addition over 750 sq. ft.	\$608.00	580.00
Development Impact Fee - Garage, shop, barn or addition over 750 sq. ft.	\$297.00	293.00
Development Impact Fee - New home or addition over 750 sq. ft.- fire sprinklers	\$304.00	290.00
Commercial Impact Fee - Commercial structure over 750 sq.ft. under 5000 sq.ft.	\$851.00	805.00
Commercial sq.ft. Fee - Over 5000-sq ft. non-sprinkled	17 cents/sq.ft.	16 cts sf
Commercial sq.ft. Fee - Over 5000-sq ft. sprinkled	085 cents/sq.ft.	08 cts sf