

# TEHAMA COUNTY BOARD OF SUPERVISORS

Robert Burroughs, District 1  
Tom Walker, District 2, Chairman  
Steve Zane, District 3  
Matt Hansen, District 4  
Greg Jones, District 5, Vice Chair



Gabriel Hydrick  
Chief Administrator

Margaret Long  
County Counsel

Sean Houghtby  
Clerk of the Board  
(530) 527-3287

Board Chambers  
727 Oak Street, Red Bluff, CA 96080  
(530) 527-4655  
<http://www.tehama.gov>

## AGENDA FOR TUESDAY, JANUARY 13, 2026

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The Board of Supervisors welcomes you to their meetings which are regularly scheduled for each Tuesday. Your participation and interest are encouraged and appreciated. Members of the public may address the Board from the podium on items on the agenda when the matter is called. The Board reserves the right to limit the time devoted to any item on the agenda and to limit the time of any speaker.

The Board wishes to ensure that business is conducted in an orderly fashion and the public is asked to be courteous and polite when addressing the Board and to be respectful to others attending the Board meeting. The Board has adopted a Code of Conduct for the public attending these meetings. The Code of Conduct is posted in the Chambers and online at <https://www.tehama.gov/wp-content/uploads/2025/09/PUBLIC-CODE-OF-CONDUCT.pdf>. Any disorderly conduct which disrupts, disturbs, or otherwise impedes the orderly conduct of the Board meeting is prohibited.

Members of the public who are unable to attend in person may participate, listen and watch in the following ways:

- 1) To participate in the Board meeting, the public may listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment.
- 2) Members of the public who are unable to attend in person may watch and listen via the web at: <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment at the time the item is called.

The audio and live video streaming is being offered as a convenience. The Board meeting will continue even if there is a disruption. If there is a disruption, the public is encouraged to consider an alternate option listed above. If you have trouble connecting or accessing the meeting, contact the Board office for assistance at (530) 527-4655.

Please refer to the last page of the agenda for information on how to participate in the

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meeting, as well as the various options being made available for members of the public to provide comment.

The County of Tehama does not discriminate on the basis of disability in admission to, access to, or operation of its buildings, facilities, programs, services, or activities. Questions, complaints, or requests for additional information regarding the Americans with Disabilities Act (ADA) may be forwarded to the County’s ADA Coordinator: Tom Provine, County of Tehama, 727 Oak St., Red Bluff, CA 96080, Phone: (530) 527-4655. Individuals with disabilities who need auxiliary aids and/or services or other accommodations for effective communication in the County’s programs and services are invited to make their needs and preferences known to the affected department or the ADA Coordinator. For aids or services needed for effective communication during Board of Supervisors meetings, please contact the ADA Coordinator two business days prior to the day of the meeting. This notice is available in accessible alternate formats from the affected department or the ADA Coordinator.

The Agenda is divided into two sections:

**CONSENT AGENDA:**

These items include routine financial and administrative actions and are usually approved by a single majority vote. Any Board member, staff member or interested person may request that an item be removed from the Consent Agenda for discussion on the Regular Agenda.

**REGULAR AGENDA:**

These items include significant financial and administrative actions of special interest that are usually approved individually by a majority vote. The Regular Agenda also includes noticed hearings and public hearings. The times on the agenda are approximate.

**9:00 AM CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**REMINDER - The January 20th meeting of the Board of Supervisors is cancelled pursuant to Board policy.**

**PLEASE TURN OFF OR MUTE YOUR CELL PHONE**

**PUBLIC COMMENT**

This is a time set aside for members of the public to directly address the Board of Supervisors on any item of interest to the public that is within the subject matter jurisdiction of this board. No action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of section 54954.2 of the government code. This board has chosen to exercise its discretion and limit each speaker to three (3) minutes. Public Comment may be limited to the first 30 minutes of the meeting and if there are more speakers than this time limit will allow, the Chair may request that remaining speakers wait until the end of the meeting, at which point public comment may be reopened.

Members of the public will be allowed to address the Board of Supervisors regarding items appearing on the agenda at the time the item is called.

**ANNOUNCEMENT OF AGENDA CORRECTIONS**

**PREVIOUS REPORTABLE ACTIONS FROM CLOSED SESSION**

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

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:

**Public Works Committee (Standing) (VACANT, VACANT)**

**Veterans Halls Advisory Committee (Standing) (VACANT, VACANT)**

**Public Safety Tax Initiative Working Group (Burroughs, Jones)**

**Personnel Procedures & Guidelines Ad Hoc Committee (Burroughs, Walker)**

**City of Red Bluff/Tehama County Ad Hoc Committee (Walker, Burroughs)**

**Rent Control Ordinance Ad Hoc (Jones, VACANT)**

**REPORTS OF MEETINGS ATTENDED INCLUDING AB1234**

**ANNOUNCEMENTS BY COUNTY DEPARTMENTS**

This is an opportunity for a County Department to provide information to the Board and the general public. These announcements are to be as brief and concise as possible and not used to seek direction from the Board.

**CONSENT AGENDA**

- 1. **GENERAL WARRANT REGISTER 12/21/25-12/27/25** [25-2231](#)
- 2. **AUDITOR’S CLAIMS** [25-2243](#)
  - a) Court Operations, 2026-53221, Benjamin E. Magid, \$3,600.00
  - b) Court Operations, 2017-53230, Kent R. Caruso, PH.D., \$1,000.00
- 3. **DEPARTMENT OF AGRICULTURE / DIVISION OF ANIMAL SERVICES** [25-2219](#)
  - a) DONATION - Request approval and authorization for the Director of Animal Services to accept the following monetary and property donations to the Tehama County Animal Care Center:
    - 1) \$500 from Judy Shatswell to medical donation fund
    - 2) \$1,000 from Penelope Costa to medical donation fund
    - 3) \$600 from Anonymous to medical donation fund
    - 4) \$1,000 from Petco Love to medical donation fund

- 5) \$500 from Gretchen Koch to medical donation fund
- 6) \$500 from James McLauchlan to medical donation fund
- 7) \$500 from Zach Mustaine to medical donation fund
- 8) Property donation from Rebecca Winterson of (7) wire crates, valued at \$560

**4. DEPARTMENT OF AGRICULTURE / DIVISION OF ANIMAL SERVICES [25-2225](#)**

- a) DONATION - Annual Report of all donations accepted by the Director of Animal Services on behalf of County for the period of 9/1/24 through 8/31/25

**5. WALNUT STREET COMPLEX SITE ACCESSIBILITY PROJECT [25-2244](#)**

- a) NOTICE OF COMPLETION - Request approval for the Chair to sign the Notice of Completion for the Walnut Street Complex Site Accessibility Project, as contracted by SnL Construction

**6. BOARD OF SUPERVISORS [25-2239](#)**

- a) Determine that there is a need to continue the emergency proclamation, proclaiming the existence of the local emergency in Tehama County that caused conditions of peril

**7. BOARD ORDERS [26-0024](#)**

- a) 2026 ATTENDANCE OF MEETINGS - Request authorization for the Board members to attend meetings considered of benefit to the County during 2026, as set forth in Resolution No. 2019-41, the Travel Reimbursement Policy for Legislative Bodies (AB 1234)

**8. COUNTY OFFICIALS [26-0025](#)**

- a) 2026 OUT OF STATE TRAVEL

- 1) Request authorization for County Officials to leave the State whenever necessary on private business during 2026

- 2) Request authorization for County officials, including County employees directed by a Department Head or designee, to leave the State whenever necessary on County business and/or training during 2026

**9. COMMITTEES & COMMISSIONS [26-0026](#)**

- a) Request approval and authorization to dissolve the following Standing Committees:
  - 1) Public Works Committee
  - 2) Veterans Hall Advisory Committee

**10. COMMITTEES & COMMISSIONS [25-2224](#)**

- a) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Alicia Meyer as County Librarian with new said term expiring upon first Board of Supervisors' meeting of January 2027 (Interested person: Alicia Meyer, County Librarian)

- b) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Matthew Rogers as District Attorney with new

said term expiring upon first Board of Supervisors' meeting of January 2027  
(Interested person: Matthew Rogers, District Attorney)

c) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Andrew Plett as Deputy County Counsel with new said term expiring upon first Board of Supervisors' meeting of January 2027  
(Interested person: Andrew Plett, Deputy County Counsel)

### REGULAR AGENDA

**11. CORNING VETERANS HALL REMODEL PROJECT - Administrative [25-2237](#)  
Services Director Tom Provine**

a) Request approval of the plans and specifications for the Corning Veterans Hall Remodel Project as amended by Addendum No. 1 and Addendum No. 2

b) BID AWARD - Request to award the bid for the Corning Veterans Hall Remodel Project to Ginno Construction, Inc. of Chico, CA as the low responsive bidder in the amount of \$4,510,962 for the base bid

c) AGREEMENT - Request approval and authorization for the Chair to sign the agreement with Ginno Construction, Inc. for an amount not to exceed \$4,968,488 (including base bid and Additive Alternate No. 1, 2, 3) *(Subject to receipt of required insurance and bonding documentation)*

d) Request blanket authorization for the Chief Administrator to execute change orders for the project in an amount up to 10% of the contract price, with all change orders being brought back to the Board for confirmation

**12. CORNING VETERANS HALL REMODEL PROJECT - Administrative [26-0003](#)  
Services Director Tom Provine**

a) AGREEMENT - Request approval and authorization for the Chair to sign Amendment No. 1 to the agreement with Nichols, Melburg & Rossetto (Misc. Agree #2023-178) for the purpose of providing additional architectural/engineering services for the Corning Veterans Hall Remodel Project, thereby adding an additional \$110,000, for a total maximum compensation amount to not exceed \$422,000 *(Subject to receipt of required insurance documentation)*

**13. DEPARTMENT OF AGRICULTURE [25-2236](#)**

a) AGREEMENT - Request approval and authorization for the Agricultural Commissioner to sign Cooperative Agreement No. 25-0587-000-SA with the California Department of Food and Agriculture for the provision of costs incurred relative to apiary activities performed in an amount not to exceed \$23,712.25 effective 1/1/26 and shall terminate 6/30/27

**10:00 A.M.**

**14. PLANNING DEPARTMENT - Director Jessica Martinez [25-2185](#)**

a) Public Hearing - Conduct a public hearing to consider Tehama County General Plan

## Amendment #24-01

b) Request to find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) Common Sense Exemption, Section 15262 Feasibility and Planning Studies, Section 15283 Housing Needs Allocation, and adopt the findings relative to CEQA in the staff report and as contained in Attachment A;

c) RESOLUTION - Request the Board of Supervisors Adopt the GPA #24-01 and resolution with findings as contained in Attachment A for the 2024-2029 Tehama County Housing Element update

**15. PLANNING DEPARTMENT - Director Jessica Martinez [25-2186](#)**

a) Public Hearing - Conduct a public hearing to receive input on Rezone #25-01; Chapter 17.08 General Provisions

b) Request to find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the findings relative to CEQA in the staff report

c) Request the Board of Supervisors adopt the findings and approve Rezone #25-01; Chapter 17.08 General Provisions

**16. PLANNING DEPARTMENT - Director Jessica Martinez [25-2191](#)**

a) OTHER THAN "A" STEP - Request approval to appoint the candidate as a Planner IV at a Salary Range 43, Step E, effective upon successful completion of all pre-employment requirements

**17. PUBLIC WORKS / ADMINISTRATION - Purchasing Agent Tom Provine [25-2238](#)**

a) RESOLUTION - Request approval of a resolution authorizing the Purchasing Agent to sign purchase order and agreements up to \$235,000 to maintain, repair, or restore the bridge at Newville Road and Kendrick Creek

**18. ADMINISTRATION - Chief Administrator Gabriel Hydrick [26-0001](#)**

a) TRANSFER OF FUNDS: PROFESSIONAL COUNTY SERVICES, B-30, From Fund Balance (101-301900) to Contingency (1109-59000), \$117,500; and from Contingency (1109-59000) to Professional Services (1105-53230), \$117,500 **(Requires a 4/5's vote)**

b) AGREEMENT - Request approval and authorization for the Chair to sign the agreement with Matrix Consulting Group for the purpose of providing countywide fee study consulting services, with a maximum compensation not to exceed \$117,500 effective upon signing and shall terminate upon completion *(Subject to receipt of required insurance documentation)*

**19. ADMINISTRATION - Chief Administrator Gabriel Hydrick [26-0028](#)**

a) AGREEMENT- Request authorization for the Chief Administrator to sign the CARE Court Funds Agreement with The State Bar of California for the purpose of providing

funding to the County for public defender services in the amount of \$50,000, effective 7/1/25 through 1/1/27

## FUTURE AGENDA ITEMS

Future Agenda Items is an opportunity for a Board member to present a topic to the full Board and County Departments and allow the Board to express majority that staff should be directed to address the issue and bring it back to the full Board as an agenda item. This is not a time for the Board to address the merits or express their opinions on the issue but solely to decide if staff should expend resources in researching and preparing documents for consideration at a public board meeting. More complex issues may result in a future study session.

## CLOSED SESSION

Members of the public may address the Closed Session matters at the time the closed session is announced.

### 20. CLOSED SESSION

[25-2189](#)

a) EMPLOYEE NEGOTIATIONS - CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code Section 54957.6)

Agency Negotiators: Che Johnson & Coral Ferrin

Employee Organization: Tehama County Management Employees Association

### 21. CLOSED SESSION

[25-2241](#)

a) PERSONNEL / PUBLIC APPOINTMENT OR EMPLOYMENT (Government Code Section 54957) Title: Public Guardian / Public Administrator

### 22. CLOSED SESSION

[25-2242](#)

a) CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Government Code Section 54956.9). Name of the Case: OmegaWaste v County of Tehama 19CI000131; People v. Bucky Lee 19CR-002563, 19CR-002564; People v. OConnor 20CI000041; People v. Bucky Lee 23CI000349; In Re Bucky Lee, Inc. 25-22736 and In Re Bucky Lee, Inc 25-10332-CN (Discussion and possible action relative to existing litigation.)

## REPORTABLE ACTIONS FROM CLOSED SESSION

## ADJOURN

Any written materials related to an open session item on this agenda that are submitted to the Board of Supervisors, and that are not exempt from disclosure under the Public Records Act, will be made available for public inspection at the Tehama County Clerk of the Board of Supervisors Office, 633 Washington St., Rm. 12 (P.O. Box 250), Red Bluff, California, 96080, (530) 527-3287 during normal business hours.

The deadline for items to be placed on the Board's agenda is 5 p.m. on the Wednesday

Thirteen days prior to the meeting on Tuesday, unless a holiday intervenes. Items not listed on the Agenda can only be considered by the Board if they qualify under Government Code Section 54954.2(b) (typically this applies to items meeting criteria as an off-agenda emergency).

### **DISCLOSURE OF CAMPAIGN CONTRIBUTIONS PURSUANT TO GOVERNMENT CODE SECTION 84308:**

Members of the Board of Supervisors are disqualified and not able to participate in any agenda item involving contracts (other than competitively bid, labor, or personal employment contracts), franchises, discretionary land use permits and other entitlements if the Board member received more than \$250 in campaign contributions from the applicant or contractor, an agent of the applicant or contractor, or any financially interested participant who actively supports or opposes the County's decision on the agenda item since January 1, 2023. Members of the Board of Supervisors who have received, and applicants, contractors or their agents who have made, campaign contributions totaling more than \$250 to a Board member since January 1, 2023, are required to disclose that fact for the official record of the subject proceeding. Disclosures must include the amount of the campaign contribution and identify the recipient Board member and may be made either in writing to the Clerk of the Board of Supervisors prior to the subject hearing or by verbal disclosure at the time of the hearing.

### **WAYS TO PARTICIPATE, WATCH AND LISTEN DURING THE MEETING:**

- 1) Attend in person in Board Chambers, Tehama County Administration Building, 727 Oak St., Red Bluff, CA 96080.
- 2) Listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment.
- 3) Watch live video and listen at: <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment at the time the item is called.

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### **PROVIDE PUBLIC COMMENT BEFORE THE MEETING BY:**

- 1) Writing a letter to the Board of Supervisors at PO Box 250, Red Bluff, CA 96080.
- 2) Emailing: [tcbos@tehama.gov](mailto:tcbos@tehama.gov). Written or emailed public comments received by 4:00 p.m. the day prior to the meeting will be provided to the Board members electronically or in written format and will become part of the public record.

### **PROVIDE PUBLIC COMMENT DURING THE MEETING BY:**

- 1) In-Person: Board Chambers, Tehama County Administration Building, 727 Oak St., Red Bluff, CA 96080: Members of the public can provide comment in-person inside the Board of

Supervisors' Chambers.

2) Over the Phone: Members of the public can call (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment. The public will be placed in a call-in queue until they are permitted into the meeting for comment.

COMMUNICATIONS received by the Board of Supervisors are on file and available for review in the Office of the Clerk of the Board.

MINUTES, AGENDAS, AGENDA MATERIAL, and ARCHIVED MATERIAL is available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>



# Tehama County

## Agenda Request Form

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**File #:** 25-2231

**Agenda Date:** 1/13/2026

**Agenda #:** 1.

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### GENERAL WARRANT REGISTER 12/21/25-12/27/25

#### **Requested Action(s)**

#### **Financial Impact:**

As Listed

#### **Background Information:**

[Click here to enter Background Info.](#)

**Tehama County**

**TEBK400 - Check Register**

Issue Dates between Dec 21, 2025 and Dec 27, 2025

Report Generated on: Dec 30, 2025 8:13:03 AM

Check Number	Check Date	Vendor	Vendor Name	Fund	Fund Description	Budget Unit-Account	Budget Unit Description	Description	Check Amount
00000712	12/22/2025	117904	VISIONS OF THE CROSS	112	HEALTH SERVICES	40171-55400	DRUG & ALCOHOL	3772	\$3,250.00
70883622	12/22/2025	L207805	COLONIAL LIFE AND ACCIDENT INS	265	COUNTY P/R TRUST	265-207805	NOT APPLICABLE	Payroll Interface	\$5,341.07
70883623	12/22/2025	134576	D KAIN-SHERIFF GARN	265	COUNTY P/R TRUST	265-207812	NOT APPLICABLE	Payroll Interface	\$866.60
70883624	12/22/2025	L207819	DEPUTY SHERIFF'S ASSOC	265	COUNTY P/R TRUST	265-207819	NOT APPLICABLE	Payroll Interface	\$3,811.86
70883625	12/22/2025	L207831	EBS	265	COUNTY P/R TRUST	265-207831	NOT APPLICABLE	Payroll Interface	\$1,911.58
70883626	12/22/2025	L207832	EBS	265	COUNTY P/R TRUST	265-207832	NOT APPLICABLE	Payroll Interface	\$437.52
70883627	12/22/2025	V000058	EMPLOYMENT DEVELOPMENT DEPT	265	COUNTY P/R TRUST	265-207812	NOT APPLICABLE	Payroll Interface	\$100.00
70883628	12/22/2025	100655	FRANCHISE TAX BOARD	265	COUNTY P/R TRUST	265-207812	NOT APPLICABLE	Payroll Interface	\$855.38
70883629	12/22/2025	L208130	I U O E LOCAL 39	265	COUNTY P/R TRUST	265-208130	NOT APPLICABLE	Payroll Interface	\$492.95
70883630	12/22/2025	L207818	LAW ENFORCEMENT MGMT ASSOC	265	COUNTY P/R TRUST	265-207818	NOT APPLICABLE	Payroll Interface	\$380.00
70883631	12/22/2025	117211	STATE DISBURSEMENT UNIT	265	COUNTY P/R TRUST	265-207812	NOT APPLICABLE	Payroll Interface	\$2,165.12
70883632	12/22/2025	L207830	STATIONARY ENGINEERS, LOCAL 39	265	COUNTY P/R TRUST	265-207830	NOT APPLICABLE	Payroll Interface	\$5,336.80
70883633	12/22/2025	L208134	TC DEP PROB OFFICER DUES	265	COUNTY P/R TRUST	265-208134	NOT APPLICABLE	Payroll Interface	\$1,616.02
70883634	12/22/2025	L207827	TCDAIA	265	COUNTY P/R TRUST	265-207827	NOT APPLICABLE	Payroll Interface	\$135.00
70883635	12/22/2025	L207834	TCPOA DUES	265	COUNTY P/R TRUST	265-207834	NOT APPLICABLE	Payroll Interface	\$78.00
70883636	12/22/2025	L207807	UNITED WAY OF NORTHERN CALIFOR	265	COUNTY P/R TRUST	265-207807	NOT APPLICABLE	Payroll Interface	\$35.00
70883637	12/22/2025	134816	3A CUSTOMS INC	106	PUBLIC SAFETY	2007-53170	DA WELFARE FRAUD	MAINTENANCE OF EQUIPMENT	\$529.86

## Tehama County

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Check Number	Check Date	Vendor	Vendor Name	Fund	Fund Description	Budget Unit-Account	Budget Unit Description	Description	Check Amount
70883637	12/22/2025	134816	3A CUSTOMS INC	106	PUBLIC SAFETY	2013-53170	DISTRICT ATTORNE	MAINTENANCE OF EQUIPMENT	\$353.24
70883638	12/22/2025	101233	AT&T	112	HEALTH SERVICES	40121-53120	PUBLIC HEALTH	24813449425063	\$4.43
70883638	12/22/2025	101233	AT&T	112	HEALTH SERVICES	40121-53120	PUBLIC HEALTH	24813468546047	\$4.43
70883638	12/22/2025	101233	AT&T	112	HEALTH SERVICES	40131-53120	MENTAL HEALTH	24813432082954	\$8.59
70883638	12/22/2025	101233	AT&T	112	HEALTH SERVICES	40251-53120	CLINIC SERVICES	23584130298090	\$31.54
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40121-53120	PUBLIC HEALTH	9391032853	\$41.82
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40121-53120	PUBLIC HEALTH	9391032856	\$12.68
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40131-53120	MENTAL HEALTH	9391032829	\$155.40
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40131-53120	MENTAL HEALTH	9391032851	\$153.83
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40131-53120	MENTAL HEALTH	9391032856	\$15.46
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40131-53120	MENTAL HEALTH	9391032932	\$31.88
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40171-53120	DRUG & ALCOHOL	9391032856	\$6.52
70883639	12/22/2025	103939	AT&T	112	HEALTH SERVICES	40251-53120	CLINIC SERVICES	9391032856	\$6.06
70883640	12/22/2025	117161	MOBILITY/CINGULAR WIRELES	112	HEALTH SERVICES	40121-53120	PUBLIC HEALTH	287349133778	\$44.38
70883641	12/22/2025	113573	AT&T U-VERSE	112	HEALTH SERVICES	40121-53120	PUBLIC HEALTH	331443205	\$71.10
70883641	12/22/2025	113573	AT&T U-VERSE	112	HEALTH SERVICES	40131-53120	MENTAL HEALTH	331443205	\$25.62
70883641	12/22/2025	113573	AT&T U-VERSE	112	HEALTH SERVICES	40171-53120	DRUG & ALCOHOL	331443205	\$25.62
70883642	12/22/2025	142466	CARREL'S OFFICE MACHINES	101	GENERAL FUND	2011-53170	DA VICTIM/WITNES	MAINTENANCE OF EQUIPMENT	\$5.82
70883642	12/22/2025	142466	CARREL'S OFFICE MACHINES	101	GENERAL FUND	7033-53220	RED BLUFF VETERA	RB14	\$71.43

