



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** April 20, 2017  
**TO:** Tehama County Planning Commission  
**FROM:** Kristen Maze, Director of Planning  
**SUBJECT:** CONSIDERATION OF USE PERMIT #17-02, TO ALLOW A CARETAKER UNIT IN TPZ; TIMBER PRODUCTION ZONING DISTRICT, LOCATED IN MINERAL APPROXIMATELY 450 FT. SOUTH OF HWY 36E ON THE EASTSIDE OF THE PRIMARY ENTRY ROAD TO THE RANCH. APN 013-340-005

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### **PROJECT DESCRIPTION:**

The applicant is requesting to establish a caretaker unit (1,500 s.f Dwelling) and a detached garage/carport for the fulltime Ranch Foreman position at Battle Creek Meadows Ranch (BCMR). The proposed caretaker unit (Dwelling) will be located on an 82.59 acre lot in a TPZ; Timber Production Zoning District. TPZ allows a Dwelling (Caretaker Unit) for the management of forest products with a Use Permit, pursuant to Tehama County Code Section 17.66.030 (C), when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products. The BCMR timberlands are operated under an approved Non-Industrial Timber Management Plan (NTMP) representing a current inventory of 24,400 thousand board feet (MBF) of merchantable timber and have averaged annual harvests of 560 MBF over the last 15 years (See Attachment B, Applicants Letter).

### **LOCATION:**

The project is located in Mineral approximately 450 ft. south of HWY 36E on the eastside of the private road to the ranch. APN 013-340-005 (See Attachment A, Vicinity Map).

### **APN:**

APN: 13-340-005

### **GENERAL PLAN:**

T; Timber

**ZONING:**

TPZ; Timber Production Zone

**APPLICANT:**

Battle Creek Meadows Ranch, Inc.  
ATTN: Bruce Starkweather  
1040 45<sup>th</sup> Street  
Sacramento, CA 95819

**SURROUNDING LAND USES:**

The project is located in Mineral approximately 450 ft. south of HWY 36E on the eastside of the private road to the ranch. The area is predominately small single family homes to the north, along with grazing, timber and government open space lands to the south, east and west. The area is relatively flat with the typical ground cover found in the Lassen National Forest, including grasses, trees and shrubs. The tree types include a variety of Pines, but the Ponderosa Pine appears to dominate the area. Highway 36E is the main transportation arterial for the region, which leads west to the City of Red Bluff or east to the City of Chester. The surrounding landscape includes; small residential lots consistent with suburban residential along with grazing agricultural uses, timber land and government open space areas.

**Zoning, General Plan, and Land Use Table 1.0**

<b><i>Direction</i></b>	<b><i>General Plan</i></b>	<b><i>Zoning</i></b>	<b><i>Current Land Use</i></b>
<b><i>North</i></b>	Suburban Residential/Government/Timber	R1B:10/ Government/TPZ	<i>Single-Family/ Open Space/Timber</i>
<b><i>South</i></b>	Upland Agriculture/Timber	AG-1/TPZ	<i>Grazing/Open Space/Timber</i>
<b><i>East</i></b>	Upland Agriculture Government/Timber	AG-1/TPZ	<i>Grazing/Open Space/Timber</i>
<b><i>West</i></b>	Upland Agriculture Government/Timber	AG-1/TPZ	<i>Grazing/Open Space/Timber</i>

**ANALYSIS:**

***Site***

The project site is relatively flat with a drainage swale along the northern portion of the property that parallels Highway 36E. While there are no structures on the parcel, there are a few improvements that include private ranch roads, private water line and PG&E power lines. The parcel contains the typical ground cover found in the Lassen National Forest, including grasses, trees and shrubs. The tree types include a variety of Pines. The northern portion of the property abuts the Southside of Highway 36E. The Caretaker Unit (Dwelling) will be located in a centralized area that will allow access to the Ranches 2,137 acres of Timber producing lands. The proposed structures will utilize the private Ranch Road to access Highway 36E, which leads west to the City of Red Bluff or east to the City of Chester. As indicated in Attachment C (Site Plan, and Floor

Plan/Building Elevations) the proposed buildings are delineated on the east side of the private ranch road with building floor plans and elevations depicting a rustic character. The Site Plan also shows the disposal site area and water line locations. The project site is covered in various types of pine trees that are known to the Lassen National Forrest.

### ***Consistency with Surrounding Vicinity***

The area is currently used predominately for residential, grazing, open space and timber forest products. Dwellings (Caretaker Unit) are as allowed by the code on a case by case basis because they are a necessity in order to properly manage, grow, harvesting or process forest products. The request of the applicant would not disrupt the characteristic of the area, nor cause adverse impacts to adjacent uses, buildings, structures, and has the availability of utilities.

### ***Consistency with General Plan & Zoning***

Section 17.66.030(C) of the Tehama County Zoning Code allows a Dwelling (Caretaker Unit), when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products. As indicated above the residential structure (Dwelling/Caretaker Unit) is being proposed by the applicant for a fulltime Ranch Foreman position at the Battle Creek Meadows Ranch, which manages over 2,137 acres of timber production land for harvesting timber related to various forest products. The Zoning and General Plan are consistent with the proposed Use Permit since the BCMR timberlands are operated under an approved Non-Industrial Timber Management Plan (NTMP), the General Plan Land Use Designation is timber and the Zoning is a Timber Preserve Zone.

### **ENVIRONMENTAL ASSESSMENT:**

Pursuant to Categorical Exemption – Class 3, Section 15303(a), the construction of a single family residence (Caretaker Unit), new construction or conversion of small structures are exempt from the California Environmental Quality Act (CEQA).

### **RECOMMENDATION:**

Staff recommends the Planning Commission approve Use Permit #17-02 with the Conditions of Approval contained in Attachment E.

### **ACTION:**

- A. Conduct a Public Hearing - Use Permit #17-02, to establish a Caretaker Unit (Dwelling) in a TPZ; Timber Production Zone District, which may be permitted upon securing a use permit when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products (TC code Section 17.66.030 (C));**
- B. Move that Use Permit #17-02 is exempt from CEQA pursuant to CEQA Guidelines Section 15303(a), a Class 3 Exemption that allows single family residence (Dwelling or Caretaker Unit), and approve the CEQA Findings within Attachment D; and**

**C. Move that the Planning Commission approve the Findings/Subfindings in Attachment D for Use Permit #17-02; and**

**D. Move that the Planning Commission approve Use Permit #17-02 subject to the Conditions in Attachment E;**

**Or;**

**E. Failing to make the recommended findings, move that the Planning Commission continue the item to the next Planning Commission meeting and direct staff to prepare findings to deny Use Permit #17-02.**

**ATTACHMENTS**

**A. VICINITY MAP**

**B. APPLICANTS LETTER**

**C. SITE PLAN AND BUILDING ELEVATIONS**

**D. FINDINGS/SUBFINDINGS**

**E. CONDITIONS**