

# TEHAMA COUNTY BOARD OF SUPERVISORS

Steve Chamblin, District 1  
Candy Carlson, District 2, Vice-Chair  
Dennis Garton, District 3, Chairman  
Bob Williams, District 4  
Burt Bundy, District 5



Williams Goodwin  
Chief Administrator

Arthur Wylene  
County Counsel

Jennifer A. Vise  
Clerk of the Board  
(530) 527-3287

Board Chambers  
727 Oak Street, Red Bluff, CA 96080  
(530) 527-4655

<http://www.co.tehama.ca.us>

## MINUTES FOR TUESDAY, MAY 9, 2017

The Board of Supervisors of the County of Tehama met in regular session at 8:30 a.m. on Tuesday, May 9, 2017 with the following Board members present: Supervisors Candy Carlson, Burt Bundy, Dennis Garton, Steve Chamblin and Bob Williams.

### 8:30 A.M. PUBLIC COMMENT

Chief Administrator Williams Goodwin announced there would be a ribbon-cutting ceremony for the Corning Rest Area.

8:30 A.M. RECESS to convene in Closed Session.

8:35 A.M. CONVENED in Closed Session.

8:42 A.M. RECESS to convene in Regular Session at 10:00 a.m.

10:00 A.M. CONVENED in Regular Session.

Chairman Dennis Garton presided. Present were Clerk of the Board Jennifer Vise by Deputy Angela L. Ford, Chief Administrator Williams Goodwin and Interim County Counsel James Curtis.

### 10:00 AM CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chairman Garton led the pledge of allegiance

### PUBLIC COMMENT

Richard Hammond led a prayer.

Scott Camp discussed the recently held National Day of Prayer and he thanked everyone who participated.

Child Support Services Director Tonya Moore said they now have a Child Support Payment Kiosk in their lobby to further assist with receiving timely payments.

John Ward discussed the State of Jefferson and the Healthy California Act.

Deputy Shelley McCullough invited the Board to the Tehama County Treatment Courts Graduation Celebration to be held at the Department of Education on May 9, 2017 at 5:30 where they will be honoring Adult Drug Court and Behavioral Health Court graduates.

Lake California Resident Paul Mitchell discussed the Lake California community.

Social Services Director Amanda Sharp discussed the upcoming Spaghetti feed to be held at the Community Center on Friday, May 19<sup>th</sup> to support Senior Nutrition.

Chief Administrator Williams Goodwin discussed the Sunrise Rotary bus shelter dedication to be held at the Tehama Campus of Shasta College.

Chairman Garton introduced Interim County Counsel Jim Curtis.

Mr. Curtis thanked the Board for this opportunity.

Chairman Garton invited the public to attend the Tip-A-Cop event to be held at M&M restaurant to benefit Special Olympics.

Chairman Garton invited the public to attend the Annual Mother's Day pancake breakfast in Manton.

## **ANNOUNCEMENT OF AGENDA CORRECTIONS**

The Clerk announced that Regular #27 should have the effective date of 6/1/17 not 7/1/17.

## **REPORTABLE ACTIONS FROM CLOSED SESSION**

Interim County Counsel Jim Curtis announced the following action that took place in Closed Session:

The Board of Supervisors of the County of Tehama, and the Board of Directors for the Tehama County Air Pollution District met in closed session Tuesday, May 9, 2017, by formal and unanimous vote, authorized County Counsel to retain Mark Habib as the attorney to assist in the final briefs that are due in the cases of County of Tehama and Tehama County Air Pollution Control District v. Betty Yee, et al, California Court of Appeal, Third District Case Nos. C07831 and C080919.

## **REPORTS OF MEETINGS ATTENDED (AB1234)**

Supervisor Chamblin – Drug & Alcohol Advisory Board meeting; Landfill Executive Committee meeting; Mental Health meeting at the Library; and Cinco de Mayo celebrations.

Supervisor Williams – No Place Like Home workshop; Corning Economic Development meeting; and the going-away celebration for Arthur Wylene.