## Tehama County

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70883642	12/22/2025	142466	CARREL'S OFFICE MACHINES	106	PUBLIC SAFETY	2007-53170	DA WELFARE FRAUD	MAINTENANCE OF EQUIPMENT	\$48.72
70883642	12/22/2025	142466	CARREL'S OFFICE MACHINES	106	PUBLIC SAFETY	2013-53170	DISTRICT ATTORNE	MAINTENANCE OF EQUIPMENT	\$131.02
70883643	12/22/2025	V000063	COMMUNITY BEHAVIORAL HEALTH	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	PROFESSIONAL/SPECIAL SERV	\$38,243.98
70883644	12/22/2025	127983	CSAC	106	PUBLIC SAFETY	2013-53220	DISTRICT ATTORNE	OFFICE EXPENSE	\$75.00
70883645	12/22/2025	125007	DEBRA J VILLASENOR	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	PROFESSIONAL/SPECIAL SERV	\$3,120.00
70883646	12/22/2025	135872	EAGLE PRINT DYNAMICS	101	GENERAL FUND	2061-53280	AGRICULTURE COMM	PO56200 2026 W&M Seals	\$295.85
70883647	12/22/2025	112395	HOME DEPOT CREDIT SERVICES	101	GENERAL FUND	2078-53140	DIV OF ANIMAL SE	6035322506411168 water pistols	\$132.48
70883648	12/22/2025	134372	HUMBOLDT MOVING & STORAGE	101	GENERAL FUND	2061-53230	AGRICULTURE COMM	345PA25-426586-shred service	\$38.50
70883649	12/22/2025	134656	HUMBOLDT MOVING & STORAGE CO I	106	PUBLIC SAFETY	2035-53140	DAY REPORTING CE	32489A DRC NOV	\$59.59
70883649	12/22/2025	134656	HUMBOLDT MOVING & STORAGE CO I	106	PUBLIC SAFETY	2036-53140	JUVENILE HALL	32489 JDF NOV 25	\$114.58
70883649	12/22/2025	134656	HUMBOLDT MOVING & STORAGE CO I	106	PUBLIC SAFETY	2037-53140	PROBATION	32489 PROB NOV 25	\$114.58
70883650	12/22/2025	136121	HUNT & SONS LLC	101	GENERAL FUND	2061-53291	AGRICULTURE COMM	B428170-25 6095 Fuel	\$429.11
70883650	12/22/2025	136121	HUNT & SONS LLC	101	GENERAL FUND	2078-53291	DIV OF ANIMAL SE	B428170-25 6095 Fuel	\$83.60
70883651	12/22/2025	132637	INTERNATIONAL CHEMTEX CORP	106	PUBLIC SAFETY	2036-53180	JUVENILE HALL	WATER TREATMENT JDF	\$1,078.07
70883652	12/22/2025	V000829	KRISTIN GRACEY	112	HEALTH SERVICES	40121-53290	PUBLIC HEALTH	CHEAC MTG 12/3/2025	\$45.15
70883652	12/22/2025	V000829	KRISTIN GRACEY	112	HEALTH SERVICES	40131-53290	MENTAL HEALTH	CHEAC MTG 12/3/2025	\$45.15

**Tehama County**

**TEBK400 - Check Register**

Issue Dates between Dec 21, 2025 and Dec 27, 2025

Report Generated on: Dec 30, 2025 8:13:03 AM

Check Number	Check Date	Vendor	Vendor Name	Fund	Fund Description	Budget Unit-Account	Budget Unit Description	Description	Check Amount
70883652	12/22/2025	V000829	KRISTIN GRACEY	112	HEALTH SERVICES	40171-53290	DRUG & ALCOHOL	CHEAC MTG 12/3/2025	\$45.15
70883652	12/22/2025	V000829	KRISTIN GRACEY	112	HEALTH SERVICES	40251-53290	CLINIC SERVICES	CHEAC MTG 12/3/2025	\$45.15
70883653	12/22/2025	123790	LAUNDRY WORLD UNIFORM & LINEN	101	GENERAL FUND	70333-53140	RED BLUFF VETERA	HOUSEHOLD EXPENSE	\$165.20
70883654	12/22/2025	102531	MWI VETERINARY SUPPLY CO	101	GENERAL FUND	2078-53140	DIV OF ANIMAL SE	Rescue equipment bundle	\$2,209.19
70883654	12/22/2025	102531	MWI VETERINARY SUPPLY CO	101	GENERAL FUND	2078-53190	DIV OF ANIMAL SE	SNIP-Ketamine zetamine	\$81.53
70883655	12/22/2025	115937	NORTH VALLEY BEHAVIORIAL HEALTH	112	HEALTH SERVICES	40131-55400	MENTAL HEALTH	12928	\$11,630.00
70883656	12/22/2025	101180	NVCSS	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	103125PP	\$16,180.66
70883656	12/22/2025	101180	NVCSS	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	103125wf	\$5,949.20
70883657	12/22/2025	101231	PACIFIC GAS & ELECTRIC	101	GENERAL FUND	2061-53300	AGRICULTURE COMM	9817019282-1 10/31-12/2	\$81.33
70883657	12/22/2025	101231	PACIFIC GAS & ELECTRIC	535	TC CHILD & FAMIL	53510-53300	TC CHILD & FAMIL	1095453117-3	\$250.75
70883657	12/22/2025	101231	PACIFIC GAS & ELECTRIC	602	LOS MOLINOS LIGH	60210-53300	LOS MOLINOS LIGH	5857641234-8 NOV 2025	\$853.46
70883658	12/22/2025	V000018	POWERDMS INC	106	PUBLIC SAFETY	2036-53230	JUVENILE HALL	Power Time Sub ends 10/17/2026	\$4,200.00
70883659	12/22/2025	131712	PREMIER INDEPENDENCE INC	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	0000214	\$12,955.00
70883659	12/22/2025	131712	PREMIER INDEPENDENCE INC	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	0000216	\$13,400.00
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	200-14610	\$9.70
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	200-14896	\$16.98

**Tehama County**  
**TEBK400 - Check Register**  
**Issue Dates between Dec 21, 2025 and Dec 27, 2025**

**Report Generated on: Dec 30, 2025 8:13:03 AM**

Check Number	Check Date	Vendor	Vendor Name	Fund	Fund Description	Budget Unit-Account	Budget Unit Description	Description	Check Amount
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	200-14967	\$28.18
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	203-4917	\$33.80
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	203-5265	\$11.10
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	203-5377	\$12.92
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	203-5378	\$13.06
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	203-5462	\$22.44
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	203-5472	\$25.66
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	206-10363	\$11.80
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	206-10389	\$24.82
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	206-10390	\$12.08
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	206-10748	\$38.00
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	206-10749	\$38.00
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	207-2265	\$11.52
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	238-381	\$11.52

## Tehama County

### TEBK400 - Check Register

Issue Dates between Dec 21, 2025 and Dec 27, 2025

Report Generated on: Dec 30, 2025 8:13:03 AM

Check Number	Check Date	Vendor	Vendor Name	Fund	Fund Description	Budget Unit-Account	Budget Unit Description	Description	Check Amount
			COPY						
70883660	12/22/2025	103866	PROFESSIONAL MEDICAL COPY	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	300-20015	\$24.26
70883661	12/22/2025	127714	PROVIDER HEALTHCARE, LLC	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	24374	\$16,692.55
70883662	12/22/2025	126749	RANDALL & REILLY	101	GENERAL FUND	1023-53220	ASSESSOR	invQ-104284 PA 482PA25	\$3,709.08
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40121-53230	PUBLIC HEALTH	SI-448668	\$711.72
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40121-53230	PUBLIC HEALTH	SI-448669	\$711.72
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	SI-448668	\$1,219.34
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	SI-448669	\$1,219.34
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40171-53230	DRUG & ALCOHOL	SI-448668	\$406.98
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40171-53230	DRUG & ALCOHOL	SI-448669	\$406.98
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	SI-448668	\$360.33
70883663	12/22/2025	121598	RELIAS LEARNING	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	SI-448669	\$360.33
70883664	12/22/2025	105130	REMI VISTA INC	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	093025	\$65,052.77
70883665	12/22/2025	V000697	RICE LAKE WEIGHING SYSTEMS INC	101	GENERAL FUND	2061-53280	AGRICULTURE COMM	PO#56199 Class II Weight Set	\$4,082.73
70883666	12/22/2025	100382	RONALD L CLARK DDS	106	PUBLIC SAFETY	2036-53190	JUVENILE HALL	CHART TE01010 Tehama Cnty Matt	\$114.00
70883667	12/22/2025	V000257	SELECT JANITORIAL INC	535	TC CHILD & FAMIL	53510-53180	TC CHILD & FAMIL	16199	\$230.00
70883668	12/22/2025	133774	SERVICEWALA STORES LLC	116	SENIOR NUTRITION	5063-53170	SENIOR NUTRITION	5317-206384	\$876.35
70883669	12/22/2025	134907	SHASTA-TEHAMA-TRINITY JOINT	106	PUBLIC SAFETY	2036-53230	JUVENILE HALL	October Expenses / MA 2025-157	\$5,067.20
70883670	12/22/2025	101509	SHELBY'S PEST CONTROL	101	GENERAL FUND	7033-53230	RED BLUFF VETERA	285921	\$46.00

**Tehama County**  
**TEBK400 - Check Register**  
**Issue Dates between Dec 21, 2025 and Dec 27, 2025**

Report Generated on: Dec 30, 2025 8:13:03 AM

Check Number	Check Date	Vendor	Vendor Name	Fund	Fund Description	Budget Unit-Account	Budget Unit Description	Description	Check Amount
			INC						
70883671	12/22/2025	134948	UBEO MIDCO LLC	535	TC CHILD & FAMIL	53510-53230	TC CHILD & FAMIL	5114888	\$56.04
70883672	12/22/2025	133406	WAYSTAR INC	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	30006180928	\$447.99
70883672	12/22/2025	133406	WAYSTAR INC	112	HEALTH SERVICES	40251-53230	CLINIC SERVICES	30006183413	\$50.00
70883673	12/22/2025	105571	WILLOW GLEN CARE CENTER	112	HEALTH SERVICES	40131-55400	MENTAL HEALTH	51236	\$850.00
70883673	12/22/2025	105571	WILLOW GLEN CARE CENTER	112	HEALTH SERVICES	40131-55400	MENTAL HEALTH	51482	\$7,688.00
70883673	12/22/2025	105571	WILLOW GLEN CARE CENTER	112	HEALTH SERVICES	40131-55400	MENTAL HEALTH	51532	\$68,820.00
70883673	12/22/2025	105571	WILLOW GLEN CARE CENTER	112	HEALTH SERVICES	40131-55407	MENTAL HEALTH	51493	\$25,420.00
70883674	12/22/2025	113681	WORLD TELECOM INC	106	PUBLIC SAFETY	2036-53230	JUVENILE HALL	JDF Analog cameras/encoders	\$281.25
70883675	12/22/2025	109997	DEPT OF JUSTICE	418	SHERIFF DOJ SERV	418-301800	NOT APPLICABLE	FUND BALANCE	\$3,120.00
70883676	12/22/2025	109197	HIS IDEAS INC	112	HEALTH SERVICES	40131-53230	MENTAL HEALTH	PROFESSIONAL/SPECIAL SERV	\$82,280.08
70883677	12/22/2025	V000736	JAYCEE LEE	535	TC CHILD & FAMIL	53510-53290	TC CHILD & FAMIL	MILEAGE DEC 2025	\$20.79
70883678	12/22/2025	133918	NANCY VICUNA	535	TC CHILD & FAMIL	53510-53290	TC CHILD & FAMIL	DEC 2025 MILEAGE	\$9.94
70883679	12/22/2025	125827	RYAN KNIGHT	101	GENERAL FUND	2061-53280	AGRICULTURE COMM	EXAM 12/18/25 DEPUTY SEALER	\$75.00
70883680	12/22/2025	109398	TEHAMA CO CONSERVATOR/PUB GUAR	112	HEALTH SERVICES	40131-55407	MENTAL HEALTH	NAME JOHN PEREZ	\$150.00
70883680	12/22/2025	109398	TEHAMA CO CONSERVATOR/PUB GUAR	112	HEALTH SERVICES	40131-55407	MENTAL HEALTH	NAME SUSAN KURZ	\$300.00



# Tehama County

## Agenda Request Form

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**File #:** 25-2243

**Agenda Date:** 1/13/2026

**Agenda #:** 2.

---

### AUDITOR'S CLAIMS

#### **Requested Action(s)**

- a) Court Operations, 2026-53221, Benjamin E. Magid, \$3,600.00
- b) Court Operations, 2017-53230, Kent R. Caruso, PH.D., \$1,000.00

#### **Financial Impact:**

As Listed.

#### **Background Information:**

[Click here to enter Background Info.](#)

RECEIVED  
NOV 17 2025

25-2243

COUNTY OF TEHAMA  
STATE OF CALIFORNIA  
CLAIM / AUTHORIZATION FOR RELEASE OF FUNDS

AUDITORS USE ONLY	
COUNTY CLAIM No	
VENDOR No	KP & VERIFIED
132443	

CLAIMANT'S NAME Benjamin E Magid  
 ADDRESS PO Box 2965  
 Weaverville, CA 96093  
 (Do not address if transaction is between County departments)

PURCHASE ORDER / AGREEMENT No.:

DEPARTMENT:

FUND / DEPT.	PROJECT No.	ACCT. No.	WARRANT DESCRIPTION (25 positions)	AMOUNT
106-2026	5323015		21CR003112	\$5,988.00
2026	53221		INV 12312289	\$3600.00
			1110125	
				\$3600.00
DATE	DESCRIPTION - CLAIMS MUST BE ITEMIZED AND INVOICES ATTACHED			TOTAL
11/10/2025	Conflict Counsel			\$5,988.00

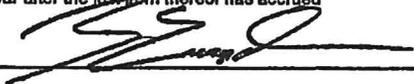
Original: Auditor  
 Copy 1: Claims File  
 Copy 2:  
 Copy 3:

**Purchase Order Required:**  
 o Supplies over allowed maximum  
 o Supplies + labor or installation charges  
 o One-time services (insurance must be on file)  
 o Write P.O. Number above & attach to claim

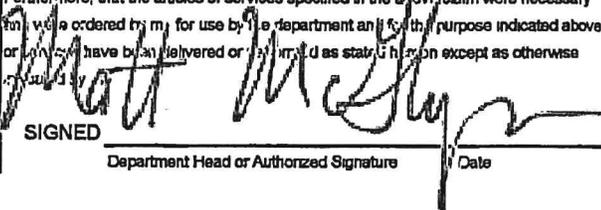
**Agreement Required:**  
 o All services except one-time  
 o Certificate of Insurance must be on file  
 o Write Agreement Number above

Under penalty of perjury, I certify that the above claim, and the items and statements as herein set forth, are true and correct, that no part has been paid, that the amount therein is justly due, and that the same is presented within one year after the last item thereof has accrued

AUDITORS USE ONLY	
I hereby certify that the above claim was examined and approved by this office	
Krista Peterson Auditor-Controller	
By	AZ 12/31/25 Deputy County Auditor
BOARD OF SUPERVISORS	
Approved	
Date	
Chairman	

CLAIMANT 

I hereby certify under penalty of perjury, that I have not violated any of the provisions of Article Four, Chapter One, Division Four, Title One of the Calif Gov Code  
 Furthermore, that the articles of services specified in the above claim were necessary  
 and were ordered by me for use by the department and for the purpose indicated above  
 or they have been delivered or provided as stated herein except as otherwise  
 provided by law

  
 SIGNED  
 Department Head or Authorized Signature

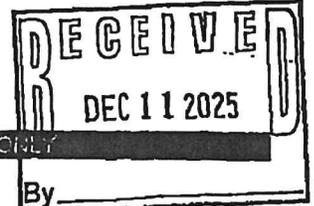
12/9/2025  
 Date

COUNTY OF TEHAMA  
STATE OF CALIFORNIA

CLAIM/AUTHORIZATION FOR RELEASE OF FUNDS

CLAIMANT'S NAME: KENT R. CARUSO, PH.D.  
ADDRESS: P.O. BOX 994445  
REDDING, CA. 96099

25-2243



AUDITORS USE ONLY	
COUNTY CLAIM NO:	By _____
VENDOR NO: 102157	KP & VERIFIED:

(Do not address if transaction is between county departments)

DEPARTMENT	DEFENSE COUNSEL	DEPARTMENT USE
		PURCHASE ORDER/AGREEMENT NO:

FUND/DEPT	ACCT NO	PROJECT NO	ACCT NO	WARRANT DESCRIPTIONS (25 positions)	AMOUNT
2065	52320			People vs	\$1,000.00
2017	53230			Case Number CR04182	
				HON. G. TODD BOTTKE, JUDGE	
				ODEH HIJAZEEN, ATTY.	
				12/1/25 Date Of Service	
				PSYCHOLOGICAL EVALUATION	

DATE	DESCRIPTION - CLAIMS MUST BE ITEMIZED AND INVOICES ATTACHED.	TOTAL	AMOUNT
12/1/2025	12/1/2025 PSYCHOLOGICAL EVALUATION CASE#CR04182 Ex Parte Appointment of Expert		\$1,000.00

**Purchase Order Required:**

- Supplies over allowed maximum
- Supplies + labor or installation charges
- One-time Services (Ins. must be on file)
- Write P.O. Number above & attach to claim

**Agreement Required:**

- All services except one-time
- Insurance must be on file
- Write Agreement number above

Under penalty of perjury, I certify that the above claim, and the items and statements as herein set forth, are true and correct; that no part has been paid, and that the amount therein is justly due, and that the same is presented within one year after the last item thereof has accrued.

AUDITOR USE ONLY	
I hereby certify that the above claim was examined and approved by this office	
LEROY ANDERSON Auditor/Controller	
By	AZ 12/31/25 Deputy County Auditor
BOARD OF SUPERVISORS	
Approved. Date	_____
Chairman	_____

CLINICAL-FORENSIC PSYCHOLOGIST

CLAIMANT

Kent R. Caruso, Ph.D.  
KENT R. CARUSO, PH.D.

12/4/2025

I hereby certify, under penalty of perjury, that I have not violated any of the provisions of Article Four, Chapter One, Division Four, Title One of the Calif. Gov Code Furthermore, that the articles of services specified in the above claim were necessary and were ordered by me for use by the department and for the purpose indicated above that the articles or services have been delivered or performed as stated hereon except as otherwise indicated by me

SIGNED

12/16/2025

Department Head or Authorized Signature/Date



# Tehama County

## Agenda Request Form

**File #:** 25-2219

**Agenda Date:** 1/13/2026

**Agenda #:** 3.

### DEPARTMENT OF AGRICULTURE / DIVISION OF ANIMAL SERVICES

#### **Requested Action(s)**

a) DONATION - Request approval and authorization for the Director of Animal Services to accept the following monetary and property donations to the Tehama County Animal Care Center:

- 1) \$500 from Judy Shatswell to medical donation fund
- 2) \$1,000 from Penelope Costa to medical donation fund
- 3) \$600 from Anonymous to medical donation fund
- 4) \$1,000 from Petco Love to medical donation fund
- 5) \$500 from Gretchen Koch to medical donation fund
- 6) \$500 from James McLauchlan to medical donation fund
- 7) \$500 from Zach Mustaine to medical donation fund
- 8) Property donation from Rebecca Winterson of (7) wire crates, valued at \$560

#### **Financial Impact:**

Funds and property for the requested action are from donations received by the Animal Care Center.

#### **Background Information:**

Donations made to the Division's medical donation fund are used to provide medical treatment for animals being held at the Tehama County Animal Care Center past the minimum mandatory holding period.

Donations of property made to the Animal Care Center are used to help negate the stress of the kennel environment, to provide enrichment and to enhance training activities for dogs held at the Animal Care Center.



## COUNTY OF TEHAMA

### Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

October 23, 2025

Judy Shatswell

Dear Judy,

On behalf of the Division of Animal Services I would like to extend my gratitude for your generous donation of \$ 500.00 on October 22, 2025 to the Animal Care Center. As requested, your donation will be applied to the medical fund.

As always, your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services



**Tehama County Donation Receipt**  
Department of Agriculture / Division of Animal Services  
PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Judy Shatswell

**DONATION INFORMATION:**

Type of Donation:  Money  Other

Items Donated: \$500 medical donation

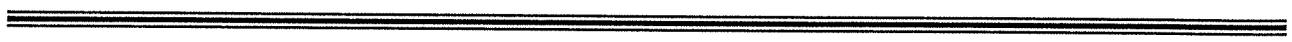
Amount of Monetary Donation 500 Receipt Number Issued 855983

OR

Value of Property: \_\_\_\_\_

Person Receiving Donation: [Signature]

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*



**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



## COUNTY OF TEHAMA

### Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

December 12, 2025

Penelope Costa

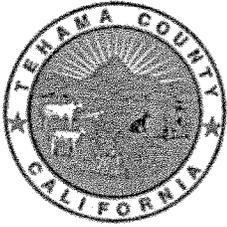
Dear Penelope,

On behalf of the Division of Animal Services I would like to extend my gratitude for your generous donation of \$ 1,000.00 on December 10, 2025 to the Animal Care Center. As requested, your donation will be applied to the medical fund and dog toys.

As always, your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services



# Tehama County Donation Receipt

Department of Agriculture / Division of Animal Services

PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Penelope Coata

**DONATION INFORMATION:**

Items Donated: Medical Donation / "Dog Toys" Type of Donation:  Money  Other

Amount of Monetary Donation 1,000 Receipt Number Issued 854593

OR

Value of Property: 100

Person Receiving Donation: Shanna

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*

**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



# Tehama County Donation Receipt

Department of Agriculture / Division of Animal Services

PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Anonymous Date 9/29/25 ✓

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**DONATION INFORMATION:**

Type of Donation:  Money  Other

Items Donated: \$600 medical donation

Amount of Monetary Donation \$600 Receipt Number Issued 855844

OR

Value of Property: \_\_\_\_\_

Person Receiving Donation: [Signature]

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*

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**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



## COUNTY OF TEHAMA

### Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

December 5, 2025

Petco Love

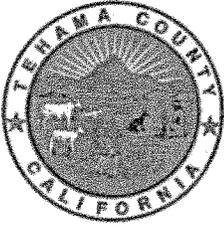
Dear Petco Love,

On behalf of the Division of Animal Services I would like to extend my gratitude for your generous donation of \$ 500.00 on December 3, 2025 to the Animal Care Center. As requested, your donation will be applied to the medical fund.

As always, your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services



# Tehama County Donation Receipt

Department of Agriculture / Division of Animal Services

PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Peter Love

**DONATION INFORMATION:**

Type of Donation:  Money  Other

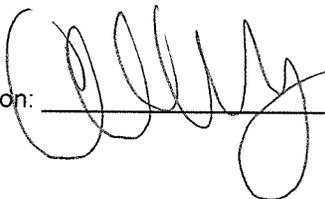
Items Donated: \$500 Peter

Amount of Monetary Donation \$500

Receipt Number Issued 8510237

OR

Value of Property: \_\_\_\_\_

Person Receiving Donation: 

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*

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**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



## COUNTY OF TEHAMA

### Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

June 24, 2025

Gretchen Koch

Dear Gretchen,

On behalf of the Division of Animal Services I would like to extend my gratitude for your generous donation of \$ 500.00 on June 18, 2025 to the Animal Care Center. As requested, your donation will be applied to the medical fund.

As always, your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services

with Receipt, 30



**Tehama County Donation Receipt**  
Department of Agriculture / Division of Animal Services  
PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Gretchen Koch

**DONATION INFORMATION:**

Type of Donation:  Money  Other

Items Donated: Medical Donation

Amount of Monetary Donation 500

Receipt Number Issued 854733

OR

Value of Property: \_\_\_\_\_

Person Receiving Donation: *J. Hauser*

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*



**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



## COUNTY OF TEHAMA

### Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

June 12, 2025

James Maclachlan

Dear James,

On behalf of the Division of Animal Services I would like to extend my gratitude for your generous donation of \$ 500.00 on June 12, 2025 to the Animal Care Center. As requested, your donation will be applied to the medical fund.

As always, your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services



# Tehama County Donation Receipt

Department of Agriculture / Division of Animal Services

PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name James Macbuckler

**DONATION INFORMATION:**

Type of Donation:  Money  Other

Items Donated: Medical Documents

Amount of Monetary Donation 500

Receipt Number Issued 884691

OR

Value of Property: \_\_\_\_\_

Person Receiving Donation: Thomas

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*

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**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



## COUNTY OF TEHAMA

### Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

June 12, 2025

Zach Mustaine

Dear Zach,

On behalf of the Division of Animal Services I would like to extend my gratitude for your generous donation of \$ 500.00 on June 11, 2025 to the Animal Care Center. As requested, your donation will be applied to the medical fund.

As always, your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services



# Tehama County Donation Receipt

**Department of Agriculture / Division of Animal Services**  
 PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Zach Mustaine

**DONATION INFORMATION:**

Type of Donation:  Money  Other

Items Donated: \$50 donation

Amount of Monetary Donation \$500 Receipt Number Issued 854685

OR

Value of Property: \_\_\_\_\_

Person Receiving Donation: [Signature]

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*

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**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_

# COUNTY OF TEHAMA



## Department of Agriculture Division of Animal Services

1830 Walnut Street; PO Box 38; Red Bluff, California 96080  
Ph. (530) 527-3439

Thomas Moss  
Director – Animal Services  
Email: [tmoss@tehama.gov](mailto:tmoss@tehama.gov)

Christine McClintock  
Manager – Animal Care Center  
Email: [cmclintock@tehama.gov](mailto:cmclintock@tehama.gov)

December 1, 2025

Rebecca Winterson

Dear Rebecca,

On behalf of the Division of Animal Services, we are extremely grateful! Your generous donation of 7 black wire crates to the Animal Care Center on November 22, 2025 will make a tremendous difference.

