



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: March 21, 2017

TO: Tehama County Board of Supervisors

FROM: Kristen Maze, Director of Planning

**SUBJECT: AGREEMENT BETWEEN TEHAMA COUNTY AND CORNING SOLAR, LLC
FOR PAYMENT OF COSTS FOR ENVIRONMENTAL REVIEW**

SUPERVISOR DISTRICT(S):

Bob Williams - District 4

PROJECT:

Request for approval and authorization for the Chairman to sign an Agreement with Corning Solar, LLC for Indemnity and the Payment of Costs for Environmental Review, including reimbursement of County in-house staff time spent on the project. The agreement includes an initial deposit of \$100,000 (payable in three installments: \$20,000 upon signing; and additional \$60,000 before hiring the project CEQA consultant; and a further \$20,000 upon receiving the consultant's first invoice). This deposit would be replenished as the funds are used on project-related work, and may be increased if necessary to ensure that it covers the entire cost of the Environmental Review consultant contract and related costs and expenses.

SUMMARY:

The Planning Department is requesting that the Board of Supervisors review and authorize the Chairman to sign the proposed agreement for reimbursement for costs associated with retaining a consultant for environmental review and associated studies and staff time.

BACKGROUND:

Tehama County has received a proposal for a solar array project on 3,650 acres in the Agricultural /Valley (AG-2) zone district and Upland Agriculture (UA) General Plan designation located in the southern unincorporated portion of the County. The project is approximately 4 miles west of Interstate 5 and 7 miles southeast of the City of Corning. The properties are currently used as grazing land. Certain portions of the project area are presently under Williamson Act contract, which would be one of the factors evaluated during the environmental review process. Prior to commencing with the proposed project the County is requesting that the applicant/owner enter an agreement for reimbursement for the costs associated with the CEQA

document and possible staff time.

Initiation Agreement

Agreement between Tehama County and Corning Solar, LLC for indemnity and the payment of cost for Environmental Review. Corning Solar shall reimburse the County for all costs associated with retaining any consultants, experts, and temporary staff deemed necessary to prepare and review the California Environmental Quality Act (CEQA) document for the proposed development including all associated studies and ancillary tasks.

PROJECT AREA:

Unincorporated area of Tehama County on 3,650 acres in the Agricultural /Valley (AG-2) zone district and Upland Agriculture (UA) General Plan designation. The project is approximately 4 miles west of Interstate 5 and 7 miles southeast of the City of Corning. The properties are currently used as grazing land. The 3,650 acres is located in the rolling hills area that contain significant wetlands, including creeks and there tributaries and vernal pools identified by US Fish and Wildlife. Assessor’s Parcel Numbers 085-150-003; 085-160-007,008,011,012,017,018; 085-170-001,002,003; 085-180-001; 0089-150-001,005; 089-160-001; 089-170-001; 089-180-001,002; 085-250-004,005,006

ZONING:

The 3,650 acres is zoned Agricultural /Valley (AG-2).

GENERAL PLAN:

The general plan designation for the 3,650 acres is Upland Agriculture (UA).

PUBLIC NOTICE:

None required.

ENVIRONMENTAL ASSESSMENT:

None at this time.

RECOMMENDATION:

Staff recommends that the Board of Supervisors approve the Agreement with Corning Solar, LLC for Indemnity and Payment of Costs for Environmental Review, including staff time, with an initial deposit of \$100,000 (payable in three installments).

ACTIONS:

Staff recommends that the Board of Supervisors take the following actions:

- 1. Request approval and authorization for the Chairman to sign an Agreement with Corning Solar, LLC for Indemnity and Payment of Costs for Environmental Review, including staff time, with an initial deposit in the amount of \$100,000 (payable in three installments).**

ATTACHMENT(S):

A. Agreement