Supervisor Carlson – National Day of Prayer; and the Landfill Executive Committee meeting.

Supervisor Bundy – Fire Committee meeting; Paynes Creek Ishi Camp crew training; and the Phase III Rezone Ad Hoc Committee meeting.

Chairman Garton – None.

## **BOARD OF SUPERVISORS STANDING AND AD HOC COMMITTEE REPORTS**

- Receive reports from the following standing and ad hoc committees, and discussion and possible direction to the committees regarding future meetings and activities within each committee's assigned scope:

**Fire Committee (Standing)** - None

**Public Works Committee (Standing)** – Will meet Friday

**Jobs Development Committee (Standing)** – Meeting soon

**Library Planning Ad Hoc Committee** - None

**Phase III Rezone Ad Hoc Committee** – Ongoing

**Travel & Vehicle Policies Ad Hoc Committee** - None

**Certificates of Compliance and Lot Line Adjustments Review Ad Hoc Committee** - None

**Strategic Plan Development Ad Hoc Committee** – None

## **CONSENT AGENDA**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Burt Bundy, Supervisor - District 5
<b>SECONDER:</b>	Steve Chamblin, Supervisor - District 1
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

### 4. APPROVAL OF MINUTES

- a) Waive the reading and approve the minutes of the following meetings:
  - 1) Special meeting held 4-3-17
  - 2) Regular meeting held 4-25-17

### 5. AUDITOR'S CLAIMS

- a) Public Defender, 53221, Rolland Papendick, \$946.00
- b) Public Defender, 53221, Rolland Papendick, \$2,157.92

### 6. GENERAL WARRANT REGISTER - April 24-28, 2017

7. HEALTH SERVICES AGENCY / DRUG & ALCOHOL DIVISION
  - a) AGREEMENT – Approval and authorization for the Executive Director to sign the agreement with Tehama County Office of Education for the purpose of providing certain student alcohol and drug prevention services and activities and coordination of "Club Live" programs for an all-inclusive flat fee of \$3,000, effective 7/1/17 and shall terminate 6/30/19.  
(Miscellaneous Agreement #2017-98)
8. HEALTH SERVICES AGENCY / MENTAL HEALTH DIVISION
  - a) AGREEMENT – Approval and authorization for the Executive Director to sign the agreement with Inland Business Systems for the lease and maintenance of one (1) multifunction device (copier/printer/scanner/fax) at \$156.99 per month for 60 months plus maintenance costs billed monthly at \$0.0043 per black/white image with maximum amount not to exceed \$9,420; with the option to purchase the device in the amount not to exceed \$660.00 at the end of sixty (60) months, effective upon the date of signing and shall terminate sixty (60) months after the date of installation of the multifunction device.  
(Miscellaneous Agreement #2017-99)
9. SHERIFF'S DEPARTMENT
  - a) AGREEMENT – Approval and authorization for the Chairman to sign the agreement with the County of Yolo for the purpose of providing a morgue facility for the performance of forensic autopsy examinations for the rates as listed in Exhibit B with maximum compensation not to exceed \$15,000 per year, effective 7/1/17 and shall terminate 6/30/20.  
(Miscellaneous Agreement #2017-100)
10. FIRE DEPARTMENT
  - a) Approval and authorization for the Fire Department to apply for the Volunteer Fire Assistance Grant with the California Department of Forestry and Fire Protection in the amount of \$39,790 to purchase personal protection equipment and pagers.
11. DEPARTMENT OF SOCIAL SERVICES / COMMUNITY ACTION AGENCY
  - a) AGREEMENT - Request approval and authorization for the Director of Social Services to sign Contract Modification No. 1 to Subcontract Agreement #IIC-080-17 with Chico Research Foundation, California State University, Chico on behalf of its program the Area 3 Agency on Aging for the provision of the nutrition component of the Senior Nutrition Program adding one-time-only funds in an amount not to exceed \$22,426 bringing the total funds to \$159,068 effective 7/1/16 through 6/30/17.  
(Miscellaneous Agreement #2017-101)
12. DEPARTMENT OF SOCIAL SERVICES / COMMUNITY ACTION AGENCY / SENIOR NUTRITION PROGRAM
  - a) Approval and authorization for the Tehama County Community Action Agency to accept a donation for the Senior Nutrition Program from Clickappraiser.com, Inc. in the amount of \$500.