Your contribution allows us to continue our mission to practice and promote responsible compassionate care of all animals, both in our care and in the community we serve.

Sincerely,

Thomas Moss  
Director of Animal Services



# Tehama County Donation Receipt

Department of Agriculture / Division of Animal Services

PO Box 38 • Red Bluff, California 96080 • (530)527-3439

**DONOR INFORMATION:**

Name Rebecca Winterson

—  
—  
—

**DONATION INFORMATION:**

Type of Donation:  Money  Other

Items Donated: 7 Black Wire Crates

Amount of Monetary Donation \_\_\_\_\_ Receipt Number Issued \_\_\_\_\_

OR

Value of Property: 560

Person Receiving Donation: [Signature]

*This paperwork to be submitted to Thomas Moss, Director of Animal Services, by the next business day.*

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**OFFICE USE ONLY**

Processed by: \_\_\_\_\_

Date: \_\_\_\_\_



# Tehama County

## Agenda Request Form

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**File #:** 25-2225

**Agenda Date:** 1/13/2026

**Agenda #:** 4.

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### DEPARTMENT OF AGRICULTURE / DIVISION OF ANIMAL SERVICES

#### **Requested Action(s)**

- a) DONATION - Annual Report of all donations accepted by the Director of Animal Services on behalf of County for the period of 9/1/24 through 8/31/25

#### **Financial Impact:**

The Division of Animal Services receives monetary and property donations. Monetary donations are used to purchase supplies and equipment above and beyond what is required to be provided by the County and to provide medical care to the animals that otherwise would not be included in the department's budget.

#### **Background Information:**

The Board of Supervisors authorized (Resolution #94-2007) the Director of Animal Services to accept monetary and gift donations up to \$500.00 value on behalf of the Division of Animal Services, effective September 2, 2007, and to report annually to the Board, all such donations received.

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
08/30/24	Melicia Ramos		\$ 10.00	
08/29/24	Rebecca Gallagher		\$ 25.00	
08/30/24	Norcal Shelter/Keli Barzin*		\$ 1,800.00	
08/30/24	Denise Bill		\$ 100.00	
08/30/24	Patricia Oliver		\$ 50.00	
08/30/24	Margaret Anderson		\$ 100.00	
08/30/24	Dan Stanley		\$ 100.00	
09/06/24	Selma Blake		\$ 100.00	
09/06/24	Steve Cobb		\$ 40.00	
09/12/24	Community Foundation of North State*			\$ 932.00
09/12/24	Jessica & Ryan Allen		\$ 5.00	
09/12/24	Oner Bicakci		\$ 100.00	
09/12/24	Jackie Crain		\$ 10.00	
09/12/24	Lorin & Laura Alexander		\$ 25.00	
09/12/24	Marc Tarabini		\$ 50.00	
09/12/24	Ken Gan		\$ 5.00	
09/12/24	Donnel Vicente		\$ 135.00	
09/12/24	Dorothy Vadney		\$ 10.00	
09/12/24	Gayle Carter		\$ 40.00	
09/18/24	Marilou Gallusser		\$ 100.00	
09/18/24	Maxine Morgan		\$ 100.00	
09/18/24	Rolland & Judy Papendick		\$ 25.00	
09/18/24	Donation Jar		\$ 182.85	
09/18/24	Pet Care Now		\$ 40.00	
09/24/24	Lucinda & Roger Michel		\$ 200.00	
09/24/24	Sue Woolever		\$ 20.00	
09/24/24	Anonymous		\$ 106.00	
09/24/24	Sharon Garvin		\$ 25.00	
09/24/24	Bonni Jackson		\$ 40.00	
09/24/24	Vickie Timmons		\$ 5.00	
09/24/24	Lacey Hudson		\$ 25.00	
09/27/24	Debbie Guzman		\$ 300.00	
09/27/24	Melinda Henderson		\$ 100.00	
09/27/24	Sac River Discovery Center*		\$ 750.00	
09/27/24	William Smith		\$ 5.00	
09/27/24	Shirley Taylor		\$ 50.00	
09/27/24	Oak Tree Furniture		\$ 150.00	
09/27/24	Ana Alvarado		\$ 10.00	
09/27/24	Hugo Espinoza		\$ 40.00	

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
09/27/24	Sylvana Mahon		\$ 70.00	
10/08/24	Robert Belter		\$ 100.00	
10/08/24	Sarah Reed		\$ 25.00	
10/08/24	Jay Carlton		\$ 11.00	
10/08/24	Lori Makita		\$ 25.00	
10/11/24	Judy Shatswell		\$ 267.15	
10/11/24	The Michael/Juanita Rajanen Trust*		\$ 500.00	
10/11/24	Opal Knox		\$ 100.00	
10/11/24	Barbara Morgan		\$ 25.00	
10/11/24	Jacquelyn Murdaugh		\$ 15.00	
10/23/24	Antoinette Lima		\$ 10.00	
10/23/24	Tricia Hamelberg		\$ 100.00	
10/23/24	Pet Care Now		\$ 40.00	
10/23/24	Douglas Perry		\$ 40.00	
10/23/24	Laura & Lorin Alexander		\$ 25.00	
10/23/24	Bonni Jackson		\$ 40.00	
10/23/24	Sharon Finn		\$ 100.00	
10/23/24	Maxine Morgan		\$ 100.00	
10/23/24	Marc Tarabini		\$ 50.00	
10/23/24	Kris Gow		\$ 10.00	
10/23/24	Alison Kyler		\$ 12.00	
10/25/24	Judy Shatswell		\$ 100.00	
11/05/24	Regina Hall		\$ 100.00	
11/05/24	Dallas Miller		\$ 15.00	
11/05/24	Sandra Denlay		\$ 5.00	
11/12/24	Barbara Darling		\$ 50.00	
11/05/24	David Derk		\$ 10.00	
11/12/24	Karen Bailey		\$ 20.00	
11/12/24	Vicki Wadsworth		\$ 5.00	
11/12/24	Barbara Morgan		\$ 50.00	
11/12/24	Sharon Garvin		\$ 25.00	
11/12/24	Paul & Sharyl Schnur		\$ 102.00	
11/12/24	Ryan Walker		\$ 100.00	
11/15/24	Dave Scholm		\$ 10.00	
11/15/24	Patty Lavenroth		\$ 12.00	
11/15/24	Kris Gow		\$ 10.00	
11/15/24	Sylvana Mahon	\$ 100.00		
11/15/24	Delana Button		\$ 95.00	
11/15/24	Lorin & Laura Alexander		\$ 25.00	

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
11/15/24	Elizabeth Etgen		\$ 200.00	
11/15/24	Maxine Morgan		\$ 100.00	
11/15/24	Luis Barnes		\$ 100.00	
11/15/24	Marc Tarabini		\$ 50.00	
11/15/24	Letitia Cutforth		\$ 15.00	
11/15/24	Larry Koch		\$ 300.00	
11/15/24	Patti Daugherty		\$ 100.00	
11/15/24	Douglas Pientak/Corrie Stout		\$ 50.00	
11/15/24	Marianna Franklin		\$ 25.00	
11/15/24	Sharon Wickenheiser		\$ 120.00	
11/15/24	Marsha Johnson		\$ 100.00	
11/15/24	Susan German		\$ 100.00	
11/15/24	Lynn Dufer		\$ 10.00	
11/15/24	Michael Wells		\$ 200.00	
11/15/24	Darla Dykier		\$ 15.00	
11/15/24	Bonni Jackson		\$ 40.00	
11/15/24	Irene Crisp		\$ 50.00	
11/15/24	Heather Bell		\$ 50.00	
11/15/24	Dorothy Klein		\$ 100.00	
11/15/24	Geraldine Dutra		\$ 50.00	
11/26/24	Eric Renstrom		\$ 5.00	
11/26/24	Michelle Ashton		\$ 10.00	
11/26/24	Sharon Saunders		\$ 17.00	
12/03/24	Kelly Burton		\$ 10.00	
12/03/24	Andrea Stevens		\$ 10.00	
12/03/24	Linda Kimbraugh		\$ 25.00	
12/03/24	Sharon Garvin		\$ 25.00	
12/03/24	Ron Boles		\$ 25.00	
12/03/24	Nancy Aparico		\$ 100.00	
12/10/24	Mark Marshall		\$ 20.00	
12/11/24	Tanya Campbell		\$ 100.00	
12/10/24	Keli Barzin*		\$ 1,873.77	
12/11/24	Cindy Hutton		\$ 20.00	
12/11/24	James Jacobs		\$ 100.00	
12/11/24	Shelly McDonald		\$ 5.00	
12/17/24	Petco Love*		\$ 500.00	
12/17/24	Margo Van Tichelt		\$ 20.00	
12/17/24	Cindy Hutton		\$ 20.00	
12/17/24	Vicki Giubergia		\$ 20.00	

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
12/17/24	Vicki Giubergia		\$ 20.00	
12/17/24	Robin Stapel		\$ 2.00	
12/17/24	Charles Gauthier		\$ 100.00	
12/17/24	Cheryl Clarke		\$ 10.00	
12/17/24	Judy Oswald		\$ 50.00	
12/17/24	Cheryl Boggs		\$ 50.00	
12/17/24	Douglas Perry		\$ 40.00	
12/17/24	Penelope Costa*		\$ 1,000.00	
12/17/24	Storm Wolf		\$ 6.00	
12/17/24	Marc Dull		\$ 100.00	
12/18/24	Barbara Saunders*		\$ 1,711.00	
12/20/24	Carla Anderson		\$ 25.00	
12/20/24	Allen Blood		\$ 20.00	
12/20/24	Sue Mtchell		\$ 100.00	
12/20/24	Sherry Cole		\$ 75.00	
12/20/24	Laura Alexander	\$ 25.00		
12/20/25	Crash Fund*			\$ 1,540.00
12/27/24	Maxine Morgan		\$ 100.00	
12/27/24	Stephanie Waugh		\$ 200.00	
12/27/24	Raymond Linnet		\$ 30.00	
12/27/24	Helga Horner		\$ 50.00	
12/27/24	Marc Tarabini		\$ 50.00	
12/27/24	Mary Lou Jolly		\$ 150.00	
12/27/24	Christine Fish		\$ 100.00	
12/27/24	Donna McKenna		\$ 200.00	
12/27/24	Jane Britain		\$ 100.00	
12/27/24	Elaine Benwell		\$ 2.00	
12/27/24	Renee Cotter		\$ 300.00	
12/27/24	Colleen Donoghue		\$ 30.00	
12/27/24	Eugene Plett		\$ 100.00	
12/27/24	Bonni Jackson		\$ 40.00	
12/27/24	Sherry Garvin		\$ 25.00	
01/03/25	Norma Daniels		\$ 60.00	
01/03/25	Gwen Spencer		\$ 100.00	
01/03/25	Dena Hendricks		\$ 2.00	
01/03/25	Oak Tree Furniture		\$ 200.00	
01/03/25	Michael Richardson		\$ 25.00	
01/03/25	Annette Barbeau		\$ 50.00	
01/03/25	Bill Winegart		\$ 400.00	

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
01/03/25	Sylvia Sanchez		\$ 10.00	
01/03/25	Kelly Parker		\$ 75.00	
01/03/25	Gail Taylor		\$ 100.00	
01/10/25	Lori Dobusch		\$ 25.00	
01/10/25	Anthony Bebko		\$ 150.00	
01/10/25	Judy Shatswell		\$ 208.00	
01/10/25	Andrea Stevens		\$ 50.00	
01/10/25	Gloria Warren		\$ 25.00	
01/10/25	Raymond Pfeffen		\$ 100.00	
01/10/25	Janice Plummer		\$ 100.00	
01/10/25	Rita Shepherd		\$ 25.00	
01/10/25	Mary Gates		\$ 25.00	
01/10/25	Suzanne Silvera		\$ 25.00	
01/10/25	Hugo Espinoza		\$ 50.00	
01/10/25	Heather Hartwig		\$ 75.00	
01/10/25	Francis Keys		\$ 10.00	
01/10/25	Tony Cardenas		\$ 10.00	
01/10/25	Suzanne Corry		\$ 40.00	
01/10/25	Laura Alexander	\$ 50.00		
01/10/25	Judith Walker		\$ 125.00	
01/10/25	Deneise Bill		\$ 100.00	
01/10/25	Linda Daily		\$ 100.00	
01/10/25	Sharla Gibson		\$ 100.00	
01/17/25	Barbara Phay		\$ 10.00	
01/17/25	Wilcox Oak Women's Association*		\$ 862.00	
01/17/25	Maxine Morgan		\$ 100.00	
01/17/25	Marc Tarabini		\$ 50.00	
01/17/25	Albert Hoelscher		\$ 100.00	
01/27/25	Cindy Harper		\$ 10.00	
01/27/25	Shirley Bulduc		\$ 5.00	
01/27/25	Edie Turnbow		\$ 25.00	
01/27/25	Douglas Perry		\$ 40.00	
01/27/25	Bonni Jackson		\$ 40.00	
01/27/25	George Winter		\$ 5.00	
01/27/25	Pastor of Sacred Heart Parish		\$ 450.00	
01/27/25	Randy Boatman		\$ 100.00	
01/27/25	Michelle Smith		\$ 100.00	
01/27/25	Pet Care Now		\$ 40.00	
01/27/25	Rosalie Henderson		\$ 10.00	

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
01/27/25	Clarissa Hale		\$ 100.00	
01/27/25	Fred & Jeanette Poort		\$ 10.00	
01/27/25	Sandy Holman		\$ 50.00	
01/27/25	Tomoyo Kojima		\$ 40.00	
01/27/25	Kelly Thompson		\$ 50.00	
01/27/25	Sharon Garvin		\$ 25.00	
01/31/25	Janice Plummer		\$ 50.00	
01/31/25	Ginger Gilchrist		\$ 25.00	
02/10/25	Bill Woodward		\$ 20.00	
02/10/25	Kris Gow		\$ 25.00	
02/21/25	Best Friends Animal Society*	\$ 2,500.00		
02/21/25	Jasmine Hanover		\$ 90.00	
02/21/25	Laura Alexander	\$ 50.00		
02/21/25	Lisa Campillo		\$ 30.00	
02/21/25	Marc Tarabini		\$ 100.00	
02/21/25	Maxine Morgan		\$ 100.00	
02/21/25	Michelle Zeipien		\$ 5.00	
02/21/25	Robert Jardine		\$ 70.00	
02/25/25	Bonni Jackson		\$ 40.00	
02/25/25	Catherine Williams		\$ 15.00	
02/25/25	Donation Jar		\$ 202.11	
02/25/25	Sharon Garvin		\$ 25.00	
02/28/25	Steven Tegenfeldt		\$ 100.00	
03/05/15	Laura Sylvana Mahon			\$ 140.00
03/11/25	Connie Klawitter		\$ 10.00	
03/11/25	Laura	\$ 50.00		
03/11/25	Laura Blumberg		\$ 100.00	
03/11/25	Nadia Perry		\$ 40.00	
03/11/25	Rebecca Wells		\$ 100.00	
03/11/25	Renee Cotter		\$ 200.00	
03/11/25	Sally Feser		\$ 100.00	
03/11/25	Steven Henderson		\$ 100.00	
03/14/25	Anonymous		\$ 100.00	
03/14/25	Cori Makita		\$ 20.00	
03/14/25	Marc Tarabini		\$ 100.00	
03/14/25	Maxine Morgan		\$ 100.00	
03/14/25	Petco Love*	\$ 1,000.00		
03/18/25	Christine Fish			\$ 125.00
03/18/25	Jackie Graham		\$ 10.00	

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
03/18/25	Keith Owens		\$ 398.00	
03/18/25	Pet Care Now		\$ 40.00	
03/18/25	Samantha Haysleft		\$ 10.00	
03/21/25	Israel Pinto			\$ 250.00
03/24/25	SPOT			\$ 176.39
03/27/25	Asusena Castro		\$ 50.00	
03/27/25	Bonni Jackson		\$ 40.00	
03/27/25	Candace Garner		\$ 10.00	
03/27/25	Daniel Largent		\$ 100.00	
03/27/25	Darlene Manin		\$ 25.00	
03/27/25	David Derk		\$ 5.00	
03/27/25	Deneise Bill		\$ 100.00	
03/27/25	Gretchen Koch*		\$ 1,000.00	
03/27/25	Jerry Brewer		\$ 20.00	
03/27/25	Linda Walker		\$ 5.00	
03/27/25	Lori Koehnen		\$ 90.00	
03/27/25	Odin Szalai		\$ 5.00	
03/27/25	Sharon Garvin		\$ 25.00	
03/27/25	Sherry Roche		\$ 5.00	
03/30/25	Veronica Marquez			\$ 125.00
04/08/25	Vicki Cook		\$ 10.00	
04/15/25	Dennis Hay		\$ 90.00	
04/15/25	Gayle Carter		\$ 30.00	
04/15/25	Margie McGrew		\$ 35.00	
04/18/25	Amee Stevens		\$ 10.00	
04/18/25	Oner Bicakei		\$ 200.00	
04/25/25	Bonni Jackson		\$ 40.00	
04/25/25	Michael Flournoy		\$ 40.00	
04/25/25	Jerry & Terri Williams		\$ 100.00	
05/02/25	Alan & Blanche McKarley		\$ 50.00	
05/02/25	Barbara & Charles O'Coy		\$ 100.00	
05/02/25	Daniel & Melinda Braden		\$ 100.00	
05/02/25	Kenneth Earnest		\$ 100.00	
05/02/25	Marc Tarabini		\$ 100.00	
05/02/25	Maxine Morgan		\$ 100.00	
05/02/25	Pampered Chef		\$ 122.08	
05/02/25	Richard Forward		\$ 250.00	
05/02/25	Sharon Garvin		\$ 25.00	
05/02/25	Laura & Lorin Alexander	\$ 50.00		

## Monetary Donations

Date	Donor	Universal	Medical	Events, Sponsored Animals & Other
05/02/25	Susan St. Marie		\$ 30.00	
05/16/25	Marc Tarabini		\$ 100.00	
05/16/25	Cynthia Rudolph		\$ 10.00	
05/16/25	Brooklyn Sigman		\$ 15.00	
05/16/25	Laura & Lorin Alexander		\$ 50.00	
05/16/25	Jeanie Poulton		\$ 1.05	
05/16/25	Maxine Morgan		\$ 100.00	
05/23/25	Bonni Jackson		\$ 40.00	
05/23/25	Sharon Garvin		\$ 25.00	
05/30/25	Peggy McGuire		\$ 10.00	
05/30/25	Judith Shatswell		\$ 125.00	
05/30/25	Richard Selberg		\$ 5.00	
05/30/25	Terrance Thomson		\$ 200.00	
06/10/25	Douglas Perry		\$ 60.00	
06/10/25	Jerry Holt		\$ 100.00	
06/10/25	Jennifer Grondin		\$ 25.00	
06/10/25	Glenn & Tammy Gallegos		\$ 50.00	
06/10/25	The Paschek Living Trust*	\$ 56,237.86		
06/17/25	Victoria Stickney			\$ 75.00
06/20/25	Oner & Ana Bicakci		\$ 200.00	
06/20/25	Paula Hammers		\$ 45.00	
06/20/25	James Maclachlan*		\$ 500.00	
06/20/25	Maxine Morgan		\$ 100.00	
06/20/25	Lorin & Laura Alexander	\$ 50.00		
06/20/25	Marc Tarabini		\$ 100.00	
06/20/25	Rhonda Braithwaite		\$ 3.00	
06/20/25	Deneise Bell		\$ 100.00	
06/20/25	Zach Mustaire*		\$ 500.00	
06/27/25	Scott Yaeger		\$ 15.00	
07/08/25	Oak Tree Furniture		\$ 200.00	
07/08/25	Jodi Paris		\$ 90.00	
07/08/25	Bonni Jackson		\$ 40.00	
07/08/25	Gretchen Koch*		\$ 500.00	
07/08/25	Sharon Garvin		\$ 25.00	
07/08/25	Diane Lieberenz	\$ 50.00		
07/08/25	Unknown		\$ 50.00	
07/11/25	Gary Schut		\$ 200.00	
07/11/25	Ryan Ewing		\$ 80.00	
07/11/25	Sylvana & George Mahon			\$ 70.00







# Tehama County

## Agenda Request Form

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**File #:** 25-2244

**Agenda Date:** 1/13/2026

**Agenda #:** 5.

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### WALNUT STREET COMPLEX SITE ACCESSIBILITY PROJECT

#### **Requested Action(s)**

a) NOTICE OF COMPLETION - Request approval for the Chair to sign the Notice of Completion for the Walnut Street Complex Site Accessibility Project, as contracted by SnL Construction

#### **Financial Impact:**

This project was fully funded by the Community Development Block Grant (CDBG) program.

#### **Background Information:**

This project consisted of pavement and sidewalk repairs of an existing parking lot, site ADA upgrades, and additional parking lot striping to match the existing parking lot per specifications. These upgrades and improvements were necessary to protect employees, public and financial investments and County assets.

The Board awarded this bid on March 18, 2025, and the project was completed as of November 18, 2025.

WHEN RECORDED MAIL TO:

County of Tehama  
727 Oak Street  
Red Bluff, CA 96080

Space Above for Recorder's Use

**NOTICE OF COMPLETION**  
**MISC. AGREEMENT NO. #2025-058**

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or agent of the OWNER of the interest or estate stated below in the property hereinafter described.

2. The FULL NAME of the OWNER is: COUNTY OF TEHAMA

3. The FULL ADDRESS of the OWNER is: 727 OAK STREET, RED BLUFF, CA 96080

4. The NATURE OF THE INTEREST or ESTATE of the undersigned is: In fee.  
N/A

If other than fee, strike "in fee" and insert, for example, "purchaser under contract of purchase," or lessee.")

5. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, WHO HOLD SUCH INTEREST or ESTATE with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES	ADDRESSES
<u>N/A</u>	

6. The full names and full addresses of the predecessors in interest of the undersigned if the property was transferred subsequent to the commencement of the work of improvement herein referred to:

NAMES	ADDRESSES
<u>N/A</u>	

7. A work of improvement on the property hereinafter described was completed: November 18, 2025

8. The work of improvement completed is described as follows: Slurry seal, striping, and ADA improvements in existing parking lot.

9. The NAME OF THE ORIGINAL CONTRACTOR, for such work of improvement is: SnL Construction Inc., 9818 Holton Way, Redding, CA 96003

10. The street address of said property: 1850 Walnut Street Red Bluff, CA 96080

The property on which said work of improvement was completed within the County of Tehama, State of California.





# Tehama County

## Agenda Request Form

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**File #:** 25-2239

**Agenda Date:** 1/13/2026

**Agenda #:** 6.

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### BOARD OF SUPERVISORS

#### **Requested Action(s)**

a) Determine that there is a need to continue the emergency proclamation, proclaiming the existence of the local emergency in Tehama County that caused conditions of peril

#### **Financial Impact:**

The requested action has no financial impact. Total impacts of the flooding damage are still being quantified, and State assistance is being sought.

#### **Background Information:**

At the September 16, 2025 meeting, the Board of Supervisors approved an emergency proclamation due to the forced closure of the Newville Road Bridge and the looming threat to Woodson Bridge, both caused by Winter Storm events. The Board also declared an emergency for this situation on February 7, 2025, before the full extent of the damage was known.

Staff are working to mitigate the existing issues to restore public access and prevent further damages but has not yet been able to meet all needs.

The Board took action to extend this emergency on October 7, 2025, October 28, 2025, November 25, 2025, and December, 16, 2025, and action must continue every 30 days to continue.





# Tehama County

## Agenda Request Form

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**File #:** 26-0024

**Agenda Date:** 1/13/2026

**Agenda #:** 7.

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### BOARD ORDERS

**Requested Action(s)**

a) 2026 ATTENDANCE OF MEETINGS - Request authorization for the Board members to attend meetings considered of benefit to the County during 2026, as set forth in Resolution No. 2019-41, the Travel Reimbursement Policy for Legislative Bodies (AB 1234)

**Financial Impact:**

None.

**Background Information:**

None.

Resolution No. 2019-41

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TEHAMA  
ADOPTING A REVISED TRAVEL REIMBURSEMENT POLICY FOR LEGISLATIVE BODIES**

**WHEREAS**, Government Code sections 53232 et seq. ( Assembly Bill 1234) provide for the adoption of a written travel reimbursement policy specifying the type of occurrences that qualify a member of a County legislative body to receive reimbursement of expenses relating to travel, meals, lodging, and other actual and necessary expenses; and

**WHEREAS**, such policy may also specify the reasonable reimbursement rates for travel, meals, and lodging, and other actual and necessary expenses;

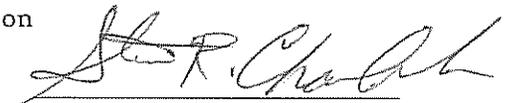
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Tehama that the "Travel Reimbursement Policy for Legislative Bodies (A.B. 1234)" attached hereto as Exhibit "A" is hereby approved and adopted in accordance with the provisions of Government Code sections 53232 et seq.

The foregoing resolution was offered on a motion by Supervisor Williams seconded by Supervisor Bundy, and carried by the following vote of the Board:

AYES: Supervisors' Williams, Bundy, Garton, Chamblin

NOES: None

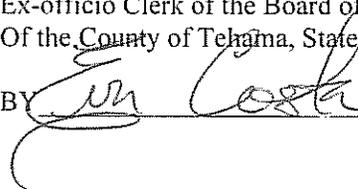
ABSENT OR NOT VOTING: Supervisor Carlson

  
Chairman, Board of Supervisors  
County of Tehama, State of California

STATE OF CALIFORNIA )  
  )  
COUNTY OF TEHAMA )

I, JENNIFER A. VISE, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a Resolution adopted by said Board of Supervisors on the 5th day of March, 2019.

DATED: This 13th day of March, 2019.

JENNIFER A. VISE, County Clerk and  
Ex-officio Clerk of the Board of Supervisors  
Of the County of Tehama, State of California  
BY  Deputy

## TRAVEL REIMBURSEMENT POLICY FOR LEGISLATIVE BODIES (A.B. 1234)

### 1. Scope

This policy establishes procedures and standards for reimbursement of necessary actual travel expenses incurred by members of Tehama County commissions or advisory bodies for whom allowance of expenses is authorized by or pursuant to law, resolution, or ordinance because they occur during performance of official county business.

This policy also specifies that a member of the Board of Supervisors shall receive reimbursement for expenses relating to travel, meals, lodging, and other actual and necessary expenses in accordance with Government Code Section 53232.2(b).

The Auditor-Controller shall refer to the Board of Supervisors any reimbursement claim that is considered to not be in conformance with Board policy. The Board shall have the authority to approve the payment of any claim if there is lack of certainty regarding the application of Board policy to the questioned claim, or if the claimed expense was not unreasonable in light of all the circumstances.

### 2. Authorized Expenses

Members of the Board of Supervisors, and members of Tehama County commissions or advisory bodies where travel expenses for such members are expressly allowed by Resolution or Ordinance, shall be allowed their actual expenses in going to, attendance at, and returning from state association meetings and their actual and necessary traveling expenses when traveling outside of the county on official business, as set forth herein .

Members of the Board of Supervisors, and members of Tehama County commissions or advisory bodies where travel expenses for such members are expressly allowed by Resolution or Ordinance, may receive reimbursement for expenses relating to travel, meals, lodging, and other actual and necessary expenses incurred in the performance of official duties. Reimbursement for such expenses is subject to the provisions of this policy and California Government Code Sections 53232.2 and 53232.3. In accordance with Government Code section 53232.2(c), the Internal Revenue Service rates for reimbursement of travel, meals, lodging, and other actual and necessary expenses as established in Publication 463, or any successor publication, shall be used to determine reimbursement rates for members of the Board of Supervisors and other legislative bodies, subject to the following:

- Reimbursement claims for actual meals and incidental expenses that are equal or less than the applicable federal High-Low rate may be processed and paid by the Auditor-Controller.

- Claims for actual meals and incidental expenses in excess of the applicable federal High-Low rate shall be presented to the Board of Supervisors. The Board of Supervisors may approve the claim if the Board finds that the claimed expense was not unreasonable in light of all the circumstances.

### **3. Authorized Travel**

Types of occurrences that qualify a legislative body member to receive reimbursement of expenses relating to travel, meals, lodging and other actual and necessary expenses include the following:

- A. Meeting with representatives of regional, state, national and foreign government on policy positions adopted by the Board of Supervisors;
- B. Attending educational seminars designed to improve officials' skill and information levels;
- C. Participating in regional, state, and national organizations whose activities affect the county's interests. Travel to a destination outside the State of California requires advance approval by the Board of Supervisors;
- D. Attending events sponsored by a California county;
- E. Implementing a county-approved strategy for attracting or retaining businesses to the county, which will typically involve at least one staff member and;
- F. Attending meetings for which a meeting stipend is expressly authorized by the Board of Supervisors.

In accordance with Government Code Section 53232.2(f), all expenses that do not fall within this policy shall be considered for approval by the Board of Supervisors prior to incurring the expense.

### **4. Receipts Required.**

All expenses must be verified by a valid original itemized receipt, as required by Government Code Section 53232.3(c), which includes the name of the vendor (e.g. hotel, restaurant) date of service and actual amount charged. If the original receipt is unavailable for good cause, the employee may submit a photocopy or digital photograph of the receipt. In accordance with IRS rules, it is expected that employees will submit reimbursement claims (with receipts) within 60 days after the expenses were paid or incurred, and will return any excess reimbursement within 120 days after the expenses were paid or incurred.



# Tehama County

## Agenda Request Form

File #: 26-0025

Agenda Date: 1/13/2026

Agenda #: 8.

### COUNTY OFFICIALS

#### Requested Action(s)

##### a) 2026 OUT OF STATE TRAVEL

- 1) Request authorization for County Officials to leave the State whenever necessary on private business during 2026
- 2) Request authorization for County officials, including County employees directed by a Department Head or designee, to leave the State whenever necessary on County business and/or training during 2026

#### Financial Impact:

None.

#### Background Information:

On April 15, 2025, the Board approved, based on a recommendation from the Personnel Review Committee, the following requirements for County officials and employees traveling out of state for County business or training. These requirements were established to ensure transparency for both the public and the Board of Supervisors and to verify that sufficient funds are included in the applicable fiscal year budget to cover all travel and training expenses.

- Department Heads report they are sending employees out-of-state during Department Head comment prior to sending employees out-of-state for County business or training.
- If it is not possible to report the information in advance of the travel due to time constraints, the Department Head can send an email to the Chief Administrator regarding the out-of-state travel and make a Department Head comment at the next available Board of Supervisors meeting.
- Child Protective Services, Adult Protective Services, Public Guardian / Public Administrator, and Law Enforcement personnel temporarily traveling out-of-state in discharge of their official duties would be precluded from having to report this information publicly.



# Tehama County

## Agenda Request Form

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**File #:** 26-0026

**Agenda Date:** 1/13/2026

**Agenda #:** 9.

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### COMMITTEES & COMMISSIONS

#### **Requested Action(s)**

a) Request approval and authorization to dissolve the following Standing Committees:

- 1) Public Works Committee
- 2) Veterans Hall Advisory Committee

#### **Financial Impact:**

None.

#### **Background Information:**

On January 6, 2026, during the annual committee and commissions appointments, the Board directed staff to return with an item seeking approval to dissolve the Public Works Committee and Veterans Hall Advisory Committee.



# Tehama County

## Agenda Request Form

**File #:** 25-2224

**Agenda Date:** 1/13/2026

**Agenda #:** 10.

### COMMITTEES & COMMISSIONS

#### **Requested Action(s)**

a) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Alicia Meyer as County Librarian with new said term expiring upon first Board of Supervisors' meeting of January 2027  
(Interested person: Alicia Meyer, County Librarian)

b) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Matthew Rogers as District Attorney with new said term expiring upon first Board of Supervisors' meeting of January 2027  
(Interested person: Matthew Rogers, District Attorney)

c) BOARD OF LAW LIBRARY TRUSTEES OF TEHAMA COUNTY - One one-year appointment to fill the expired term of Andrew Plett as Deputy County Counsel with new said term expiring upon first Board of Supervisors' meeting of January 2027  
(Interested person: Andrew Plett, Deputy County Counsel)

#### **Financial Impact:**

None.

#### **Background Information:**

In accordance with California Business & Professions Code § 6302, appointments to the Law Library Board of Trustees which are to be made by the Board of Supervisors occur in January with those trustees serving a one-year term.

**TEHAMA COUNTY LAW LIBRARY**  
545 Diamond Avenue, Red Bluff, CA 96080  
(530) 527-0604 x110  
LawLibrary@tehamacountylibrary.org

**MEMORANDUM**

**To:** Sean Houghtby, Clerk of the Board of Supervisors, Tehama County

**From:** Starla Zamora, Tehama County Law Library Clerk

**Re:** Tehama County Law Library Board of Trustees

**Date:** December 18, 2025

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The Tehama County Law Library respectfully requests that the Board of Supervisors appoint the following persons to the Tehama County Law Library Board of Trustees effective as of the first Board of Supervisors' meeting in January 2026, and ending upon the first Board of Supervisors' meeting in January 2027.

- Alicia Meyer, County Librarian - Board of Supervisors' Chairperson designee
- Matthew Rogers, Attorney - District Attorney appointed as local attorney representative by Board of Supervisors
- Andrew Plett, Attorney - Deputy County Counsel appointed as local attorney representative by Board of Supervisors

The following members of the Board of Trustees have been designated by the Judges of the Superior Court, County of Tehama, pursuant to Business and Professions Code §6301, subdivision (a)(3). No action by the Board of Supervisors is required in connection with these designees:

- Odeh Hijazeen, Attorney - Judge Bottke's designee
- Alessio Larrabee, Attorney - Judge McGlynn's designee
- Christopher Logan, Attorney - Judge Skillman's designee
- Michelle Proctor, Attorney - Judge Woods' designee

Please contact Alicia Meyer, County Librarian, at (530) 527-0604 x107, should you have any questions.



# Tehama County

## Agenda Request Form

File #: 25-2237

Agenda Date: 1/13/2026

Agenda #: 11.

### CORNING VETERANS HALL REMODEL PROJECT - Administrative Services Director Tom Provine

#### Requested Action(s)

- a) Request approval of the plans and specifications for the Corning Veterans Hall Remodel Project as amended by Addendum No. 1 and Addendum No. 2
- b) BID AWARD - Request to award the bid for the Corning Veterans Hall Remodel Project to Ginno Construction, Inc. of Chico, CA as the low responsive bidder in the amount of \$4,510,962 for the base bid
- c) AGREEMENT - Request approval and authorization for the Chair to sign the agreement with Ginno Construction, Inc. for an amount not to exceed \$4,968,488 (including base bid and Additive Alternate No. 1, 2, 3) (*Subject to receipt of required insurance and bonding documentation*)
- d) Request blanket authorization for the Chief Administrator to execute change orders for the project in an amount up to 10% of the contract price, with all change orders being brought back to the Board for confirmation

#### Financial Impact:

This project is partially funded through Tehama County's Allocation of American Rescue Act funds, and two Federal Community Project Funding grant awards. The anticipated costs for this project are fully covered by these funding sources. Budget adjustments for the full project will be addressed during the mid-year budget process in ACO, 1081-57515.

#### Background Information:

On November 18, 2025, the Board authorized staff to advertise the Corning Veterans Hall Remodel Project for construction bids. The bid opening took place on December 18, 2025, and six (6) bids were received. The contractor's bid for the base bid, plus three alternate additives, is \$4,968,488. Addendum Nos. 1 and 2, alternative additives, include labor and wage compliance specifications, and revisions to electrical site plan. The funding for this project is provided through the two Federal Community Project Funding Grant program, administered by Housing and Urban Development (HUD). HUD has confirmed that the funding will be readily accessible, and no delays are anticipated at the federal level.



## ADDENDUM NO. ONE

Date: November 18, 2025

---

**PROJECT:** Tehama County  
**Corning Veteran's Hall Remodel**  
NMR Project No. 21-6497

**GENERAL:** This **Addendum Number One** shall be inserted into your set of Drawings and Specifications for this project and shall take precedence over the original Drawings and Specifications. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

---

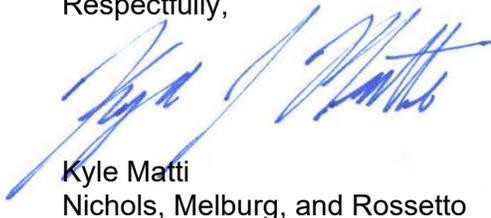
### I – CHANGES TO SPECIFICATIONS (ITEMS NOTED WITH AN “S” PREFIX):

- S1.01 Replace Specifications **Section 00 21 13 Notice to Contractors** with attached hereto.
- S1.02 Refer to Specifications **Section 00 42 02 Labor Compliance Manual**, Replace Pages 2, 19, 40, 41, 42 and 43 with attached Pages 2, 19, 40, 41, 42 and 43, respectively.
- S1.03 Refer to Specifications **Section 00 42 03 Section 3 Manual**, Replace Page 31 with attached Page 31, hereto.
- S1.04 Add Specifications **Section 00 42 04 Wage Decision**, see attached.

### II - CHANGES TO DRAWINGS (ITEMS NOTED WITH A “D” PREFIX):

D1.01 None

Respectfully,

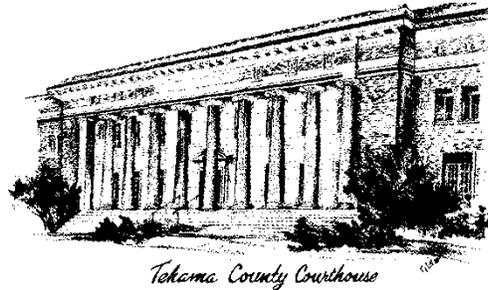


Kyle Matti  
Nichols, Melburg, and Rossetto

Attachments: Changes to Specifications (67 Pages 8 ½ x 11)

*Board of Supervisors*  
COUNTY OF TEHAMA

District 1 – Rob Burroughs  
District 2 – Tom Walker  
District 3 – Vacant  
District 4 – Matt Hansen  
District 5 – Greg Jones



Gabriel Hydrick  
Chief Administrator

**NOTICE TO CONTRACTORS**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Tehama, will receive bids for the **“CORNING VETERAN’S HALL REMODEL PROJECT”**.

Bids shall be submitted on forms included in the Bid Packet. Copies of the Bid Packet and the drawings may be obtained from Tehama County Administration, 727 Oak Street, Red Bluff, CA 96080, (530) 527-4655, Attn: Tom Provine.

Copies are on file and open to public inspection at Tehama County Administration at the above address. Bid documents can also be examined at area Builders Exchanges and on the County website at [www.tehama.gov](http://www.tehama.gov) under “Bidding Opportunities”.

Bids must be received at Tehama County Administration, 727 Oak Street, Room #202, Red Bluff, CA 96080 not later than **3:00 P.M. on December 18, 2025**, at which time the Project Coordinator will open said bids. Bids shall be submitted in sealed envelopes and marked in the upper left hand corner, “Corning Veteran’s Hall Remodel Project”, together with the name and address of the bidder. The bids will be opened and read publicly and bidders or their agents are invited to be present.

**There will be a non-mandatory pre-bid walk-thru on Wednesday, December 3, 2025, at 10:00 a.m., on site, at 1620 Solano Street, Corning, California.**

Pursuant to Section 1770 and following of the Labor Code, the Contractor for the work will be required to pay, at least, the general prevailing wage rates as determined by the Director of the Department of Industrial Relations of the State of California. Questions or wage rates pertaining to the general prevailing wage should be directed to the Division of Labor Statistics and Research, P.O. Box 420603, San Francisco, CA 94142-0603 or <http://www.dir.ca.gov/DLSR/PWD/TEH.xls>. This project is subject to the Department of Labor Prevailing Wages issued with this bid and updated 10 days prior to bid due date. The highest wages between DIR and DOL are required for this project.

Bid bond, labor and material bond and performance bonds are required. The County reserves the right to reject any and all bids and waive any informalities or irregularities in the bidding. Each bidder must be appropriately

licensed in the State of California and registered with the Department of Industrial Relations for this project as required by law.

This project is funded by the Federal Funds provided by the Department of Housing and Community Development and are required to meet the requirements as provided in the bid documents. Additionally, this project bid is subject to the Build America, Buy America Act (BABAA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 117-58. Absent an approved waiver, all iron, steel, manufactured products, and construction materials used in this project must be produced in the United States, as further outlined by the Office of Management and Budget's Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure, April 18, 2022. Waivers can be requested and are reviewed and approved on a case by case basis.

PURCHASING AGENT,  
TOM PROVINE

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By: , Deputy

Publish in the Red Bluff Daily News on November 19, 2025 and November 26, 2025. Send proof of publication and invoice to: Tehama County Administration, 727 Oak Street, Red Bluff, CA 96080. Prior to publication, please fax proof to 527-3764, Attn: Tom Provine

CONTRACT ACKNOWLEDGEMENT

The provisions included in this section are by this reference attached to the bid document, contract, and all sub-contracts associated to this project. The signature provided below acknowledges the references as stated, states understanding, and ensures compliance. This page and all required forms shall be provided to the compliance officer with original blue ink, wet signatures/valid digital signatures(valid digital signatures will have a time/date stamp) prior to construction commencing (This is required for both the General Contractor and all lower tier Sub-Contractors).

Attached	Form	Who	Page
	Contract acknowledgement	All Contracts	2 (This Page)
	Certification Regarding Debarment	All Contracts when <u>project</u> totals \$100,000 or More	27
	Disadvantaged Business Forms	All Contracts	28-29
	Race and Ethnic Data Reporting Form	All Contracts	30
	Drug Free Workplace Certification	All Contracts	31
	Anti-Lobbying Certification	All Contracts	32
	Certification of Understanding and Authorization	All Contracts (To be completed by each person who processes Certified Payrolls.)	33
	Labor Standards and Prevailing Wage Requirements	All Contracts	34-35
	Wage Determination Chart	All Contracts	36
	Copies of Contracts/Purchase Order/Invoice/Quote with all Sub-Contractors w/DBE/LCM/Sec.3 requirements	All Contracts	Please Provide
	Provide Unique Entity ID (UEI) from SAM.GOV	All Contracts	Printed Copy
	Verification of <u>active</u> SAM.GOV Registration	<b>PRIME Contractor ONLY</b>	Printed Copy

At the time of progress payment by the general contractor to the Agency, the following documents shall be submitted by the general contractor to Adams Ashby Group, Inc. for all work performed:

	Fringe Benefit Statement	All Contracts	37
	DAS 140 (Evidence of submittal for EACH appreciable class, to EVERY applicable agency)	All Contracts with apprenticable Classifications	38
	DAS 142 Or Verification of Union Status	All Contracts with apprenticable Classifications	39
	WHD 347 Certified Payroll, Statement of Compliance, and Non-Performance forms Copies eCPR Submissions must be provided	All Contracts	40-42
	Evidence of Training fees paid	All Contracts with apprenticable Classifications	Copy of Invoice & Check or Agency Letter
	Buy America Preference Certification	All Contracts	43

By signing below you acknowledge you have read and understand the provisions included in this document and if applicable the Section 3 appendix made part of this document by this reference, and will ensure the provisions are included in all contracts and sub-contracts connected to the project, and shall comply as outlined.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 UEI: \_\_\_\_\_ EIN: \_\_\_\_\_  
 Name/Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 DIR No. \_\_\_\_\_ CSLB No: \_\_\_\_\_

The contractor is encouraged to implement green infrastructure policies to the extent practicable and is encouraged, where appropriate, to utilize construction methods that emphasize high quality, durability, energy efficiency, a healthy indoor environment, sustainability, and water or mold resistance, including how it will support adoption and enforcement of modern building codes and reduction of hazard risk, including possible sea level rise, storm surge, and flooding. All rehabilitation, reconstruction, and new construction should be designed to incorporate principles of sustainability, including water and energy efficiency, resilience, and mitigating the impact of future disasters. Whenever feasible, the contractor should follow best practices such as those provided by the U.S. Department of Energy Home Energy Professionals: Professional Certifications and Standard Work Specifications.

XXI. **Federal Labor Provisions (HUD 4010)** *This section is applicable to all Contracts and Sub-contracts* Federal Wage Determination assigned to this project: **CA20250007 09/26/2025 Mod# 17** attached hereto by reference.

XXII. The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

**A. 1. (i) Minimum Wages.** All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section I(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR-5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR Part 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, that the employer's payroll record accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR Part 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1 321) shall be posted at all times by the contractor and its sub-contractors at the site of the work in a prominent and accessible place where it can be easily seen by the other workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met



PROJECT NAME	PROJECT NO. or CONTRACT NO.	PAYROLL NO.	PRIME CONTRACTOR'S/SUBCONTRACTOR'S BUSINESS NAME
PROJECT LOCATION	WEEK ENDING DATE	CERTIFYING OFFICIAL'S NAME AND TITLE	

I paid or supervised the payment of the laborers or mechanics working on the above project during the stated time period. I certify the following:

- The payroll information submitted with this statement is correct and complete for the above project during the above period, and the wage and fringe benefit rates paid to the workers, including credit taken for the reasonably anticipated costs of a bona fide fringe benefit plan, fund or program, are not less than the applicable wage and fringe benefits rates for the classification(s) of work actually performed, as specified in the wage determination(s) incorporated into the contract.
- All regular payrolls and all other basic records that the contractor is required to maintain for this payroll period are complete and accurate and will be made available upon request from the agency or the Department of Labor.
- The classifications reported for each laborer or mechanic are the classification(s) of work that each worker actually performed.
- Any workers paid as apprentices during the above period are duly registered in a bona fide apprenticeship program registered with the Office of Apprenticeship, Employment and Training Administration, United States Department of Labor ("OA"), or a State Apprenticeship Agency ("SAA") recognized by Department of Labor. I have verified the registered apprenticeship program information provided below as accurate and applicable to any apprentices identified on page 1 of this form.

APPRENTICESHIP PROGRAM NAME	REGISTERED	NAME OF LABOR CLASSIFICATION
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	
	<input type="checkbox"/> OA <input type="checkbox"/> SAA	

- Fringe benefits have been paid in cash and/or to bona fide fringe benefit plans, funds, or programs. Where the contractor is claiming an hourly credit for their contributions to or reasonably anticipated costs of a bona fide fringe benefit plan, fund, or program, provide plan information and the hourly credit claimed for each worker listed on the previous page of this form.

**HOURLY CREDIT FOR FRINGE BENEFITS**

*If an amount is listed in (6B) on the first page of this certified payroll form, enter the hourly credit claimed under each plan name, type and number for each worker and check whether the plan is funded or unfunded.*

NAME OF WORKER	FB NAME		TOTAL HOURLY CREDIT										
	FB TYPE		FB TYPE		FB TYPE		FB TYPE		FB TYPE		FB TYPE		
	PLAN NO.		PLAN NO.		PLAN NO.		PLAN NO.		PLAN NO.		PLAN NO.		
	<input type="checkbox"/> Funded <input type="checkbox"/> Unfunded		<input type="checkbox"/> Funded <input type="checkbox"/> Unfunded		<input type="checkbox"/> Funded <input type="checkbox"/> Unfunded		<input type="checkbox"/> Funded <input type="checkbox"/> Unfunded		<input type="checkbox"/> Funded <input type="checkbox"/> Unfunded		<input type="checkbox"/> Funded <input type="checkbox"/> Unfunded		
	Hourly Credit	\$	\$										
	Hourly Credit	\$	\$										
	Hourly Credit	\$	\$										
	Hourly Credit	\$	\$										
	Hourly Credit	\$	\$										
	Hourly Credit	\$	\$										
	Hourly Credit	\$	\$										

- All workers on the project have been paid the full weekly wages earned, and no rebates or deductions have been or will be made either directly or indirectly, other than permissible deductions as defined in 29 CFR part 3.

ADDITIONAL REMARKS

SIGNATURE OF CERTIFYING OFFICIAL	DATE	TELEPHONE NUMBER	EMAIL ADDRESS
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THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION (SEE SECTION 1001 OF TITLE 18 AND SECTION 3729 OF TITLE 31 OF THE UNITED STATES CODE), AS WELL AS DEBARMENT FROM FUTURE FEDERAL AND FEDERALLY-ASSISTED CONTRACTS. INFORMATION REPORTED IN CERTIFIED PAYROLLS MAY BE SUBJECT TO DISCLOSURE IN RESPONSE TO A FREEDOM OF INFORMATION ACT REQUEST.

### STATEMENT OF NON-PERFORMANCE

Payroll No.: \_\_\_\_\_

Date: \_\_\_\_\_

I do hereby state that no persons employed by \_\_\_\_\_  
(Contractor Name)

performed work on the construction project known as \_\_\_\_\_  
(Project Name)

during the payroll period commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

and ending on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

Signature of authorized person \_\_\_\_\_

Final Payroll:            Yes                            No

This statement is not required to be submitted until after submission of the initial payroll report. It must then be submitted by the contractor for each week, in place of a certified payroll, where no work is performed until the final certified payroll is submitted.