13.COMMITTEES & COMMISSIONS / SPECIAL DISTRICT

- a) MANTON CEMETERY DISTRICT - One appointment to fill the unexpired term of Kendra Howell with said term expiring 12/31/19.  
(Interested person: David Sproul)

14.COMMITTEES & COMMISSIONS

- a) CALWORKS ADMINISTRATIVE OVERSIGHT TEAM - One appointment to replace Amber Yearton as Employment Representative for no-set-term.  
(Interested person: Tammy Gildea)

**REGULAR AGENDA**

15.ADMINISTRATION / PUBLIC WORKS / SHERIFF

- a) RESOLUTION NO. 2017-50 / AGREEMENT – Adoption of a resolution authorizing the Chief Administrator, Auditor-Controller, or Public Works Director to submit an application to the California Emergency Management Agency for the purpose of obtaining financial assistance under the Federal Public Assistance Program and the California Disaster Assistance Act for eligible expenses incurred as a result of the February 2017 storms for the incident period beginning 2/1/17 and ending 2/23/17.

(Miscellaneous Agreement #2017-102)

Sheriff Dave Hencratt said these funds will help cover the costs that the County expelled dealing with the heavy rains in February.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Chamblin, Supervisor - District 1
<b>SECONDER:</b>	Bob Williams, Supervisor - District 4
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

- b) AGREEMENT – Confirmation of the Memorandum of Agreement between Butte County and the Tehama County Sheriff’s Office pertaining to assistance under the Law Enforcement Mutual Aid Plan for the incident period beginning 2/1/17 and ending 2/23/17.

(Miscellaneous Agreement #2017-103)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Chamblin, Supervisor - District 1
<b>SECONDER:</b>	Bob Williams, Supervisor - District 4
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

16.DISTRICT ATTORNEY / VICTIM WITNESS

- a) AGREEMENT – Approval and authorization for the District Attorney to sign the Amendment to Subaward #VW16210520 Grant Award Agreement (Misc. Agree. #2016-121) for the FY 2016/2017 Victim/Witness grant award funding with the State of California Office of Emergency Services thereby increasing the total grant amount from \$197,215 to \$304,818 and extend the grant period through 9-30-17.

(Miscellaneous Agreement #2017-104)

District Attorney Gregg Cohen said this item came about because the State changed the grant cycle to the Federal Fiscal Year

Following additional comments;

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Williams, Supervisor - District 4
<b>SECONDER:</b>	Steve Chamblin, Supervisor - District 1
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

- b) TRANSFER OF FUNDS: DISTRICT ATTORNEY / VICTIM WITNESS UNIT, B-50 - From State OCJP (CALEMA) to Contingency, \$40,000; and From Contingency to Vehicle, \$40,000 (**Requires 4/5 vote**).

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Williams, Supervisor - District 4
<b>SECONDER:</b>	Steve Chamblin, Supervisor - District 1
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

- c) Adoption of the finding that State General Services Contract #1-16-23-23D with Winner Chevrolet for the acquisition of one new Chevrolet Tahoe LS 4x4 meets all Tehama County Bidding criteria and allows the County to take advantage of special low pricing without the time and expense involved with conducting a formal bid process.

In response to Supervisor Carlson, Mr. Cohen said they need the 4x4 to reach certain areas in the Eastern and Western portions of the County.

Supervisor Bundy said he wants the County to start getting rid of their older vehicles. He said for every new vehicle purchased, he wants to see one older, obsolete vehicle disposed of.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Williams, Supervisor - District 4
<b>SECONDER:</b>	Steve Chamblin, Supervisor - District 1
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

- d) Authorization to find it in the best interest of the County to waive the formal bid process for the acquisition of one new Chevrolet Tahoe LS 4x4 based on the finding.

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Bob Williams, Supervisor - District 4  
**SECONDER:**    Steve Chamblin, Supervisor - District 1  
**AYES:**         Carlson, Garton, Chamblin, Williams, Bundy

- e) Authorization for the Purchasing Department to issue a purchase order to Winner Chevrolet for the acquisition of one new Chevrolet Tahoe LS 4x4 for the District Attorney’s Office-Victim/Witness Unit-UVA Unit, in the amount of \$39,429.

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Bob Williams, Supervisor - District 4  
**SECONDER:**    Steve Chamblin, Supervisor - District 1  
**AYES:**         Carlson, Garton, Chamblin, Williams, Bundy

17.PERSONNEL / PROBATION

- a) Approval of a Personnel Action Form appointing Stacey Frank as a Deputy Probation Officer II at Range 59-5, effective 6/1/17.

Following comments;

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Steve Chamblin, Supervisor - District 1  
**SECONDER:**    Candy Carlson, Supervisor - District 2  
**AYES:**         Carlson, Garton, Chamblin, Williams, Bundy

18.TREASURER - TAX COLLECTOR / PERSONNEL

- a) Approval of the revised classification specification for Assistant Treasurer / Tax Collector, effective May 9, 2017.

Following comments;

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Bob Williams, Supervisor - District 4  
**SECONDER:**    Steve Chamblin, Supervisor - District 1  
**AYES:**         Carlson, Garton, Chamblin, Williams, Bundy

19.PERSONNEL / FIRE DEPARTMENT

- a) Approval of a revised classification specification for Public Safety Vehicle and Equipment Mechanic II, effective 5/9/17.

Following comments;

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**         Bob Williams, Supervisor - District 4  
**SECONDER:**    Candy Carlson, Supervisor - District 2  
**AYES:**            Carlson, Garton, Chamblin, Williams, Bundy

20. FIRE DEPARTMENT

- a) RESOLUTION NO. 2017-51 – Adoption of a resolution establishing the standard Volunteer Company Bylaws for the Tehama County Fire Department.

Following comments;

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**         Candy Carlson, Supervisor - District 2  
**SECONDER:**    Burt Bundy, Supervisor - District 5  
**AYES:**            Carlson, Garton, Chamblin, Williams, Bundy

21. HEALTH SERVICES AGENCY

- a) Approval of out-of-state travel for Phillip Hernandez, Drug & Alcohol Director; Carrie Cannaday, Drug and Alcohol Counselor II, Drug and Alcohol Division; Matthew Aguire, Deputy Probation Officer III, Tehama County Probation; Shelley McCullough, Administrative Deputy, Tehama County Sheriff's Office, or designees and the following non-County employees: Christopher Logan, Attorney at Law to travel out of state to attend the National Association of Drug Court Professionals (NADCP) Annual Training Conference in National Harbor, MD from July 8-12, 2017.

Following comments;

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**         Steve Chamblin, Supervisor - District 1  
**SECONDER:**    Bob Williams, Supervisor - District 4  
**AYES:**            Carlson, Garton, Chamblin, Williams, Bundy

22. ADMINISTRATION / HEALTH SERVICES AGENCY / SHERIFF

- a) Presentation of the Tehama County Jail Expansion and Re-Entry Facility operational analysis prepared by Lionakis.

Chief Administrator Williams Goodwin said on 1/31/17, the Board of Supervisors directed staff to retain the services of a consulting firm to update the projected operational cost for the Tehama County Jail Expansion Facility. He said when the original application and proposal for SB1022 funds was completed, the ongoing costs to staff and operate the new facility were estimated to be approximately \$2 million per year to be funded from the General Fund. He added these costs include \$300,000 in utilities and other supplies, \$1.1 million in Sheriff personnel and \$560,000 in Health Services Agency personnel. Since the project has been delayed for various reasons and costs have continued to escalate, staff recommended an analysis which



considers the current environment and also drills deeper into the full operating costs of the jail. He said in today's dollars, the original estimate would be equivalent to approximately \$2.1 million.