# Build America, Buy America Act: Buy America Preference (BAP) Certification



## Project Information

Contractor	
Project Number	
Project Name	

This “Buy America Preference Certification” is used to certify that, as required by the Build America, Buy America (BABA) Act, all of the iron, steel, manufactured products, and construction materials incorporated into an infrastructure project are produced in the United States, unless exempted by a HUD general waiver or a project-/product-specific waiver approved by the Made in America Office (MIAO) at the Office of Management and Budget (OMB).

**For covered materials not otherwise exempted from the Buy America Preference (BAP), the undersigned certifies the following:**

- All iron and steel used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
- All manufactured products used in the project are produced in the United States. This means the manufactured product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard that meets or exceeds this standard has been established under applicable law or regulation for determining the minimum amount of domestic content of the manufactured product;
- All construction materials used in the project are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.

***Attach a list of all covered materials procured by the signatory and used in the project.***

I hereby certify this information is complete and accurate and agree to provide documentation collected on the country of origin for all covered materials I caused to be incorporated into or affixed to an infrastructure project to the CPD grantee and HUD upon request. I understand and agree that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Signature	Title/Organization	Date

About

## Neighborhood Service Area Definition Tool

This tool allows Housing and Community Development Section 3 Recipients to identify Targeted Section 3 Workers in accordance with 24 C.F.R. § 75.19.

Targeted Section 3 Workers are Section 3 Workers located within a one-mile radius of a Section 3 Project. If fewer than 5,000 people live within a one-mile radius of the project, then the radius is expanded until it is sufficient block groups are selected to encompass a population of 5,000 or more according to the most recent census.

Start the search by typing in the address of the Section 3 Project, the map will auto zoom to the selected address, highlight all block groups that are included - *in full or in part* - within the default 1 mile radius, and provide a sum of the populations all highlighted block groups. Use the slider bar to expand the radius of the circle until the block groups total a population 5,000 or higher. Population total shows green when you have reached the population threshold. Population numbers are from ESRI's U.S. Census Block Group Layer.

To create a report or record of the block groups included click the up arrow on the bottom of the screen, select the Options dropdown, then click Export all to CSV. This can then be filed with your Section 3 Records.

Ref: 24 C.F.R. Part 75; if you have questions, corrections, or suggested improvements for this mapping solution please contact Senior Management and Program Analyst Daniel Huyck in the Detroit Field Office at daniel.j.huyck@hud.gov

### Section 3 Neighborhood Service Area

Search for an address or locate on map

1620 Solano St, Corning, CA, 96021, USA

Show results within 1 Miles

0  15

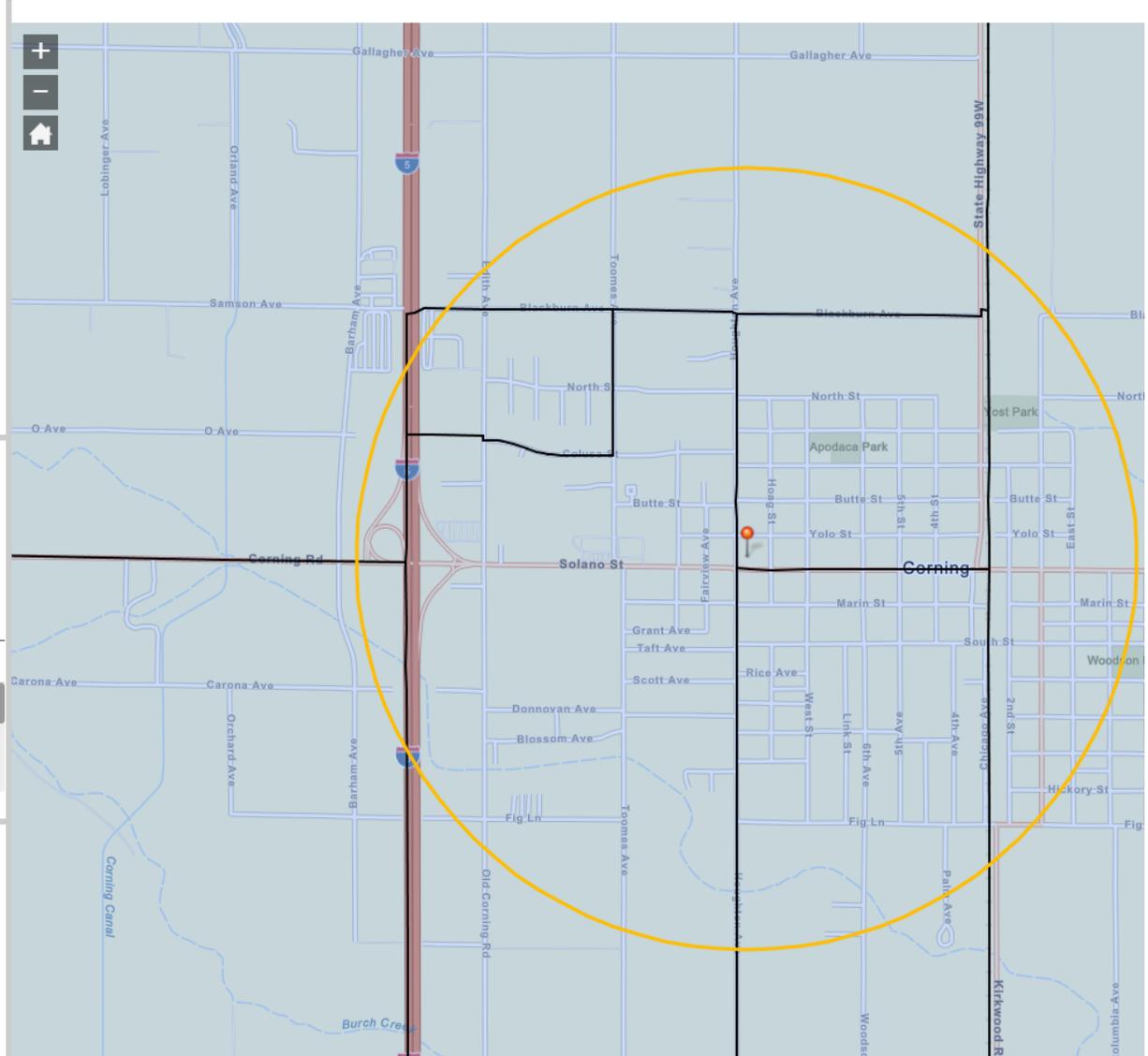
### USA Census Block Group Boundaries

Block Group 061030011023 in CA	0 mi
Block Group 061030011022 in CA	0.03 mi
Block Group 061030011024 in CA	0.03 mi

### Population

✓ 9,901

Population of Census Block Groups Within or Intersected by Radius



"General Decision Number: CA20250007 09/26/2025

Superseded General Decision Number: CA20240007

State: California

Construction Types: Building, Heavy (Heavy and Dredging) and Highway

Counties: Alpine, Amador, Butte, Colusa, El Dorado, Glenn, Lassen, Marin, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou, Solano, Sonoma, Sutter, Tehama, Trinity, Yolo and Yuba Counties in California.

BUILDING CONSTRUCTION PROJECTS (excluding Amador County only); DREDGING CONSTRUCTION PROJECTS (does not include hopper dredge work); HEAVY CONSTRUCTION PROJECTS (does not include water well drilling); AND HIGHWAY CONSTRUCTION PROJECTS

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

<p>If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 14026 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li> </ul>
<p>If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 13658 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$13.30 per hour (or the</li> </ul>

	applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.
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The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/10/2025
2	02/07/2025
3	02/21/2025
4	02/28/2025
5	03/07/2025
6	03/21/2025
7	06/13/2025
8	06/27/2025
9	07/04/2025
10	07/18/2025
11	08/01/2025
12	08/08/2025
13	08/15/2025
14	08/22/2025
15	09/05/2025
16	09/19/2025
17	09/26/2025

ASBE0016-001 01/01/2024

AREA 1: MARIN, NAPA, SAN BENITO, SAN FRANCISCO, SOLANO, & SONOMA COUNTIES

AREA 2: ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHEMA, TRINITY, YOLO, & YUBA COUNTIES

Rates                      Fringes

Asbestos Workers/Insulator  
(Includes the application of  
all insulating materials,  
Protective Coverings,  
Coatings, and Finishes to all  
types of mechanical systems)

Area 1.....	\$ 84.76	25.07
Area 2.....	\$ 64.56	25.07

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\* ASBE0016-007 05/01/2025

AREA 1 : ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN,  
LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA,  
SIERRA, SISKIYOU, SOLANO, SONOMA, SUTTER, TEHAMA, TRINITY, YOLO  
& YUBA COUNTIES

AREA 2: MARIN & NAPA COUNTIES

	Rates	Fringes
Asbestos Removal worker/hazardous material handler (Includes preparation, wetting, stripping, removal, scrapping, vacuuming, bagging and disposing of all insulation materials from mechanical systems, whether they contain asbestos or not)		
AREA 1.....	\$ 35.31	12.75
AREA 2.....	\$ 44.73	12.75

-----  
BOIL0549-002 01/01/2021

	Rates	Fringes
BOILERMAKER		
(1) Marin & Solano Counties..	\$ 49.62	41.27
(2) Remaining Counties.....	\$ 45.60	38.99

-----  
BRCA0003-001 08/01/2024

	Rates	Fringes
MARBLE FINISHER.....	\$ 42.06	19.80

-----  
BRCA0003-004 05/01/2024

AREA 1: ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SUTTER, TEHAMA, YOLO AND YUBA COUNTIES

AREA 2: MARIN, NAPA, SISKIYOU, SOLANO, SONOMA AND TRINITY COUNTIES

	Rates	Fringes
BRICKLAYER		
AREA 1.....	\$ 52.76	25.01
AREA 2.....	\$ 57.02	28.50

SPECIALTY PAY:

- (A) Underground work such as tunnel work, sewer work, manholes, catch basins, sewer pipes and telephone conduit shall be paid \$1.25 per hour above the regular rate. Work in direct contact with raw sewage shall receive \$1.25 per hour in addition to the above.
- (B) Operating a saw or grinder shall receive \$1.25 per hour above the regular rate.
- (C) Gunitite nozzle person shall receive \$1.25 per hour above the regular rate.

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BRCA0003-008 07/01/2024

	Rates	Fringes
TERRAZZO FINISHER.....	\$ 44.93	20.98
TERRAZZO WORKER/SETTER.....	\$ 60.58	29.79

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BRCA0003-010 04/01/2024

	Rates	Fringes
TILE FINISHER		
Area 1.....	\$ 35.00	17.44
Area 2.....	\$ 34.76	19.22
Area 3.....	\$ 37.75	19.28
Area 4.....	\$ 35.78	19.23
Tile Layer		
Area 1.....	\$ 55.55	21.08
Area 2.....	\$ 55.17	22.52
Area 3.....	\$ 59.92	22.62
Area 4.....	\$ 56.79	22.54

AREA 1: Butte, Colusa, El Dorado, Glenn, Lassen, Modoc,

Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Sutter,  
Tehema, Yolo, Yuba  
AREA 2: Alpine, Amador  
AREA 3: Marin, Napa, Solano, Siskiyou  
AREA 4: Sonoma

-----  
BRCA0003-014 08/01/2024

	Rates	Fringes
MARBLE MASON.....	\$ 61.72	30.31

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CARP0034-001 07/01/2021

	Rates	Fringes
Diver		
Assistant Tender, ROV		
Tender/Technician.....	\$ 54.10	34.69
Diver standby.....	\$ 60.51	34.69
Diver Tender.....	\$ 59.51	34.69
Diver wet.....	\$ 103.62	34.69
Manifold Operator (mixed		
gas).....	\$ 64.51	34.69
Manifold Operator (Standby).	\$ 59.51	34.69

DEPTH PAY (Surface Diving):  
050 to 100 ft \$2.00 per foot  
101 to 150 ft \$3.00 per foot  
151 to 220 ft \$4.00 per foot  
221 ft.-deeper \$5.00 per foot

SATURATION DIVING:

The standby rate shall apply until saturation starts. The saturation diving rate applies when divers are under pressure continuously until work task and decompression are complete. The diver rate shall be paid for all saturation hours.

DIVING IN ENCLOSURES:

Where it is necessary for Divers to enter pipes or tunnels, or other enclosures where there is no vertical ascent, the following premium shall be paid: Distance traveled from entrance 26 feet to 300 feet: \$1.00 per foot. When it is necessary for a diver to enter any pipe, tunnel or other enclosure less than 48" in height, the premium will be \$1.00 per foot.

WORK IN COMBINATION OF CLASSIFICATIONS:

Employees working in any combination of classifications within the diving crew (except dive supervisor) in a shift are paid in the classification with the highest rate for that shift.

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CARP0034-003 07/01/2021

	Rates	Fringes
Piledriver.....	\$ 54.10	34.69

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CARP0035-001 08/01/2020

AREA 1: MARIN, NAPA, SOLANO & SONOMA

AREA 3: SACRAMENTO, WESTERN EL DORADO (Territory west of an including highway 49 and the territory inside the city limits of Placerville), WESTERN PLACER (Territory west of and including highway 49), & YOLO

AREA 4: ALPINE, BUTTE, COLUSA, EASTERN EL DORADO, GLENN, LASSEN, MODOC, NEVADA, EASTERN PLACER, PLUMAS, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA, TRINITY, & YUBA

	Rates	Fringes
Drywall Installers/Lathers:		
Area 1.....	\$ 52.65	31.26
Area 3.....	\$ 47.27	31.26
Area 4.....	\$ 45.92	31.26
Drywall Stocker/Scrapper		
Area 1.....	\$ 26.33	18.22
Area 3.....	\$ 23.64	18.22
Area 4.....	\$ 22.97	18.22

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CARP0035-009 07/01/2020

Marin County

	Rates	Fringes
CARPENTER		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw		

Filer.....	\$ 52.80	30.82
Journeyman Carpenter.....	\$ 52.65	30.82
Millwright.....	\$ 52.75	32.41

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CARP0035-010 07/01/2020

AREA 1: Marin, Napa, Solano & Sonoma Counties

AREA 2: Monterey, San Benito and Santa Cruz

AREA 3: Alpine, Butte, Colusa, El Dorado, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity, Yolo & Yuba counties

	Rates	Fringes
Modular Furniture Installer		
Area 1		
Installer.....	\$ 28.76	22.53
Lead Installer.....	\$ 32.21	23.03
Master Installer.....	\$ 36.43	23.03
Area 2		
Installer.....	\$ 26.11	22.53
Lead Installer.....	\$ 29.08	23.03
Master Installer.....	\$ 32.71	23.03
Area 3		
Installer.....	\$ 25.16	22.53
Lead Installer.....	\$ 27.96	23.03
Master Installer.....	\$ 31.38	23.03

-----  
CARP0046-001 07/01/2023

El Dorado (West), Placer (West), Sacramento and Yolo Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 54.66	33.52
Journeyman Carpenter.....	\$ 54.51	33.52
Millwright.....	\$ 57.01	35.11

Footnote: Placer County (West) includes territory West of and including Highway 49 and El Dorado County (West) includes

territory West of and including Highway 49 and territory inside the city limits of Placerville.

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CARP0046-002 07/01/2023

Alpine, Colusa, El Dorado (East), Nevada, Placer (East), Sierra, Sutter and Yuba Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 53.31	33.52
Journeyman Carpenter.....	\$ 53.16	33.52
Millwright.....	\$ 55.66	35.11

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CARP0152-003 07/01/2020

Amador County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 45.57	30.82
Journeyman Carpenter.....	\$ 45.42	30.82
Millwright.....	\$ 47.92	32.41

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CARP0180-001 07/01/2021

Solano County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer,		

Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

CARP0751-001 07/01/2021

Napa and Sonoma Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

CARP1599-001 07/01/2020

Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Siskiyou, Tehama  
and Trinity Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 45.57	30.82
Journeyman Carpenter.....	\$ 45.42	30.82
Millwright.....	\$ 47.92	32.41

ELEC0180-001 06/01/2025

NAPA AND SOLANO COUNTIES

	Rates	Fringes
CABLE SPLICER.....	\$ 69.26	3%+29.28

ELECTRICIAN.....\$ 61.56                   3%+29.28

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ELEC0180-003 12/01/2023

NAPA AND SOLANO COUNTIES

	Rates	Fringes
Sound & Communications		
Installer.....\$ 48.44	48.44	27.60
Technician.....\$ 55.71	55.71	27.82

SCOPE OF WORK INCLUDES-

SOUND & VOICE TRANSMISSION (Music, Intercom, Nurse Call, Telephone); FIRE ALARM SYSTEMS [excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs], TELEVISION & VIDEO SYSTEMS, SECURITY SYSTEMS, COMMUNICATIONS SYSTEMS that transmit or receive information and/or control systems that are intrinsic to the above.

EXCLUDES-

Excludes all other data systems or multiple systems which include control function or power supply; excludes installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excludes energy management systems.

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ELEC0340-002 03/01/2025

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, NEVADA, PLACER, PLUMAS, SACRAMENTO, TRINITY, YOLO, YUBA COUNTIES

	Rates	Fringes
Communications System		
Sound & Communications		
Installer.....\$ 40.00	40.00	25.50
Sound & Communications		
Technician.....\$ 46.00	46.00	25.68

SCOPE OF WORK

Includes the installation testing, service and maintenance, of the following systems which utilize the transmission

and/or transference of voice, sound, vision and digital for commercial, education, security and entertainment purposes for the following TV monitoring and surveillance, background-foreground music, intercom and telephone interconnect, inventory control systems, microwave transmission, multi-media, multiplex, nurse call system, radio page, school intercom and sound, burglar alarms, and low voltage master clock systems.

A. SOUND AND VOICE TRANSMISSION/TRANSFERENCE SYSTEMS

Background foreground music Intercom and telephone interconnect systems, Telephone systems, Nurse call systems, Radio page systems, School intercom and sound systems, Burglar alarm systems, Low voltage master clock systems, Multi-media/multiplex systems, Sound and musical entertainment systems, RF systems, Antennas and Wave Guide.

B. FIRE ALARM SYSTEMS

Installation, wire pulling and testing

C. TELEVISION AND VIDEO SYSTEMS      Television monitoring and surveillance systems, Video security systems, Video entertainment systems, Video educational systems, Microwave transmission systems, CATV and CCTV

D. SECURITY SYSTEMS      Perimeter security systems  
Vibration sensor systems      Card access systems      Access control systems      Sonar/infrared monitoring equipment

E. COMMUNICATIONS SYSTEMS THAT TRANSMIT OR RECEIVE INFORMATION AND/OR CONTROL SYSTEMS THAT ARE INTRINSIC TO THE ABOVE LISTED SYSTEMS      SCADA (Supervisory Control and Data Acquisition)      PCM (Pulse Code Modulation)

Inventory Control Systems      Digital Data Systems  
Broadband and Baseband and Carriers      Point of Sale Systems      VSAT Data Systems      Data Communication Systems      RF and Remote Control Systems      Fiber Optic Data Systems  
WORK EXCLUDED Raceway systems are not covered (excluding Ladder-Rack for the purpose of the above listed systems). Chases and/or nipples (not to exceed 10 feet) may be installed on open wiring systems. Energy management systems. SCADA (Supervisory Control and Data Acquisition) when not intrinsic to the above listed systems (in the scope). Fire alarm systems when installed in raceways (including wire and cable pulling) shall be performed at the electrician wage rate, when either of the following two (2) conditions apply:

1. The project involves new or major remodel building trades construction.
2. The conductors for the fire alarm system are installed in

conduit.

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ELEC0340-003 08/01/2025

ALPINE (West of Sierra Mt. Watershed), AMADOR, BUTTE, COLUSA,  
EL DORADO (West of Sierra Mt. Watershed), GLENN, LASSEN, NEVADA  
(West of Sierra Mt. Watershed), PLACER, PLUMAS, SACRAMENTO,  
SHASTA, SIERRA (West of Sierra Mt. Watershed), SUTTER, TEHAMA,  
TRINITY, YOLO & YUBA COUNTIES

	Rates	Fringes
ELECTRICIAN		
Remaining area.....	\$ 52.70	38.68
Sierra Army Depot, Herlong..	\$ 48.83	18.54
Tunnel work.....	\$ 41.01	18.54

CABLE SPLICER: Receives 110% of the Electrician basic hourly rate.

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ELEC0401-005 01/01/2025

ALPINE (east of the main watershed divide), EL DORADO (east of the main watershed divide), NEVADA (east of the main watershed), PLACER (east of the main watershed divide) and SIERRA (east of the main watershed divide) COUNTIES:

	Rates	Fringes
ELECTRICIAN.....	\$ 48.50	23.04

ZONE RATE:

70-90 miles - \$10.00 per hour  
91+ miles - \$15.00 per hour

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ELEC0551-004 06/01/2024

MARIN AND SONOMA COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 59.17	32.04

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ELEC0551-005 12/01/2024

MARIN & SONOMA COUNTIES

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 51.59	28.20
Technician.....	\$ 59.33	28.43

SCOPE OF WORK INCLUDES-

SOUND & VOICE TRANSMISSION (Music, Intercom, Nurse Call, Telephone); FIRE ALARM SYSTEMS [excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs], TELEVISION & VIDEO SYSTEMS, SECURITY SYSTEMS, COMMUNICATIONS SYSTEMS that transmit or receive information and/or control systems that are intrinsic to the above.

EXCLUDES-

Excludes all other data systems or multiple systems which include control function or power supply; excludes installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excludes energy management systems.

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ELEC0659-006 01/01/2025

MODOC and SISKIYOU COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 45.58	20.70

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ELEC0659-008 02/01/2023

DEL NORTE, MODOC & SISKIYOU COUNTIES

	Rates	Fringes
Line Construction		
(1) Cable Splicer.....	\$ 67.80	4.5%+22.15
(2) Lineman, Pole Sprayer, Heavy Line Equipment Man....	\$ 60.54	4.5%+22.15
(3) Tree Trimmer.....	\$ 37.84	4.5%+14.30
(4) Line Equipment Man.....	\$ 53.82	4.5%+19.40
(5) Powdermen,		

Jackhammermen.....	\$ 40.37	4.5%+14.30
(6) Groundman.....	\$ 33.37	4.5%+14.30

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ELEC1245-004 01/01/2025

ALL COUNTIES EXCEPT DEL NORTE, MODOC & SISKIYOU

	Rates	Fringes
LINE CONSTRUCTION		
(1) Lineman; Cable splicer..	\$ 70.16	24.71
(2) Equipment specialist (operates crawler tractors, commercial motor vehicles, backhoes, trenchers, cranes (50 tons and below), overhead & underground distribution line equipment).....	\$ 53.30	22.26
(3) Groundman.....	\$ 40.76	21.76
(4) Powderman.....	\$ 51.87	18.79

HOLIDAYS: New Year's Day, M.L. King Day, Memorial Day,  
Independence Day, Labor Day, Veterans Day, Thanksgiving Day  
and day after Thanksgiving, Christmas Day

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ELEV0008-001 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 84.05	38.435+a+b

FOOTNOTE:

- a. PAID VACATION: Employer contributes 8% of regular hourly rate as vacation pay credit for employees with more than 5 years of service, and 6% for 6 months to 5 years of service.
- b. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day.