Mr. Goodwin said the project description has been modified since the original funding application. He said the Day Reporting Center has been relocated to the Antelope Boulevard site and service and training areas have been expanded.

Mr. Goodwin said an operational cost analysis was completed by Lionakis in collaboration with Sheriff's Department, Health Services Agency and County Administration staff. Staffing requirements for both the Sheriff and Health Services have increased based on actual experience with the enhanced level of services required by the longer post-AB109 incarcerations. He said Sheriff positions increased from 16 to 18 and Health Services positions increased slightly from 6.40 to 6.475. It is estimated that the additional Jail staffing required will increase costs by \$1,660,205; likewise, the additional Health Services Agency's staffing will increase costs by \$645,097, for a total increase of \$2,305,302 in Salaries and Benefits.

Mr. Goodwin said additionally, Lionakis completed an annual estimate for the non-personnel operational cost associated with new jail addition. He said their estimate is based on a review of prior fiscal year actual expenses related to the Jail's Services & Supplies (which includes utilities) and Health Services Agency's Medical Supply & Pharmacy accounts. He said the total annual operations cost increase is estimated at \$423,760 in today's current dollars.

Supervisor Bundy said he is more concerned with future costs and if the County will be able to afford those costs in the future.

Sheriff Hencratt said in the end, they need to keep the citizens safe and there is costs associated with that.

Supervisor Williams said the term he keeps hearing is "if you build it, they will come". He said citizens are concerned if the County has more jail space, then the State will send more inmates our way.

Sheriff Hencratt said he doesn't know about that, but the County needs to take care of their current citizens right now.

Supervisor Chamblin said the current jail is incomplete and obsolete and at the end of life. He said it's not safe for inmates or staff.

In response to Chairman Garton, Jayme Bottke said the additional cost for the Health Services Agency budget is to add one additional position.

Sheriff Hencratt also discussed adding a Correctional Lieutenant.

Supervisor Carlson said she is proud of the team working on this project. She said studies have shown that it takes two generations for families to change their bad habits.

Following additional discussion, there was consensus from the Board to direct staff to proceed with the Jail Expansion and Re-Entry Facility and SB 1022 funding requirements.

**10:58 A.M. RECESS to convene as the In-Home Supportive Services Public Authority**

**11:09 A.M. ADJOURN to reconvene as the Tehama County Board of Supervisors**

#### 24. ADMINISTRATION / SOCIAL SERVICES

- a) **AGREEMENT** - Request approval and authorization for the Chairman of the Board of Supervisors to sign the Memorandum of Understanding between the County of Tehama and the Tehama County In-Home Supportive Services Public Authority for Administrative Services and Facilities, including designation of the Tehama County Director of Social Services as ex officio Executive Director of IHSSPA, for the period of 7/1/17 through 6/30/20.

(Miscellaneous Agreement #2017-105)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Candy Carlson, Supervisor - District 2
<b>SECONDER:</b>	Burt Bundy, Supervisor - District 5
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

#### 25. PUBLIC HEARING / PLANNING DEPARTMENT

- a) **PUBLIC HEARING** - Conduct public hearing to consider immediate cancellation of a portion of Williamson Act Contract No. 644 on certain land owned by Anne Read (portion of APN 003-170-037) for the replacement of the Cal Fire Baker Fire Station

Chairman Garton declared the public hearing open.

Planning Director Kristen Maze gave an overview of the project and said it involves the Baker Fire Station. She said the request is for an immediate Cancellation of a four acre portion of Williamson Act Contract No. 644 containing APN: 003-170-037, which is approximately 463.80 acres. She said the 4.0 acres include the existing 3.7 acre Baker Fire Station plus an additional 0.36 acre area to the north of the Fire Station leased area. She added Contract #644 contains several parcels with a total of 1,703 acres. She said the Baker Fire Station was constructed in 1948 and has been operating continuously in this location for nearly 70 years.

Resident Jeanne Marie Micheals said she has property in that area that she can sell to the fire station for cheap if they what to relocate.

Having received no additional testimony, Chairman Garton closed the public hearing.

Supervisor Chamblin said this property is in his district and serves the public interest so he is in favor of the project.

- b) Adoption of the findings that the Tehama County Board of Supervisors has determined a Categorical Exemption applies, as specified in Section 15302 (Class 2 Categorical Exemption) replacement or reconstruction of existing structures.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Chamblin, Supervisor - District 1
<b>SECONDER:</b>	Bob Williams, Supervisor - District 4
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

- c) Adoption of the subfindings and findings set forth in the Staff Report.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Chamblin, Supervisor - District 1
<b>SECONDER:</b>	Bob Williams, Supervisor - District 4
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

- d) RESOLUTION 2017-52 – Adoption of a resolution granting the tentative approval of cancellation of a land conservation contract on land owned by Anne Read for the replacement of the Cal Fire Baker Fire Station, subject to the conditions and contingencies set forth in the Staff Report.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Chamblin, Supervisor - District 1
<b>SECONDER:</b>	Bob Williams, Supervisor - District 4
<b>AYES:</b>	Carlson, Garton, Chamblin, Williams, Bundy

**11:23 A.M. RECESS to convene as the Tehama County Air Pollution Control District**

**26.COMMITTEES & COMMISSIONS / SPECIAL DISTRICT**

- a) AIR POLLUTION CONTROL DISTRICT HEARING BOARD
- 1) One three-year appointment to fill the expired term of Fred Richelieu as Registered Professional Engineer with said new term expiring 3/31/19 (term expired in 2016).  
(Interested person: Fred Richelieu)
  - 2) One three-year appointment to fill the expired term of Dr. Timothy Frantz as Medical Professional Member with said new term expiring 3/31/19 (term expired in 2016).  
(Interested person: Dr. Frank Greene)
  - 3) One three-year appointment to fill the expired term of Tyler Christensen as Public Member Representative with said new term expiring 2/28/20.  
(Interested person: Tyler Christensen)

- 4) One three-year appointment to fill the expired term of Ron McIver as Legal Professional Member with said new term expiring 2/28/20.  
(Interested person: Ron McIver)

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Burt Bundy, Supervisor - District 5  
**SECONDER:**    Candy Carlson, Supervisor - District 2  
**AYES:**         Carlson, Garton, Chamblin, Williams, Bundy

**11:23 A.M. ADJOURN to reconvene as the Tehama County Board of Supervisors at 1:30 P.M.**

**1:30 P.M. RECONVENE**

**27. BUILDING & SAFETY DEPARTMENT / PERSONNEL**

- a) RESOLUTION NO.2017-53 – Adoption of a resolution to amend Resolution 2016-62 the 2016/17 Position Allocation List (PAL) by adding one Combination Building Inspector allocation, effective 6/1/17.

Following comments;

**RESULT:**        **APPROVED [UNANIMOUS]**  
**MOVER:**        Bob Williams, Supervisor - District 4  
**SECONDER:**    Steve Chamblin, Supervisor - District 1  
**AYES:**         Carlson, Garton, Chamblin, Williams, Bundy

**28. BUILDING & SAFETY DEPARTMENT**

- a) STUDY SESSION - Conduct study session regarding Building and Zoning Code regulations relating to placement of accessory structures, tiny homes and shipping containers on private property within the unincorporated area of Tehama County.

Building Official John Stover gave a presentation which covered shipping containers, Assessor buildings, tiny homes, park models and yurts. He discussed which types of structures require building permits and what types of buildings are exempt. He said the Tehama County Code reads:

Exempted Work: a permit shall not be required for the types of work in each of the separate classes of permits as listed below. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

Building Permits. A building permit shall not be required for the following:

A one-story detached residential accessory buildings used as tool or storage sheds, playhouses and similar uses, provided the structure is not located on a

public utility easement or in front, rear and side setbacks required by the zoning code of Tehama County. The floor area shall not exceed one hundred twenty square feet. The structure shall be a minimum of six feet from the dwelling or accessory buildings.