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ENGI0003-008 08/01/2024

	Rates	Fringes
Dredging: (DREDGING: CLAMSHELL & DIPPER DREDGING; HYDRAULIC SUCTION DREDGING:) AREA 1:		

(1) Leverman.....\$ 60.61	39.55
(2) Dredge Dozer; Heavy duty repairman.....\$ 55.65	39.55
(3) Booster Pump Operator; Deck Engineer; Deck mate; Dredge Tender; Winch Operator.....\$ 54.53	39.55
(4) Bargeman; Deckhand; Fireman; Leveehand; Oiler..\$ 51.23	39.55
AREA 2:	
(1) Leverman.....\$ 62.61	39.55
(2) Dredge Dozer; Heavy duty repairman.....\$ 57.65	39.55
(3) Booster Pump Operator; Deck Engineer; Deck mate; Dredge Tender; Winch Operator.....\$ 56.53	39.55
(4) Bargeman; Deckhand; Fireman; Leveehand; Oiler..\$ 53.23	39.55

AREA DESCRIPTIONS

AREA 1: ALAMEDA, BUTTE, CONTRA COSTA, KINGS, MARIN, MERCED, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SAN JOAQUIN, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, STANISLAUS, SUTTER, YOLO, AND YUBA COUNTIES

AREA 2: MODOC COUNTY

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ALPINE COUNTY:

Area 1: Northernmost part  
Area 2: Remainder

CALAVERAS COUNTY:

Area 1: Remainder  
Area 2: Eastern part

COLUSA COUNTY:

Area 1: Eastern part  
Area 2: Remainder

ELDORADO COUNTY:

Area 1: North Central part  
Area 2: Remainder

FRESNO COUNTY:

Area 1: Remainder  
Area 2: Eastern part

GLENN COUNTY:

Area 1: Eastern part  
Area 2: Remainder

LASSEN COUNTY:

Area 1: Western part along the Southern portion of border  
with Shasta County  
Area 2: Remainder

MADERA COUNTY:

Area 1: Except Eastern part  
Area 2: Eastern part

MARIPOSA COUNTY

Area 1: Except Eastern part  
Area 2: Eastern part

MONTERREY COUNTY

Area 1: Except Southwestern part  
Area 2: Southwestern part

NEVADA COUNTY:

Area 1: All but the Northern portion along the border of  
Sierra County  
Area 2: Remainder

PLACER COUNTY:

Area 1: All but the Central portion  
Area 2: Remainder

PLUMAS COUNTY:

Area 1: Western portion  
Area 2: Remainder

SHASTA COUNTY:

Area 1: All but the Northeastern corner  
Area 2: Remainder

SIERRA COUNTY:

Area 1: Western part  
Area 2: Remainder

SISKIYOU COUNTY:

Area 1: Central part  
Area 2: Remainder

SONOMA COUNTY:

Area 1: All but the Northwestern corner  
Area 2: Remainder

TEHAMA COUNTY:

Area 1: All but the Western border with Mendocino & Trinity Counties  
Area 2: Remainder

TRINITY COUNTY:

Area 1: East Central part and the Northeastern border with Shasta County  
Area 2: Remainder

TUOLUMNE COUNTY:

Area 1: Except Eastern part  
Area 2: Eastern part

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ENGI0003-019 06/30/2025

SEE AREA DESCRIPTIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment (LANDSCAPE WORK ONLY)		
GROUP 1		
AREA 1.....	\$ 55.85	28.56
AREA 2.....	\$ 57.85	28.56
GROUP 2		
AREA 1.....	\$ 52.25	28.56
AREA 2.....	\$ 54.25	28.56
GROUP 3		
AREA 1.....	\$ 47.64	28.56
AREA 2.....	\$ 49.64	28.56

GROUP DESCRIPTIONS:

GROUP 1: Landscape Finish Grade Operator: All finish grade work regardless of equipment used, and all equipment with a rating more than 65 HP.

GROUP 2: Landscape Operator up to 65 HP: All equipment with a manufacturer's rating of 65 HP or less except equipment covered by Group 1 or Group 3. The following equipment shall be included except when used for finish work as long as manufacturer's rating is 65 HP or less: A-Frame and Winch Truck, Backhoe, Forklift, Hydragraphic Seeder Machine, Roller, Rubber-Tired and Track Earthmoving

Equipment, Skiploader, Straw Blowers, and Trencher 31 HP up to 65 HP.

GROUP 3: Landscap Utility Operator: Small Rubber-Tired Tractor, Trencher Under 31 HP.

AREA DESCRIPTIONS:

AREA 1: ALAMEDA, BUTTE, CONTRA COSTA, KINGS, MARIN, MERCED, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SAN JOAQUIN, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, STANISLAUS, SUTTER, YOLO, AND YUBA COUNTIES

AREA 2 - MODOC COUNTY

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ALPINE COUNTY:

Area 1: Northernmost part

Area 2: Remainder

CALAVERAS COUNTY:

Area 1: Except Eastern part

Area 2: Eastern part

COLUSA COUNTY:

Area 1: Eastern part

Area 2: Remainder

DEL NORTE COUNTY:

Area 1: Extreme Southwestern corner

Area 2: Remainder

ELDORADO COUNTY:

Area 1: North Central part

Area 2: Remainder

FRESNO COUNTY

Area 1: Except Eastern part

Area 2: Eastern part

GLENN COUNTY:

Area 1: Eastern part

Area 2: Remainder

HUMBOLDT COUNTY:

Area 1: Except Eastern and Southwestern parts

Area 2: Remainder

LAKE COUNTY:

Area 1: Southern part

Area 2: Remainder

LASSEN COUNTY:

Area 1: Western part along the Southern portion of border  
with Shasta County

Area 2: Remainder

MADERA COUNTY

Area 1: Remainder

Area 2: Eastern part

MARIPOSA COUNTY

Area 1: Remainder

Area 2: Eastern part

MENDOCINO COUNTY:

Area 1: Central and Southeastern parts

Area 2: Remainder

MONTEREY COUNTY

Area 1: Remainder

Area 2: Southwestern part

NEVADA COUNTY:

Area 1: All but the Northern portion along the border of  
Sierra County

Area 2: Remainder

PLACER COUNTY:

Area 1: All but the Central portion

Area 2: Remainder

PLUMAS COUNTY:

Area 1: Western portion

Area 2: Remainder

SHASTA COUNTY:

Area 1: All but the Northeastern corner

Area 2: Remainder

SIERRA COUNTY:

Area 1: Western part

Area 2: Remainder

SISKIYOU COUNTY:

Area 1: Central part

Area 2: Remainder

SONOMA COUNTY:

Area 1: All but the Northwestern corner

Area 2: Reaminder

TEHAMA COUNTY:

Area 1: All but the Western border with mendocino & Trinity Counties

Area 2: Remainder

TRINITY COUNTY:

Area 1: East Central part and the Northeaster border with Shasta County

Area 2: Remainder

TULARE COUNTY;

Area 1: Remainder

Area 2: Eastern part

TUOLUMNE COUNTY:

Area 1: Remainder

Area 2: Eastern Part

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ENGI0003-038 06/30/2025

""AREA 1"" WAGE RATES ARE LISTED BELOW

""AREA 2"" RECEIVES AN ADDITIONAL \$2.00 PER HOUR ABOVE AREA 1 RATES.

SEE AREA DEFINITIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment		
(AREA 1:)		
GROUP 1.....	\$ 66.96	32.53
GROUP 2.....	\$ 65.43	32.53
GROUP 3.....	\$ 63.95	32.53
GROUP 4.....	\$ 62.57	32.53
GROUP 5.....	\$ 61.30	32.53
GROUP 6.....	\$ 59.98	32.53
GROUP 7.....	\$ 58.84	32.53
GROUP 8.....	\$ 57.70	32.53
GROUP 8-A.....	\$ 55.49	32.53
OPERATOR: Power Equipment		
(Cranes and Attachments -		
AREA 1:)		
GROUP 1		

Cranes.....	\$ 68.59	32.53
Oiler.....	\$ 43.79	31.15
Truck crane oiler.....	\$ 46.08	31.15
GROUP 2		
Cranes.....	\$ 66.08	32.53
Oiler.....	\$ 42.83	31.15
Truck crane oiler.....	\$ 45.07	31.15
GROUP 3		
Cranes.....	\$ 64.34	32.53
Hydraulic.....	\$ 60.61	32.53
Oiler.....	\$ 42.55	31.15
Truck crane oiler.....	\$ 44.83	31.15
GROUP 4		
Cranes.....	\$ 61.30	32.53
OPERATOR: Power Equipment (Piledriving - AREA 1:)		
GROUP 1		
Lifting devices.....	\$ 52.64	31.15
Oiler.....	\$ 43.38	31.15
Truck Crane Oiler.....	\$ 45.66	31.15
GROUP 2		
Lifting devices.....	\$ 50.82	31.15
Oiler.....	\$ 43.11	31.15
Truck Crane Oiler.....	\$ 45.41	31.15
GROUP 3		
Lifting devices.....	\$ 49.14	31.15
Oiler.....	\$ 42.89	31.15
Truck Crane Oiler.....	\$ 45.12	31.15
GROUP 4		
Lifting devices.....	\$ 47.37	31.15
GROUP 5		
Lifting devices.....	\$ 44.73	31.15
GROUP 6		
Lifting devices.....	\$ 42.50	31.15
OPERATOR: Power Equipment (Steel Erection - AREA 1:)		
GROUP 1		
Cranes.....	\$ 68.81	32.53
Oiler.....	\$ 43.72	31.15
Truck Crane Oiler.....	\$ 45.95	31.15
GROUP 2		
Cranes.....	\$ 67.04	32.53
Oiler.....	\$ 43.45	31.15
Truck Crane Oiler.....	\$ 45.73	31.15
GROUP 3		
Cranes.....	\$ 65.56	32.53
Hydraulic.....	\$ 45.07	31.15
Oiler.....	\$ 43.23	31.15
Truck Crane Oiler.....	\$ 45.46	31.15
GROUP 4		

Cranes.....	\$ 63.54	32.53
GROUP 5		
Cranes.....	\$ 62.24	32.53
OPERATOR: Power Equipment (Tunnel and Underground Work - AREA 1:)		
SHAFTS, STOPES, RAISES:		
GROUP 1.....	\$ 63.06	32.53
GROUP 1-A.....	\$ 65.53	32.53
GROUP 2.....	\$ 61.80	32.53
GROUP 3.....	\$ 60.47	32.53
GROUP 4.....	\$ 59.33	32.53
GROUP 5.....	\$ 58.19	32.53
UNDERGROUND:		
GROUP 1.....	\$ 62.96	32.53
GROUP 1-A.....	\$ 65.43	32.53
GROUP 2.....	\$ 61.70	32.53
GROUP 3.....	\$ 60.37	32.53
GROUP 4.....	\$ 59.23	32.53
GROUP 5.....	\$ 58.09	32.53

FOOTNOTE: Work suspended by ropes or cables, or work on a Yo-Yo Cat: \$.60 per hour additional.

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Operator of helicopter (when used in erection work); Hydraulic excavator, 7 cu. yds. and over; Power shovels, over 7 cu. yds.

GROUP 2: Highline cableway; Hydraulic excavator, 3-1/2 cu. yds. up to 7 cu. yds.; Licensed construction work boat operator, on site; Power blade operator (finish); Power shovels, over 1 cu. yd. up to and including 7 cu. yds. m.r.c.

GROUP 3: Asphalt milling machine; Cable backhoe; Combination backhoe and loader over 3/4 cu. yds.; Continuous flight tie back machine assistant to engineer or mechanic; Crane mounted continuous flight tie back machine, tonnage to apply; Crane mounted drill attachment, tonnage to apply; Dozer, slope brd; Gradall; Hydraulic excavator, up to 3 1/2 cu. yds.; Loader 4 cu. yds. and over; Long reach excavator; Multiple engine scraper (when used as push pull); Power shovels, up to and including 1 cu. yd.; Pre-stress wire wrapping machine; Side boom cat, 572 or larger; Track loader 4 cu. yds. and over; Wheel excavator (up to and including 750 cu. yds. per hour)

GROUP 4: Asphalt plant engineer/box person; Chicago boom; Combination backhoe and loader up to and including 3/4 cu. yd.; Concrete batch plant (wet or dry); Dozer and/or push cat; Pull- type elevating loader; Gradesetter, grade checker (GPS, mechanical or otherwise); Grooving and grinding machine; Heading shield operator; Heavy-duty drilling equipment, Hughes, LDH, Watson 3000 or similar; Heavy-duty repairperson and/or welder; Lime spreader; Loader under 4 cu. yds.; Lubrication and service engineer (mobile and grease rack); Mechanical finishers or spreader machine (asphalt, Barber-Greene and similar); Miller Formless M-9000 slope paver or similar; Portable crushing and screening plants; Power blade support; Roller operator, asphalt; Rubber-tired scraper, self-loading (paddle-wheels, etc.); Rubber- tired earthmoving equipment (scrapers); Slip form paver (concrete); Small tractor with drag; Soil stabilizer (P & H or equal); Spider plow and spider puller; Tubex pile rig; Unlicensed construction work boat operator, on site; Timber skidder; Track loader up to 4 yds.; Tractor-drawn scraper; Tractor, compressor drill combination; Welder; Woods-Mixer (and other similar Pugmill equipment)

GROUP 5: Cast-in-place pipe laying machine; Combination slusher and motor operator; Concrete conveyor or concrete pump, truck or equipment mounted; Concrete conveyor, building site; Concrete pump or pumpcrete gun; Drilling equipment, Watson 2000, Texoma 700 or similar; Drilling and boring machinery, horizontal (not to apply to waterliners, wagon drills or jackhammers); Concrete mixer/all; Person and/or material hoist; Mechanical finishers (concrete) (Clary, Johnson, Bidwell Bridge Deck or similar types); Mechanical burm, curb and/or curb and gutter machine, concrete or asphalt); Mine or shaft hoist; Portable crusher; Power jumbo operator (setting slip-forms, etc., in tunnels); Screed (automatic or manual); Self-propelled compactor with dozer; Tractor with boom D6 or smaller; Trenching machine, maximum digging capacity over 5 ft. depth; Vermeer T-600B rock cutter or similar

GROUP 6: Armor-Coater (or similar); Ballast jack tamper; Boom- type backfilling machine; Assistant plant engineer; Bridge and/or gantry crane; Chemical grouting machine, truck-mounted; Chip spreading machine operator; Concrete saw (self-propelled unit on streets, highways, airports and canals); Deck engineer; Drilling equipment Texoma 600, Hughes 200 Series or similar up to and including 30 ft. m.r.c.; Drill doctor; Helicopter radio operator; Hydro-hammer or similar; Line master; Skidsteer loader, Bobcat larger than 743 series or similar (with

attachments); Locomotive; Lull hi-lift or similar; Oiler, truck mounted equipment; Pavement breaker, truck-mounted, with compressor combination; Paving fabric installation and/or laying machine; Pipe bending machine (pipelines only); Pipe wrapping machine (tractor propelled and supported); Screed (except asphaltic concrete paving); Self-propelled pipeline wrapping machine; Tractor; Self-loading chipper; Concrete barrier moving machine

GROUP 7: Ballast regulator; Boom truck or dual-purpose A-frame truck, non-rotating - under 15 tons; Cary lift or similar; Combination slurry mixer and/or cleaner; Drilling equipment, 20 ft. and under m.r.c.; Firetender (hot plant); Grouting machine operator; Highline cableway signalperson; Stationary belt loader (Kolman or similar); Lift slab machine (Vagtborg and similar types); Maginnes internal full slab vibrator; Material hoist (1 drum); Mechanical trench shield; Pavement breaker with or without compressor combination); Pipe cleaning machine (tractor propelled and supported); Post driver; Roller (except asphalt); Chip Seal; Self-propelled automatically applied concrete curing machine (on streets, highways, airports and canals); Self-propelled compactor (without dozer); Signalperson; Slip-form pumps (lifting device for concrete forms); Tie spacer; Tower mobile; Trenching machine, maximum digging capacity up to and including 5 ft. depth; Truck-type loader

GROUP 8: Bit sharpener; Boiler tender; Box operator; Brakeperson; Combination mixer and compressor (shotcrete/gunite); Compressor operator; Deckhand; Fire tender; Forklift (under 20 ft.); Generator; Gunite/shotcrete equipment operator; Hydraulic monitor; Ken seal machine (or similar); Mixermobile; Oiler; Pump operator; Refrigeration plant; Reservoir-debris tug (self-propelled floating); Ross Carrier (construction site); Rotomist operator; Self-propelled tape machine; Shuttlecar; Self-propelled power sweeper operator (includes vacuum sweeper); Slusher operator; Surface heater; Switchperson; Tar pot firetender; Tugger hoist, single drum; Vacuum cooling plant; Welding machine (powered other than by electricity)

GROUP 8-A: Elevator operator; Skidsteer loader-Bobcat 743 series or smaller, and similar (without attachments); Mini excavator under 25 H.P. (backhoe-trencher); Tub grinder wood chipper

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ALL CRANES AND ATTACHMENTS

GROUP 1: Clamshell and dragline over 7 cu. yds.; Crane, over 100 tons; Derrick, over 100 tons; Derrick barge pedestal-mounted, over 100 tons; Self-propelled boom-type lifting device, over 100 tons

GROUP 2: Clamshell and dragline over 1 cu. yd. up to and including 7 cu. yds.; Crane, over 45 tons up to and including 100 tons; Derrick barge, 100 tons and under; Self-propelled boom-type lifting device, over 45 tons; Tower crane

GROUP 3: Clamshell and dragline up to and including 1 cu. yd.; Cranes 45 tons and under; Self-propelled boom-type lifting device 45 tons and under;

GROUP 4: Boom Truck or dual purpose A-frame truck, non-rotating over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) - under 15 tons;

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PILEDRIVERS

GROUP 1: Derrick barge pedestal mounted over 100 tons; Clamshell over 7 cu. yds.; Self-propelled boom-type lifting device over 100 tons; Truck crane or crawler, land or barge mounted over 100 tons

GROUP 2: Derrick barge pedestal mounted 45 tons to and including 100 tons; Clamshell up to and including 7 cu. yds.; Self-propelled boom-type lifting device over 45 tons; Truck crane or crawler, land or barge mounted, over 45 tons up to and including 100 tons; Fundex F-12 hydraulic pile rig

GROUP 3: Derrick barge pedestal mounted under 45 tons; Self-propelled boom-type lifting device 45 tons and under; Skid/scow piledriver, any tonnage; Truck crane or crawler, land or barge mounted 45 tons and under

GROUP 4: Assistant operator in lieu of assistant to engineer; Forklift, 10 tons and over; Heavy-duty repairperson/welder

GROUP 5: Deck engineer

GROUP 6: Deckhand; Fire tender

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STEEL ERECTORS

GROUP 1: Crane over 100 tons; Derrick over 100 tons; Self-propelled boom-type lifting device over 100 tons

GROUP 2: Crane over 45 tons to 100 tons; Derrick under 100 tons; Self-propelled boom-type lifting device over 45 tons to 100 tons; Tower crane

GROUP 3: Crane, 45 tons and under; Self-propelled boom-type lifting device, 45 tons and under

GROUP 4: Chicago boom; Forklift, 10 tons and over; Heavy-duty repair person/welder

GROUP 5: Boom cat

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TUNNEL AND UNDERGROUND WORK

GROUP 1-A: Tunnel bore machine operator, 20' diameter or more

GROUP 1: Heading shield operator; Heavy-duty repairperson; Mucking machine (rubber tired, rail or track type); Raised bore operator (tunnels); Tunnel mole bore operator

GROUP 2: Combination slusher and motor operator; Concrete pump or pumpcrete gun; Power jumbo operator

GROUP 3: Drill doctor; Mine or shaft hoist

GROUP 4: Combination slurry mixer cleaner; Grouting Machine operator; Motorman

GROUP 5: Bit Sharpener; Brakeman; Combination mixer and compressor (gunite); Compressor operator; Oiler; Pump operator; Slusher operator

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AREA DESCRIPTIONS:

POWER EQUIPMENT OPERATORS, CRANES AND ATTACHMENTS, TUNNEL AND UNDERGROUND [These areas do not apply to Piledrivers and Steel Erectors]

AREA 1: DEL NORTE, HUMBOLDT, LAKE, MENDOCINO  
AREA 2 -NOTED BELOW

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

DEL NORTE COUNTY:

Area 1: Extreme Southwest corner  
Area 2: Remainder

HUMBOLDT COUNTY:

Area 1: Except Eastern and Southwestern parts  
Area 2: Remainder

LAKE COUNTY:

Area 1: Southern part  
Area 2: Remainder

MENDOCINO COUNTY:

Area 1: Central and Southeastern Parts  
Area 2: Remainder

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IRON0118-012 01/01/2025

ALPINE, LASSEN, MODOC, SISKIYOU and TRINITY COUNTIES

	Rates	Fringes
IRONWORKER.....	\$ 43.75	34.45

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IRON0118-013 01/01/2025

AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, MARIN, NAPA, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SOLANO, SONOMA, SUTTER, TEHAMA, YOLO and YUBA COUNTIES

	Rates	Fringes
IRONWORKER.....	\$ 50.70	35.15

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LAB00067-003 07/01/2024

AREA ""1"" - MARIN and NAPA COUNTIES

AREA ""2"" - ALPINE, AMADOR, BUTTE COLUSA EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SOLANO, SONOMA, SUTTER, TEHAMA, TRINITY, YOLO, AND YUBA COUNTIES

	Rates	Fringes
LABORER (ASBESTOS/MOLD/LEAD LABORER)		
Marin and Napa Counties.....	\$ 37.75	29.69
Remaining Counties.....	\$ 36.75	29.69

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LAB00067-005 01/01/2024

AREA ""A"" - ALAMEDA, CONTRA COSTA, SAN FRANCISCO, SAN MATEO AND  
SANTA CLARA COUNTIES

AREA ""B"" - ALPINE, AMADOR, BUTTE, CALAVERAS, COLUSA, DEL  
NORTE, EL DORADO, FRESNO, GLENN, HUMBOLDT, KINGS, LAKE, LASSEN,  
MADERA, MARIPOSA, MENDOCINO, MERCED, MODOC, MONTEREY, NEVADA,  
PLACER, PLUMAS, SACRAMENTO, SAN BENITO, SAN JOAQUIN, SANTA  
CRUZ, SIERRA, SHASTA, SISKIYOU, STANISLAUS, TEHAMA, TRINITY,  
TULARE, TUOLUMNE, YOLO AND YUBA COUNTIES

	Rates	Fringes
LABORER (TRAFFIC CONTROL/LANE CLOSURE)		
Escort Driver, Flag Person		
Area A.....	\$ 37.26	27.32
Area B.....	\$ 36.26	27.32
Traffic Control Person I		
Area A.....	\$ 37.56	27.32
Area B.....	\$ 36.56	27.32
Traffic Control Person II		
Area A.....	\$ 35.06	27.32
Area B.....	\$ 34.06	27.32

TRAFFIC CONTROL PERSON I: Layout of traffic control, crash  
cushions, construction area and roadside signage.

TRAFFIC CONTROL PERSON II: Installation and removal of  
temporary/permanent signs, markers, delineators and crash  
cushions.

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LAB00185-002 07/01/2023

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC,  
NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU,  
SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.29	25.55

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LAB00185-005 06/26/2023

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC,  
NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU,  
SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
Tunnel and Shaft Laborers:		
GROUP 1.....	\$ 45.89	27.72
GROUP 2.....	\$ 45.66	27.72
GROUP 3.....	\$ 45.41	27.72
GROUP 4.....	\$ 44.96	27.72
GROUP 5.....	\$ 44.42	27.72
Shotcrete Specialist.....	\$ 46.41	27.72

TUNNEL AND SHAFT CLASSIFICATIONS

GROUP 1: Diamond driller; Groundmen; Gunite and shotcrete  
nozzlemen

GROUP 2: Rodmen; Shaft work & raise (below actual or  
excavated ground level)

GROUP 3: Bit grinder; Blaster, driller, powdermen, heading;  
Cherry pickermen - where car is lifted; Concrete finisher  
in tunnel; Concrete screedman; Grout pumpman and potman;  
Gunite & shotcrete gunman & potman; Headermen; High  
pressure nozzleman; Miner - tunnel, including top and  
bottom man on shaft and raise work; Nipper; Nozzleman on  
slick line; Sandblaster - potman, Robotic Shotcrete Placer,  
Segment Erector, Tunnel Muck Hauler, Steel Form raiser and  
setter; Timberman, retimberman (wood or steel or substitute  
materials therefore); Tugger (for tunnel laborer work);  
Cable tender; Chuck tender; Powderman - primer house

GROUP 4: Vibrator operator, pavement breaker; Bull gang -  
muckers, trackmen; Concrete crew - includes rodding and  
spreading, Dumpmen (any method)

GROUP 5: Grout crew; Reboundman; Swamper/ Brakeman

LAB00185-006 06/26/2023

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC,  
NEVADA, PLACER, PLUMAS, SACRAMENTO, SHIASTA, SIERRA, SISKIYOU,  
SUTTER, TEHAMA, TRINITY, YOLO, YUBA COUNTIES

	Rates	Fringes
LABORER (CONSTRUCTION CRAFT LABORERS - AREA B:)		
Construction Specialist		
Group.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 30.37	23.20
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30

    See groups 1-b and 1-d under laborer classifications.

LABORER (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA B:)		
(1) New Construction.....	\$ 35.25	27.30
(2) Establishment Warranty Period.....	\$ 28.94	27.30
LABORER (GUNITE - AREA B:)		
GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30
LABORER (WRECKING - AREA B:)		
GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30

FOOTNOTES:

Laborers working off or with or from bos'n chairs, swinging  
scaffolds, belts shall receive \$0.25 per hour above the  
applicable wage rate. This shall not apply to workers  
entitled to receive the wage rate set forth in Group 1-a  
below.