Shipping containers, provided that:

- a) It is not located in an area of special flood hazard;
- b) It is not located on a slope of more than eight percent;
- c) It has no permanent utility connections;
- d) It is used for storage purposes only; and

A temporary building certification is applied for and obtained by the property owner or authorized agent. The fee for a temporary building certification shall be as established by the latest fee ordinance of the Board of Supervisors. The number of shipping containers allowed on a parcel shall be one per every five acres. (The Building Department has never enforced the temporary requirement of these permits).

Mr. Stover said there does not seem to be a specific definition for 'temporary', as it applies in this case, in the municipal codes. However in the requirements for seasonal fruit stands above: they must obtain a temporary building certification and cannot be on the premises longer than 180 days. He said in the current version of the California Building Code, a temporary structure is limited to not more than 180 days. Extensions may be granted. Also in the CBC, the definition of temporary is: buildings and facilities for use and on one location for not more than one year.

Mr. Stover displayed the codes for other counties as it applies to shipping containers and other accessory structures.

Mr. Stover discussed accessory structures and said a detached accessory structure less than 120 sq. ft. for the purpose of storage or a playhouse only does not require a building permit. It cannot be used for habitation of any kind and may not have electric, plumbing or mechanical in or on the structure. There is no limit to the number of these structures on a property. He said an accessory structure greater than 120 sq. ft. shall require that a permit first be purchased before starting construction. He added a regularly permitted structure may have electricity, plumbing or HVAC. It still may not be occupied unless the occupancy has been changed and all of the requirements for an occupied building have been met.

Mr. Stover discussed tiny homes and said most of the tiny homes seen on television or in magazines are built on a trailer chassis with wheels so they can be moved from place to place. He said this type of construction on wheels is governed by the rules and regulations of Title 25 which is regulated and inspected by the State Department of Housing and Community Development (HCD). He said trailers, mobile homes and RV's all fall under Title 25's inspectors as they are built, usually in a controlled warehouse environment.

Mr. Stover briefly discussed park models and said a park model is designed for human habitation for recreational or seasonal use only, which meets specified criteria. He said because a park model or park trailer is not considered a legitimate mobile home by definition, but an RV, they are only allowed in trailer or mobile home parks. The Building department will not issue a mobile home permit to set one on private property.

Mr. Stover discussed yurts and said a traditional yurt is a portable, round tent covered with skins or felt and used as a dwelling by nomads in the steppes of Central Asia. He said the closest thing to use of a yurt in the County Code is Glamping. He said glamping means a transient occupancy facility where guests occupy detached permanent upscale tent units or similar units, which are regulated by California Building Code and CalFire Code but are not conventional hotel, motel or cabin facilities or camping and are not an agricultural homestay as defined within the County Code.

Code Enforcement Officer Keith Curl said Code Enforcement is the eyes and ears for the Building Department. He said the issue is the size of the container vs. the size of the lot.

Interim County Counsel Jim Curtis said any discussion on the zoning code has to include the Planning Department.

Planning Director Kristen Maze said they need to look at what type of zoning is to be considered. She added she is against any wording that references "temporary" as it will be abused.

Supervisor Bundy said the Board might consider an Ad Hoc to help outline which areas need addressed.

Supervisor Chamblin said he really isn't sure what a revised ordinance would do unless it allows smaller units on smaller lot sizes.

Supervisor Williams said he doesn't want more regulation the County can't enforce or smaller regulation that citizens will abuse.

Several Supervisors said they are not inclined to develop a new ordinance with more regulation.

Chairman Garton said he hears consensus of the Board to move forward with an ordinance removing any reference to the word "temporary" and to receive input from the District Attorney on possible business violations.

3:01 P.M. There being no further business before the Board, the meeting was adjourned.

ATTEST: May 11, 2017

APPROVED \_\_\_\_\_  
Chairman of the Board  
of Supervisors

JENNIFER A. VISE, Clerk  
of the Board of Supervisors

by \_\_\_\_\_ Deputy