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LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker;

Chainsaw; Laser beam in connection with laborers' work;  
Cast-in- place manhole form setter; Pressure pipelayer;  
Davis trencher - 300 or similar type (and all small  
trenchers); Blaster; Diamond driller; Multiple unit drill;  
Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker  
and similar type tampers; Buggymobile; Caulker, bander,  
pipewrapper, conduit layer, plastic pipelayer; Certified  
hazardous waste worker including Leade Abatement;  
Compactors of all types; Concrete and magnesite mixer, 1/2  
yd. and under; Concrete pan work; Concrete sander; Concrete  
saw; Cribber and/or shoring; Cut granite curb setter;  
Dri-pak-it machine; Faller, logloader and bucket; Form  
raiser, slip forms; Green cutter; Headerboard, Hubsetter,  
aligner, by any method; High pressure blow pipe (1-1/2" or  
over, 100 lbs. pressure/over); Hydro seeder and similar  
type; Jackhammer operator; Jacking of pipe over 12 inches;  
Jackson and similar type compactor; Kettle tender, pot and  
worker applying asphalt, lay-kold, creosote, lime, caustic  
and similar type materials (applying means applying,  
dipping or handling of such materials); Lagging, sheeting,  
whaling, bracing, trenchjacking, lagging hammer; Magnesite,  
epoxyresin, fiberglass, mastic worker (wet or dry); No  
joint pipe and stripping of same, including repair of  
voids; Pavement breaker and spader, including tool grinder;  
Perma curb; Pipelayer (including grade checking in  
connection with pipelaying); Precast-manhole setter;  
Pressure pipe tester; Post hole digger, air, gas and  
electric; Power broom sweeper; Power tampers of all types  
(except as shown in Group 2); Ram set gun and stud gun;  
Riprap stonepaver and rock-slinger, including placing of  
sacked concrete and/or sand (wet or dry) and gabions and  
similar type; Rotary scarifier or multiple head concrete  
chipping scarifier; Roto and Ditch Witch; Rototiller;  
Sandblaster, pot, gun, nozzle operators; Signalling and  
rigging; Tank cleaner; Tree climber; Turbo blaster;  
Vibrascreed, bull float in connection with laborers' work;  
Vibrator; Hazardous waste worker (lead removal); Asbestos  
and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143  
and similar type drills; Track driller; Jack leg driller;  
Wagon driller; Mechanical drillers, all types regardless of  
type or method of power; Mechanical pipe layers, all types  
regardless of type or method of power; Blaster and powder;  
All work of loading, placing and blasting of all powder and  
explosives of whatever type regardless of method used for  
such loading and placing; High scalers (including drilling  
of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. ""Sewer cleaner"" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds. All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural

and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: Final clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions:

- A: at demolition site for the salvage of the material.
- B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job.
- C: for the cleaning of salvage material at the jobsite or temporary jobsite yard.

The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

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GUNITE LABORER CLASSIFICATIONS

- GROUP 1: Structural Nozzleman
- GROUP 2: Nozzleman, Gunman, Potman, Groundman
- GROUP 3: Reboundman
- GROUP 4: Guniting laborer

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WRECKING WORK LABORER CLASSIFICATIONS

- GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)
- GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00185-008 07/01/2023

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00261-002 07/01/2023

MARIN COUNTY

	Rates	Fringes
LABORER (TRAFFIC CONTROL/LANE CLOSURE)		
Escort Driver, Flag Person..	\$ 37.26	27.30
Traffic Control Person I....	\$ 37.56	27.30
Traffic Control Person II...	\$ 35.06	27.30

TRAFFIC CONTROL PERSON I: Layout of traffic control, crash cushions, construction area and roadside signage.

TRAFFIC CONTROL PERSON II: Installation and removal of temporary/permanent signs, markers, delineators and crash cushions.

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LAB00261-004 06/26/2023

MARIN COUNTY

	Rates	Fringes
Tunnel and Shaft Laborers:		
GROUP 1.....	\$ 45.89	27.72
GROUP 2.....	\$ 45.66	27.72
GROUP 3.....	\$ 45.41	27.72
GROUP 4.....	\$ 44.96	27.72
GROUP 5.....	\$ 44.42	27.72
Shotcrete Specialist.....	\$ 46.41	27.72

TUNNEL AND SHAFT CLASSIFICATIONS

GROUP 1: Diamond driller; Groundmen; Gunite and shotcrete nozzlemen

GROUP 2: Rodmen; Shaft work & raise (below actual or excavated ground level)

GROUP 3: Bit grinder; Blaster, driller, powdermen, heading; Cherry pickermen - where car is lifted; Concrete finisher in tunnel; Concrete screedman; Grout pumpman and potman; Gunite & shotcrete gunman & potman; Headermen; High pressure nozzleman; Miner - tunnel, including top and bottom man on shaft and raise work; Nipper; Nozzleman on

slick line; Sandblaster - potman, Robotic Shotcrete Placer, Segment Erector, Tunnel Muck Hauler, Steel Form raiser and setter; Timberman, retimberman (wood or steel or substitute materials therefore); Tugger (for tunnel laborer work); Cable tender; Chuck tender; Powderman - primer house

GROUP 4: Vibrator operator, pavement breaker; Bull gang - muckers, trackmen; Concrete crew - includes rodding and spreading, Dumpmen (any method)

GROUP 5: Grout crew; Reboundman; Swamper/ Brakeman

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LAB00261-007 07/01/2023

MARIN COUNTY

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 37.54	25.55

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LAB00261-010 06/26/2023

MARIN COUNTY

	Rates	Fringes
LABORER (CONSTRUCTION CRAFT LABORERS - AREA A:)		
Construction Specialist		
Group.....	\$ 37.20	27.30
GROUP 1.....	\$ 36.50	27.30
GROUP 1-a.....	\$ 36.72	27.30
GROUP 1-c.....	\$ 36.55	27.30
GROUP 1-e.....	\$ 37.05	27.30
GROUP 1-f.....	\$ 31.37	23.20
GROUP 2.....	\$ 36.35	27.30
GROUP 3.....	\$ 36.25	27.30
GROUP 4.....	\$ 29.94	27.30

See groups 1-b and 1-d under laborer classifications.

LABORER (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA A:)		
(1) New Construction.....	\$ 36.25	27.30
(2) Establishment Warranty Period.....	\$ 29.94	27.30

LABORER (GUNITITE - AREA A:)		
GROUP 1.....	\$ 37.46	27.30
GROUP 2.....	\$ 36.96	27.30

GROUP 3.....	\$ 36.37	27.30
GROUP 4.....	\$ 36.25	27.30
LABORER (WRECKING - AREA A:)		
GROUP 1.....	\$ 36.50	27.30
GROUP 2.....	\$ 36.35	27.30

FOOTNOTES:

Laborers working off or with or from bos'n chairs, swinging scaffolds, belts shall receive \$0.25 per hour above the applicable wage rate. This shall not apply to workers entitled to receive the wage rate set forth in Group 1-a below.

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LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in- place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun;

Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds. All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting

or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: Final clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions:

- A: at demolition site for the salvage of the material.
- B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job.
- C: for the cleaning of salvage material at the jobsite or temporary jobsite yard.

The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

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GUNITE LABORER CLASSIFICATIONS

GROUP 1: Structural Nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunitite laborer

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WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00261-015 07/01/2023

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54
Work on a swing stage scaffold: \$1.00 per hour additional.		

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LAB00324-004 07/01/2023

NAPA, SOLANO, AND SONOMA, COUNTIES

	Rates	Fringes
LABORER (TRAFFIC CONTROL/LANE CLOSURE)		
Escort Driver, Flag Person..	\$ 36.26	27.30
Traffic Control Person I....	\$ 36.56	27.30
Traffic Control Person II...	\$ 34.06	27.30

TRAFFIC CONTROL PERSON I: Layout of traffic control, crash cushions, construction area and roadside signage.

TRAFFIC CONTROL PERSON II: Installation and removal of temporary/permanent signs, markers, delineators and crash cushions.

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LAB00324-008 06/26/2023

NAPA, SOLANO, AND SONOMA COUNTIES

	Rates	Fringes
Tunnel and Shaft Laborers:		
GROUP 1.....	\$ 45.89	27.72
GROUP 2.....	\$ 45.66	27.72

GROUP 3.....	\$ 45.41	27.72
GROUP 4.....	\$ 44.96	27.72
GROUP 5.....	\$ 44.42	27.72
Shotcrete Specialist.....	\$ 46.41	27.72

TUNNEL AND SHAFT CLASSIFICATIONS

GROUP 1: Diamond driller; Groundmen; Gunite and shotcrete nozzlemen

GROUP 2: Rodmen; Shaft work & raise (below actual or excavated ground level)

GROUP 3: Bit grinder; Blaster, driller, powdermen, heading; Cherry pickermen - where car is lifted; Concrete finisher in tunnel; Concrete screedman; Grout pumpman and potman; Gunite & shotcrete gunman & potman; Headermen; High pressure nozzleman; Miner - tunnel, including top and bottom man on shaft and raise work; Nipper; Nozzleman on slick line; Sandblaster - potman, Robotic Shotcrete Placer, Segment Erector, Tunnel Muck Hauler, Steel Form raiser and setter; Timberman, retimberman (wood or steel or substitute materials therefore); Tugger (for tunnel laborer work); Cable tender; Chuck tender; Powderman - primer house

GROUP 4: Vibrator operator, pavement breaker; Bull gang - muckers, trackmen; Concrete crew - includes rodding and spreading, Dumpmen (any method)

GROUP 5: Grout crew; Reboundman; Swamper/ Brakeman

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LAB00324-010 07/01/2023

SOLANO AND SONOMA COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.84	26.24

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LAB00324-013 06/26/2023

NAPA, SOLANO, AND SONOMA COUNTIES

	Rates	Fringes
LABORER (CONSTRUCTION CRAFT LABORERS - AREA B:) Construction Specialist		

Group.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 36.08	27.30
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30

See groups 1-b and 1-d under laborer classifications.

LABORER (GARDENERS,  
HORTICULTURAL & LANDSCAPE  
LABORERS - AREA B:)

(1) New Construction.....	\$ 35.25	27.30
(2) Establishment Warranty Period.....	\$ 28.94	27.30

LABORER (GUNITE - AREA B:)

GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30

LABORER (WRECKING - AREA B:)

GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30

FOOTNOTES:

Laborers working off or with or from bos'n chairs, swinging scaffolds, belts shall receive \$0.25 per hour above the applicable wage rate. This shall not apply to workers entitled to receive the wage rate set forth in Group 1-a below.

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LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in- place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete

saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and buckler; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; Highscalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. ""Sewer cleaner"" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds. All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: Final clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions:  
A: at demolition site for the salvage of the material.

B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job.

C: for the cleaning of salvage material at the jobsite or temporary jobsite yard.

The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

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GUNITE LABORER CLASSIFICATIONS

GROUP 1: Structural Nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunitite laborer

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WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00324-019 07/01/2023

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54
Work on a swing stage scaffold: \$1.00 per hour additional.		

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PAIN0016-004 01/01/2025

MARIN, NAPA, SOLANO & SONOMA COUNTIES

	Rates	Fringes
Painters:.....	\$ 53.38	28.04

PREMIUMS:

EXOTIC MATERIALS - \$1.25 additional per hour.

SPRAY WORK: - \$0.50 additional per hour.  
 INDUSTRIAL PAINTING - \$0.25 additional per hour  
 [Work on industrial buildings used for the manufacture and processing of goods for sale or service; steel construction (bridges), stacks, towers, tanks, and similar structures]

HIGH WORK:  
 over 50 feet - \$2.00 per hour additional  
 100 to 180 feet - \$4.00 per hour additional  
 Over 180 feet - \$6.00 per hour additional

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 PAIN0016-005 01/01/2025

ALPINE, BUTTE, COLUSA, EL DORADO (west of the Sierra Nevada Mountains), GLENN, LASSEN (west of Hwy. 395, excluding Honey Lake); MARIN, MODOC, NAPA, NEVADA (west of the Sierra Nevada Mountains), PLACER (west of the Sierra Nevada Mountains), PLUMAS, SACRAMENTO, SHASTA, SIERRA (west of the Sierra Nevada Mountains), SISKIYOU, SOLANO, SONOMA, SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
DRYWALL FINISHER/TAPER.....	\$ 59.63	31.29

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 PAIN0016-007 01/01/2025

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO (west of the Sierra Nevada Mountains), GLENN, LASSEN (west of Highway 395, excluding Honey Lake), MODOC, NEVADA (west of the Sierra Nevada Mountains), PLACER (west of the Sierra Nevada Mountains), PLUMAS, SACRAMENTO, SHASTA, SIERRA (west of the Sierra Nevada Mountains), SISKIYOU, SUTTER, TEHAMA, TRINITY, YOLO & YUBA COUNTIES

	Rates	Fringes
Painters:.....	\$ 43.45	22.80

SPRAY/SANDBLAST: \$0.50 additional per hour.  
 EXOTIC MATERIALS: \$1.25 additional per hour.  
 HIGH TIME: Over 50 ft above ground or water level \$2.00 additional per hour. 100 to 180 ft above ground or water level \$4.00 additional per hour. Over 180 ft above ground or water level \$6.00 additional per hour.

PAIN0016-008 01/01/2024

MARIN, NAPA, SOLANO AND SONOMA COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 59.00	33.03

PAIN0169-004 01/01/2024

MARIN , NAPA & SONOMA COUNTIES; SOLANO COUNTY (west of a line defined as follows: Hwy. 80 corridor beginning at the City of Fairfield, including Travis Air Force Base and Suisun City; going north of Manakas Corner Rd., continue north on Suisun Valley Rd. to the Napa County line; Hwy. 80 corridor south on Grizzly Island Rd. to the Grizzly Island Management area)

	Rates	Fringes
GLAZIER.....	\$ 56.22	34.00

\* PAIN0567-001 07/01/2025

EL DORADO COUNTY (east of the Sierra Nevada Mountains); LASSEN COUNTY (east of Highway 395, beginning at Stacey and including Honey Lake); NEVADA COUNTY (east of the Sierra Nevada Mountains); PLACER COUNTY (east of the Sierra Nevada Mountains); AND SIERRA COUNTY (east of the Sierra Nevada Mountains)

	Rates	Fringes
Painters:		
Brush and Roller.....	\$ 39.43	16.16
Paperhanger.....	\$ 42.19	16.16
Spray Painter.....	\$ 41.43	16.16

PREMIUMS:

Special Coatings (Brush), and Sandblasting = \$0.50/hr  
 Special Coatings (Spray), and Steeplejack = \$1.00/hr  
 Special Coating Spray Steel = \$1.25/hr  
 Swing Stage = \$2.00/hr

\*A special coating is a coating that requires the mixing of 2 or more products.

PAIN0567-007 07/01/2022

EL DORADO COUNTY (east of the Sierra Nevada Mountains); LASSEN COUNTY (east of Highway 395, beginning at Stacey and including Honey Lake); NEVADA COUNTY (east of the Sierra Nevada Mountains); PLACER COUNTY (east of the Sierra Nevada Mountains) AND SIERRA COUNTY (east of the Sierra Nevada Mountains)

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 34.27	16.47

-----  
PAIN0567-010 07/01/2024

EL DORADO COUNTY (east of the Sierra Nevada Mountains); LASSEN COUNTY (east of Highway 395, beginning at Stacey and including Honey Lake); NEVADA COUNTY (east of the Sierra Nevada Mountains); PLACER COUNTY (east of the Sierra Nevada Mountains); AND SIERRA COUNTY (east of the Sierra Nevada Mountains)

	Rates	Fringes
Drywall		
(1) Taper.....	\$ 42.79	16.12
(2) Steeplejack - Taper, over 40 ft with open space below.....	\$ 44.29	16.12

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PAIN0767-004 01/01/2024

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SOLANO (Remainder), SUTTER, TEHAMA, TRINITY, YOLO, YUBA

	Rates	Fringes
GLAZIER.....	\$ 43.25	35.62

PAID HOLIDAYS: New Year's Day, Martin Luther King, Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day.

Employee required to wear a body harness shall receive \$1.50 per hour above the basic hourly rate at any elevation.

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PAIN1176-001 07/01/2022

HIGHWAY IMPROVEMENT

	Rates	Fringes
Parking Lot Striping/Highway Marking:		
GROUP 1.....	\$ 40.83	17.62
GROUP 2.....	\$ 34.71	17.62
GROUP 3.....	\$ 35.11	17.62

CLASSIFICATIONS

GROUP 1: Striper: Layout and application of painted traffic stripes and marking; hot thermo plastic; tape, traffic stripes and markings

GROUP 2: Gamecourt & Playground Installer

GROUP 3: Protective Coating, Pavement Sealing

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PAIN1237-001 01/01/2024

ALPINE; COLUSA; EL DORADO (west of the Sierra Nevada Mountains); GLENN; LASSEN (west of Highway 395, beginning at Stacey and including Honey Lake); MODOC; NEVADA (west of the Sierra Nevada Mountains); PLACER (west of the Sierra Nevada Mountains); PLUMAS; SACRAMENTO; SHASTA; SIERRA (west of the Sierra Nevada Mountains); SISKIYOU; SUTTER; TEHAMA; TRINITY; YOLO AND YUBA COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 48.54	26.59

-----  
PLAS0300-003 07/01/2018

	Rates	Fringes
PLASTERER		
AREA 295: Alpine, Amador, Butte, Colusa, El Dorado, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou, Solano, Sutter, Tehema, Trinity, Yolo & Yuba Counties.....	\$ 32.70	31.68

AREA 355: Marin.....	\$ 36.73	31.68
AREA 355: Napa & Sonoma Counties.....	\$ 32.70	31.68

-----  
PLAS0300-005 07/01/2016

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER....	\$ 32.15	23.27

-----  
PLUM0038-002 07/01/2025

MARIN AND SONOMA COUNTIES

	Rates	Fringes
PLUMBER (Plumber, Steamfitter, Refrigeration Fitter)		
(1) Work on wooden frame structures 5 stories or less excluding high-rise buildings and commercial work such as hospitals, prisons, hotels, schools, casinos, wastewater treatment plants, and resarch facilities as well as refrigeration pipefitting, service and repair work - MARKET RECOVERY RATE.....	\$ 69.70	46.38
(2) All other work - NEW CONSTRUCTION RATE.....	\$ 91.00	49.40

-----  
PLUM0038-006 07/01/2025

MARIN & SONOMA COUNTIES

	Rates	Fringes
Landscape/Irrigation Fitter (Underground/Utility Fitter).....	\$ 77.35	36.53

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PLUM0228-001 07/01/2025

BUTTE, COLUSA, GLENN, LASSEN, MODOC, PLUMAS, SHASTA, SIERRA,  
SISKIYOU, SUTTER, TEHAMA, TRINITY & YUBA COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 50.55	41.04

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PLUM0343-001 07/01/2025

NAPA AND SOLANO COUNTIES

	Rates	Fringes
PLUMBER/PIPEFITTER		
Light Commercial.....	\$ 30.85	20.40
All Other Work.....	\$ 71.60	38.38

DEFINITION OF LIGHT COMMERCIAL:

Work shall include strip shopping centers, office buildings, schools and other commercial structures which the total plumbing bid does not exceed Two Hundred and Fifty Thousand (\$250,000) and the total heating and cooling does not exceed Two Hundred Fifty Thousand (\$250,000); or Any projects bid in phases shall not qualify unless the total project is less than Two Hundred Fifty Thousand (\$250,000) for the plumbing bid; and Two Hundred Fifty Thousand (\$250,000) for the heating and cooling bid. Excluded are hospitals, jails, institutions and industrial projects, regardless size of the project

FOOTNOTES: While fitting galvanized material: \$.75 per hour additional. Work from trusses, temporary staging, unguarded structures 35' from the ground or water: \$.75 per hour additional. Work from swinging scaffolds, boatswains chairs or similar devices: \$.75 per hour additional.

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PLUM0350-001 08/01/2023

EL DORADO COUNTY (Lake Tahoe area only); NEVADA COUNTY (Lake Tahoe area only); AND PLACER COUNTY (Lake Tahoe area only)

	Rates	Fringes
PLUMBER/PIPEFITTER.....	\$ 52.14	18.71

-----  
PLUM0355-001 07/01/2025

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NAPA, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SOLANO, SUTTER, TEHAMA, TRINITY, YOLO, AND YUBA COUNTIES

	Rates	Fringes
Underground Utility Worker /Landscape Fitter.....	\$ 36.01	18.50

-----  
PLUM0442-003 07/01/2025

AMADOR (South of San Joaquin River) and ALPINE COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 56.60	38.14

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PLUM0447-001 07/01/2025

AMADOR (north of San Joaquin River), EL DORADO (excluding Lake Tahoe area), NEVADA (excluding Lake Tahoe area); PLACER (excluding Lake Tahoe area), SACRAMENTO AND YOLO COUNTIES

	Rates	Fringes
PLUMBER/PIPEFITTER		
Journeyman.....	\$ 67.37	30.00
Light Commercial Work.....	\$ 55.58	24.02

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ROOF0081-006 08/01/2024

MARIN, NAPA, SOLANO AND SONOMA COUNTIES

	Rates	Fringes
Rofer.....	\$ 54.94	23.34

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ROOF0081-007 08/01/2023

ALPINE, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA, TRINITY, YOLO, AND YUBA COUNTIES

	Rates	Fringes
Rofer.....	\$ 46.73	21.36

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SFCA0483-003 08/04/2025

MARIN, NAPA, SOLANO AND SONOMA COUNTIES

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 82.44	40.10
-----		
SFCA0669-003 04/01/2025		

ALPINE, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
SPRINKLER FITTER.....	\$ 52.06	28.56
-----		
SHEE0104-006 06/29/2020		

MARIN, NAPA, SOLANO SONOMA & TRINITY COUNTIES

	Rates	Fringes
Sheet Metal Worker Mechanical Contracts \$200,000 or less.....	\$ 55.92	45.29
All other work.....	\$ 64.06	46.83
-----		
SHEE0104-009 07/01/2021		

AMADOR, COLUSA, EL DORADO, NEVADA, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
SHEET METAL WORKER.....	\$ 47.85	41.90
-----		
SHEE0104-010 07/01/2020		

ALPINE COUNTY

	Rates	Fringes
SHEET METAL WORKER.....	\$ 43.50	37.42
-----		
SHEE0104-011 07/01/2020		

BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA,

YOLO AND YUBA COUNTIES

	Rates	Fringes
Sheet Metal Worker (Metal decking and siding only).....	\$ 44.45	35.55
-----		
SHEE0104-014 07/01/2020		

MARIN, NAPA, SOLANO, SONOMA AND TRINITY COUNTIES

	Rates	Fringes
SHEET METAL WORKER (Metal Decking and Siding only).....	\$ 44.45	35.55
-----		
SHEE0104-019 07/01/2020		

BUTTE, GLENN, LASSEN, MODOC, PLUMAS, SHASTA, SIERRA, SISKIYOU AND TEHAMA COUNTIES

	Rates	Fringes
SHEET METAL WORKER		
Mechanical Jobs \$200,000 & under.....	\$ 35.16	35.88
Mechanical Jobs over \$200,000.....	\$ 46.60	40.21
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TEAM0094-001 07/01/2025		

	Rates	Fringes
Truck drivers:		
GROUP 1.....	\$ 43.26	34.28
GROUP 2.....	\$ 43.56	34.28
GROUP 3.....	\$ 43.86	34.28
GROUP 4.....	\$ 44.21	34.28
GROUP 5.....	\$ 44.56	34.28

FOOTNOTES:

Articulated dump truck; Bulk cement spreader (with or without auger); Dumpcrete truck; Skid truck (debris box); Dry pre-batch concrete mix trucks; Dumpster or similar type; Slurry truck: Use dump truck yardage rate.

Heater planer; Asphalt burner; Scarifier burner; Industrial lift truck (mechanical tailgate); Utility and clean-up truck: Use appropriate rate for the power unit or the

equipment utilized.

#### TRUCK DRIVER CLASSIFICATIONS

GROUP 1: Dump trucks, under 6 yds.; Single unit flat rack (2-axle unit); Nipper truck (when flat rack truck is used appropriate flat rack shall apply); Concrete pump truck (when flat rack truck is used appropriate flat rack shall apply); Concrete pump machine; Fork lift and lift jitneys; Fuel and/or grease truck driver or fuel person; Snow buggy; Steam cleaning; Bus or personhaul driver; Escort or pilot car driver; Pickup truck; Teamster oiler/greaser and/or serviceperson; Hook tender (including loading and unloading); Team driver; Tool room attendant (refineries)

GROUP 2: Dump trucks, 6 yds. and under 8 yds.; Transit mixers, through 10 yds.; Water trucks, under 7,000 gals.; Jetting trucks, under 7,000 gals.; Single-unit flat rack (3-axle unit); Highbed heavy duty transport; Scissor truck; Rubber-tired muck car (not self-loaded); Rubber-tired truck jumbo; Winch truck and "A" frame drivers; Combination winch truck with hoist; Road oil truck or bootperson; Buggymobile; Ross, Hyster and similar straddle carriers; Small rubber-tired tractor

GROUP 3: Dump trucks, 8 yds. and including 24 yds.; Transit mixers, over 10 yds.; Water trucks, 7,000 gals. and over; Jetting trucks, 7,000 gals. and over; Vacuum trucks under 7500 gals. Trucks towing tilt bed or flat bed pull trailers; Lowbed heavy duty transport; Heavy duty transport tiller person; Self-propelled street sweeper with self-contained refuse bin; Boom truck - hydro-lift or Swedish type extension or retracting crane; P.B. or similar type self-loading truck; Tire repairperson; Combination bootperson and road oiler; Dry distribution truck (A bootperson when employed on such equipment, shall receive the rate specified for the classification of road oil trucks or bootperson); Ammonia nitrate distributor, driver and mixer; Snow Go and/or plow

GROUP 4: Dump trucks, over 25 yds. and under 65 yds.; Water pulls - DW 10's, 20's, 21's and other similar equipment when pulling Aqua/pak or water tank trailers; Helicopter pilots (when transporting men and materials); Lowbed Heavy Duty Transport up to including 7 axles; DW10's, 20's, 21's and other similar Cat type, Terra Cobra, LeTourneau Pulls, Tournorocker, Euclid and similar type equipment when pulling fuel and/or grease tank trailers or other miscellaneous trailers; Vacuum Trucks 7500 gals and over

and truck repairman

GROUP 5: Dump trucks, 65 yds. and over; Holland hauler; Low bed Heavy Duty Transport over 7 axles

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date

for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to [BCWD-Office@dol.gov](mailto:BCWD-Office@dol.gov) or

by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"



**ADDENDUM NO. TWO**  
Date: December 15, 2025

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**PROJECT:** Tehama County  
**Corning Veteran's Hall Remodel**  
NMR Project No. 21-6497

**GENERAL:** This **Addendum Number Two** shall be inserted into your set of Drawings and Specifications for this project and shall take precedence over the original Drawings and Specifications. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

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**I – CHANGES TO SPECIFICATIONS (ITEMS NOTED WITH AN “S” PREFIX):**

- S2.01 Replace Specifications **Section 00 42 04 Wage Decision** with attached hereto.
- S2.02 Add Specifications **Section 32 31 13 Chain Link Fences and Gates** per attachment hereto.

**II - CHANGES TO DRAWINGS (ITEMS NOTED WITH A “D” PREFIX):**

- D2.01 Refer to Drawings E1.0, “Electrical Site Plan”. Revise the following conduits for primary and secondary power to match Drawing E000.
  - A. Conduit for primary power (pole to transformer) = 1 – 4” conduit
  - B. Conduit for secondary power (transformer to MSB) – 4 – 5” conduits

Respectfully,



Kyle Matti  
Nichols, Melburg, and Rossetto

Attachments: Changes to Specifications (61 Pages 8 ½ x 11)

**SECTION 32 31 13  
CHAIN LINK FENCES AND GATES**

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**PART 1 GENERAL**

**1.1 WORK INCLUDED**

- A. Fence framework, fabric, and accessories.
- B. Excavation for post bases.
- C. Concrete anchorage for posts.
- D. Manual gates and related hardware.

**1.2 REFERENCES**

- A. ASTM A90/A90M – Zinc alloy coating test methods.
- B. Product Manual CLF – 2445 – Chain Link Fence manufacturers institute.
- C. ASTM A123 - Pipe, Steel, Black and Hot-dipped Zinc-coated (Galvanized) Welded and Seamless, for Ordinary Uses.
- D. ASTM A392 – Zinc coated steel chain link fence fabric.
- E. ASTM A121 – Zinc coated steel barbed wire.
- F. ASTM F567 – Installation of chain link fencing.

**1.3 QUALITY ASSURANCE**

- A. Manufacturer: Company specializing in commercial quality chain link fencing with five years experience.
- B. Installation: ANSI/ASTM F567.

**1.4 SUBMITTALS**

- A. Product Data for all specified products.
- B. Shop Drawings:
  - 1. Include plan layout, grid, spacing of components, accessories, fittings, hardware, anchorages, and schedule of components.

**PART 2 PRODUCTS**

**2.1 ACCEPTABLE MANUFACTURERS**

- A. Anchor Fence Co.
- B. Builders Fence Co.
- C. Or accepted equal.

**2.2 MATERIALS**

- A. Framework: ASTM A120; galvanized Schedule 40 steel pipe, standard weight, one piece without joints.
- B. Fabric: 2" mesh, 3.5 diamonds per foot of height, 9 gage, zinc coated steel wire fabric – ASTM A392. Knuckled top and bottom selvage.
- C. Steel Pipe: Type I: ASTM F-1083, Galvanized Schedule 40 steel pipe, standard weight, Framework and fittings.
- D. Fabric: Galvanized steel wire: ASTM F-668, Type 2B). ASTM A 641 Galvanized steel core wire, 9 gauge.

**2.3 COMPONENTS**

- A. Line Posts: 1.90" O.D. galvanized steel pipe.
- B. Pull, Corner and Terminal Posts: 2.375" galvanized steel pipe
- C. Top and Brace Rail: 1.66 inch diameter, plain end, sleeve coupled steel pipe - lengths not less than 18'-0".
- D. Gate Posts: 30" Deep x 18" Diameter Concrete Footing  
1. Fence Post: 2.875" O.D.
- E. Gate Frame: 1.90" O.D.  
1. Bracing: 1.66" O.D.
- F. Caps: steel or malleable iron, galvanized coated. Sized to post dimension, set screw retained.
- G. Fittings: Sleeves, bands, clips, rail ends, tension bars, fasteners and fittings: galvanized steel.
- H. Tension Wire: 7 gage thick steel, single strand.
- I. Swinging Gate Hardware: Fork type latch with gravity drop; center gate stop and drop rod; Mechanical keepers; two 180 degree gate hinges per leaf and hardware for padlock.

**2.4 FABRICATION**

- A. Gates: Construct gates with interior bracing and truss-rods to span opening without deflection.

**2.5 FINISHES**

- A. Galvanized Coating.

- B. Accessories: Same finish as framing.

**PART 3 EXECUTION**

**3.1 INSTALLATION**

- A. Install framework, fabric, accessories and gates in accordance with ANSI/ASTM F567.
- B. Provide fence at heights noted on drawings.
- C. Space line posts at intervals not exceeding 8 feet. Set all posts as detailed in plans.
- D. Set terminal gate and posts plumb, in concrete footings with top of footing 2 inches below finish grade.
- E. Provide top rail through line post tops and splice with 7 inch long rail sleeves.
- F. Brace each gate and corner post back to adjacent line post with horizontal center brace rail and diagonal truss rods. Install brace rail, one bay from end and gate posts.
- G. Stretch fabric between terminal posts or at intervals of 100 feet maximum, whichever is less.
- H. Position bottom of fabric 2 inches above finished grade.
- I. Fasten fabric to top rail, line posts, braces, bottom rail and bottom tension wire with wire ties maximum 15 inches on centers.
- J. Attach fabric to end, corner, and gate posts with tension bars and tension bar clips.
- K. Install bottom tension wire stretched taut between terminal posts - typical at all 6 foot high fences. Install bottom rail 1-5/8" diameter typical at all fences greater than 8 feet high.
- L. Install gates with fabric to match fence. Install three hinges per leaf, latch, catches, drop bolt and sockets retainer and locking clamp.
- M. Provide concrete center drop to foundation depth and drop rod retainers at center of double gate openings.

**END OF SECTION**

"General Decision Number: CA20250007 12/05/2025

Superseded General Decision Number: CA20240007

State: California

Construction Types: Building, Heavy (Heavy and Dredging) and Highway

Counties: Alpine, Amador, Butte, Colusa, El Dorado, Glenn, Lassen, Marin, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou, Solano, Sonoma, Sutter, Tehama, Trinity, Yolo and Yuba Counties in California.

BUILDING CONSTRUCTION PROJECTS (excluding Amador County only); DREDGING CONSTRUCTION PROJECTS (does not include hopper dredge work); HEAVY CONSTRUCTION PROJECTS (does not include water well drilling); AND HIGHWAY CONSTRUCTION PROJECTS

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

<p>If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 14026 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li> </ul>
<p>If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:</p>	<ul style="list-style-type: none"> <li>. Executive Order 13658 generally applies to the contract.</li> <li>. The contractor must pay all covered workers at least \$13.30 per hour (or the</li> </ul>

	applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.
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The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/10/2025
2	02/07/2025
3	02/21/2025
4	02/28/2025
5	03/07/2025
6	03/21/2025
7	06/13/2025
8	06/27/2025
9	07/04/2025
10	07/18/2025
11	08/01/2025
12	08/08/2025
13	08/15/2025
14	08/22/2025
15	09/05/2025
16	09/19/2025
17	09/26/2025
18	12/05/2025

ASBE0016-001 01/01/2024

AREA 1: MARIN, NAPA, SAN BENITO, SAN FRANCISCO, SOLANO, & SONOMA COUNTIES

AREA 2: ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHEMA, TRINITY, YOLO, & YUBA COUNTIES

	Rates	Fringes
Asbestos Workers/Insulator (Includes the application of all insulating materials, Protective Coverings, Coatings, and Finishes to all types of mechanical systems)		
Area 1.....	\$ 84.76	25.07
Area 2.....	\$ 64.56	25.07

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ASBE0016-007 05/01/2025

AREA 1 : ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN,  
LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA,  
SIERRA, SISKIYOU, SOLANO, SONOMA, SUTTER, TEHAMA, TRINITY, YOLO  
& YUBA COUNTIES

AREA 2: MARIN & NAPA COUNTIES

	Rates	Fringes
Asbestos Removal worker/hazardous material handler (Includes preparation, wetting, stripping, removal, scrapping, vacuuming, bagging and disposing of all insulation materials from mechanical systems, whether they contain asbestos or not)		
AREA 1.....	\$ 35.31	12.75
AREA 2.....	\$ 44.73	12.75

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BOIL0549-002 01/01/2021

	Rates	Fringes
BOILERMAKER		
(1) Marin & Solano Counties..	\$ 49.62	41.27
(2) Remaining Counties.....	\$ 45.60	38.99

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BRCA0003-001 08/01/2024

	Rates	Fringes
MARBLE FINISHER.....	\$ 42.06	19.80

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BRCA0003-004 05/01/2024

AREA 1: ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SUTTER, TEHAMA, YOLO AND YUBA COUNTIES

AREA 2: MARIN, NAPA, SISKIYOU, SOLANO, SONOMA AND TRINITY COUNTIES

	Rates	Fringes
BRICKLAYER		
AREA 1.....	\$ 52.76	25.01
AREA 2.....	\$ 57.02	28.50

SPECIALTY PAY:

- (A) Underground work such as tunnel work, sewer work, manholes, catch basins, sewer pipes and telephone conduit shall be paid \$1.25 per hour above the regular rate. Work in direct contact with raw sewage shall receive \$1.25 per hour in addition to the above.
- (B) Operating a saw or grinder shall receive \$1.25 per hour above the regular rate.
- (C) Gunitite nozzle person shall receive \$1.25 per hour above the regular rate.

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BRCA0003-008 07/01/2024

	Rates	Fringes
TERRAZZO FINISHER.....	\$ 44.93	20.98
TERRAZZO WORKER/SETTER.....	\$ 60.58	29.79

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BRCA0003-010 04/01/2024

	Rates	Fringes
TILE FINISHER		
Area 1.....	\$ 35.00	17.44
Area 2.....	\$ 34.76	19.22
Area 3.....	\$ 37.75	19.28
Area 4.....	\$ 35.78	19.23
Tile Layer		
Area 1.....	\$ 55.55	21.08
Area 2.....	\$ 55.17	22.52
Area 3.....	\$ 59.92	22.62
Area 4.....	\$ 56.79	22.54

AREA 1: Butte, Colusa, El Dorado, Glenn, Lassen, Modoc,  
Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Sutter,  
Tehema, Yolo, Yuba  
AREA 2: Alpine, Amador  
AREA 3: Marin, Napa, Solano, Siskiyou  
AREA 4: Sonoma

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BRCA0003-014 08/01/2024

	Rates	Fringes
MARBLE MASON.....	\$ 61.72	30.31

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CARP0034-001 07/01/2021

	Rates	Fringes
Diver		
Assistant Tender, ROV		
Tender/Technician.....	\$ 54.10	34.69
Diver standby.....	\$ 60.51	34.69
Diver Tender.....	\$ 59.51	34.69
Diver wet.....	\$ 103.62	34.69
Manifold Operator (mixed		
gas).....	\$ 64.51	34.69
Manifold Operator (Standby).	\$ 59.51	34.69

DEPTH PAY (Surface Diving):  
050 to 100 ft \$2.00 per foot  
101 to 150 ft \$3.00 per foot  
151 to 220 ft \$4.00 per foot  
221 ft.-deeper \$5.00 per foot

SATURATION DIVING:  
The standby rate shall apply until saturation starts. The saturation diving rate applies when divers are under pressure continuously until work task and decompression are complete. The diver rate shall be paid for all saturation hours.

DIVING IN ENCLOSURES:  
Where it is necessary for Divers to enter pipes or tunnels, or other enclosures where there is no vertical ascent, the following premium shall be paid: Distance traveled from entrance 26 feet to 300 feet: \$1.00 per foot. When it is necessary for a diver to enter any pipe, tunnel or other enclosure less than 48" in height, the premium will be \$1.00 per foot.

WORK IN COMBINATION OF CLASSIFICATIONS:

Employees working in any combination of classifications within the diving crew (except dive supervisor) in a shift are paid in the classification with the highest rate for that shift.

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CARP0034-003 07/01/2021

	Rates	Fringes
Piledriver.....	\$ 54.10	34.69

-----  
CARP0035-001 08/01/2020

AREA 1: MARIN, NAPA, SOLANO & SONOMA

AREA 3: SACRAMENTO, WESTERN EL DORADO (Territory west of and including highway 49 and the territory inside the city limits of Placerville), WESTERN PLACER (Territory west of and including highway 49), & YOLO

AREA 4: ALPINE, BUTTE, COLUSA, EASTERN EL DORADO, GLENN, LASSEN, MODOC, NEVADA, EASTERN PLACER, PLUMAS, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA, TRINITY, & YUBA

	Rates	Fringes
Drywall Installers/Lathers:		
Area 1.....	\$ 52.65	31.26
Area 3.....	\$ 47.27	31.26
Area 4.....	\$ 45.92	31.26
Drywall Stocker/Scrapper		
Area 1.....	\$ 26.33	18.22
Area 3.....	\$ 23.64	18.22
Area 4.....	\$ 22.97	18.22

-----  
CARP0035-009 07/01/2020

Marin County

	Rates	Fringes
CARPENTER		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold &		

Steel Shoring Erector, Saw Filer.....	\$ 52.80	30.82
Journeyman Carpenter.....	\$ 52.65	30.82
Millwright.....	\$ 52.75	32.41

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CARP0035-010 07/01/2020

AREA 1: Marin, Napa, Solano & Sonoma Counties

AREA 2: Monterey, San Benito and Santa Cruz

AREA 3: Alpine, Butte, Colusa, El Dorado, Glenn, Lassen, Modoc,  
Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou,  
Sutter, Tehama, Trinity, Yolo & Yuba counties

	Rates	Fringes
Modular Furniture Installer		
Area 1		
Installer.....	\$ 28.76	22.53
Lead Installer.....	\$ 32.21	23.03
Master Installer.....	\$ 36.43	23.03
Area 2		
Installer.....	\$ 26.11	22.53
Lead Installer.....	\$ 29.08	23.03
Master Installer.....	\$ 32.71	23.03
Area 3		
Installer.....	\$ 25.16	22.53
Lead Installer.....	\$ 27.96	23.03
Master Installer.....	\$ 31.38	23.03

-----  
CARP0046-001 07/01/2023

El Dorado (West), Placer (West), Sacramento and Yolo Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 54.66	33.52
Journeyman Carpenter.....	\$ 54.51	33.52
Millwright.....	\$ 57.01	35.11

Footnote: Placer County (West) includes territory West of and

including Highway 49 and El Dorado County (West) includes territory West of and including Highway 49 and territory inside the city limits of Placerville.

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CARP0046-002 07/01/2023

Alpine, Colusa, El Dorado (East), Nevada, Placer (East),  
Sierra, Sutter and Yuba Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 60.39	33.52
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 53.31	33.52
Journeyman Carpenter.....	\$ 53.16	33.52
Millwright.....	\$ 55.66	35.11

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CARP0152-003 07/01/2020

Amador County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 45.57	30.82
Journeyman Carpenter.....	\$ 45.42	30.82
Millwright.....	\$ 47.92	32.41

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CARP0180-001 07/01/2021

Solano County

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49

Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

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CARP0751-001 07/01/2021

Napa and Sonoma Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 54.85	31.49
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 55.00	31.49
Journeyman Carpenter.....	\$ 54.85	31.49
Millwright.....	\$ 54.95	33.08

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CARP1599-001 07/01/2020

Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Siskiyou, Tehama  
and Trinity Counties

	Rates	Fringes
Carpenters		
Bridge Builder/Highway Carpenter.....	\$ 52.65	30.82
Hardwood Floorlayer, Shingler, Power Saw Operator, Steel Scaffold & Steel Shoring Erector, Saw Filer.....	\$ 45.57	30.82
Journeyman Carpenter.....	\$ 45.42	30.82
Millwright.....	\$ 47.92	32.41

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ELEC0180-001 06/01/2025

NAPA AND SOLANO COUNTIES

	Rates	Fringes
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CABLE SPLICER.....	\$ 69.26	3%+29.28
ELECTRICIAN.....	\$ 61.56	3%+29.28

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\* ELEC0180-003 12/01/2025

NAPA AND SOLANO COUNTIES

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 53.08	30.84
Technician.....	\$ 61.04	31.08

SCOPE OF WORK INCLUDES-

SOUND & VOICE TRANSMISSION (Music, Intercom, Nurse Call, Telephone); FIRE ALARM SYSTEMS [excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs], TELEVISION & VIDEO SYSTEMS, SECURITY SYSTEMS, COMMUNICATIONS SYSTEMS that transmit or receive information and/or control systems that are intrinsic to the above.

EXCLUDES-

Excludes all other data systems or multiple systems which include control function or power supply; excludes installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excludes energy management systems.

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ELEC0340-002 03/01/2025

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, NEVADA, PLACER, PLUMAS, SACRAMENTO, TRINITY, YOLO, YUBA COUNTIES

	Rates	Fringes
Communications System		
Sound & Communications		
Installer.....	\$ 40.00	25.50
Sound & Communications		
Technician.....	\$ 46.00	25.68

SCOPE OF WORK

Includes the installation testing, service and maintenance,

of the following systems which utilize the transmission and/or transference of voice, sound, vision and digital for commercial, education, security and entertainment purposes for the following TV monitoring and surveillance, background-foreground music, intercom and telephone interconnect, inventory control systems, microwave transmission, multi-media, multiplex, nurse call system, radio page, school intercom and sound, burglar alarms, and low voltage master clock systems.

A. SOUND AND VOICE TRANSMISSION/TRANSFERENCE SYSTEMS

Background foreground music Intercom and telephone interconnect systems, Telephone systems, Nurse call systems, Radio page systems, School intercom and sound systems, Burglar alarm systems, Low voltage master clock systems, Multi-media/multiplex systems, Sound and musical entertainment systems, RF systems, Antennas and Wave Guide.

B. FIRE ALARM SYSTEMS

Installation, wire pulling and testing

C. TELEVISION AND VIDEO SYSTEMS      Television monitoring and surveillance systems, Video security systems, Video entertainment systems, Video educational systems, Microwave transmission systems, CATV and CCTV

D. SECURITY SYSTEMS      Perimeter security systems  
Vibration sensor systems      Card access systems      Access control systems      Sonar/infrared monitoring equipment

E. COMMUNICATIONS SYSTEMS THAT TRANSMIT OR RECEIVE INFORMATION AND/OR CONTROL SYSTEMS THAT ARE INTRINSIC TO THE ABOVE LISTED SYSTEMS      SCADA (Supervisory Control and Data Acquisition)      PCM (Pulse Code Modulation)

Inventory Control Systems      Digital Data Systems  
Broadband and Baseband and Carriers      Point of Sale Systems      VSAT Data Systems      Data Communication Systems      RF and Remote Control Systems      Fiber Optic Data Systems

WORK EXCLUDED Raceway systems are not covered (excluding Ladder-Rack for the purpose of the above listed systems). Chases and/or nipples (not to exceed 10 feet) may be installed on open wiring systems. Energy management systems. SCADA (Supervisory Control and Data Acquisition) when not intrinsic to the above listed systems (in the scope). Fire alarm systems when installed in raceways (including wire and cable pulling) shall be performed at the electrician wage rate, when either of the following two (2) conditions apply:

1. The project involves new or major remodel building trades construction.

2. The conductors for the fire alarm system are installed in conduit.

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ELEC0340-003 08/01/2025

ALPINE (West of Sierra Mt. Watershed), AMADOR, BUTTE, COLUSA, EL DORADO (West of Sierra Mt. Watershed), GLENN, LASSEN, NEVADA (West of Sierra Mt. Watershed), PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA (West of Sierra Mt. Watershed), SUTTER, TEHAMA, TRINITY, YOLO & YUBA COUNTIES

	Rates	Fringes
ELECTRICIAN		
Remaining area.....	\$ 52.70	38.68
Sierra Army Depot, Herlong..	\$ 48.83	18.54
Tunnel work.....	\$ 41.01	18.54

CABLE SPLICER: Receives 110% of the Electrician basic hourly rate.

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ELEC0401-005 01/01/2025

ALPINE (east of the main watershed divide), EL DORADO (east of the main watershed divide), NEVADA (east of the main watershed), PLACER (east of the main watershed divide) and SIERRA (east of the main watershed divide) COUNTIES:

	Rates	Fringes
ELECTRICIAN.....	\$ 48.50	23.04

ZONE RATE:

70-90 miles - \$10.00 per hour  
91+ miles - \$15.00 per hour

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ELEC0551-004 06/01/2024

MARIN AND SONOMA COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 59.17	32.04

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\* ELEC0551-005 12/01/2025

MARIN & SONOMA COUNTIES

	Rates	Fringes
Sound & Communications		
Installer.....	\$ 53.08	30.84
Technician.....	\$ 61.04	31.08

SCOPE OF WORK INCLUDES-

SOUND & VOICE TRANSMISSION (Music, Intercom, Nurse Call, Telephone); FIRE ALARM SYSTEMS [excluding fire alarm work when installed in raceways (including wire and cable pulling) and when performed on new or major remodel building projects or jobs], TELEVISION & VIDEO SYSTEMS, SECURITY SYSTEMS, COMMUNICATIONS SYSTEMS that transmit or receive information and/or control systems that are intrinsic to the above.

EXCLUDES-

Excludes all other data systems or multiple systems which include control function or power supply; excludes installation of raceway systems, line voltage work, industrial work, life-safety systems (all buildings having floors located more than 75' above the lowest floor level having building access); excludes energy management systems.

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ELEC0659-006 01/01/2025

MODOC and SISKIYOU COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 45.58	20.70

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ELEC0659-008 02/01/2023

DEL NORTE, MODOC & SISKIYOU COUNTIES

	Rates	Fringes
Line Construction		
(1) Cable Splicer.....	\$ 67.80	4.5%+22.15
(2) Lineman, Pole Sprayer, Heavy Line Equipment Man....	\$ 60.54	4.5%+22.15
(3) Tree Trimmer.....	\$ 37.84	4.5%+14.30
(4) Line Equipment Man.....	\$ 53.82	4.5%+19.40

(5) Powdermen, Jackhammermen.....	\$ 40.37	4.5%+14.30
(6) Groundman.....	\$ 33.37	4.5%+14.30

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ELEC1245-004 01/01/2025

ALL COUNTIES EXCEPT DEL NORTE, MODOC & SISKIYOU

	Rates	Fringes
LINE CONSTRUCTION		
(1) Lineman; Cable splicer..	\$ 70.16	24.71
(2) Equipment specialist (operates crawler tractors, commercial motor vehicles, backhoes, trenchers, cranes (50 tons and below), overhead & underground distribution line equipment).....	\$ 53.30	22.26
(3) Groundman.....	\$ 40.76	21.76
(4) Powderman.....	\$ 51.87	18.79

HOLIDAYS: New Year's Day, M.L. King Day, Memorial Day,  
Independence Day, Labor Day, Veterans Day, Thanksgiving Day  
and day after Thanksgiving, Christmas Day

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ELEV0008-001 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 84.05	38.435+a+b

FOOTNOTE:

- a. PAID VACATION: Employer contributes 8% of regular hourly rate as vacation pay credit for employees with more than 5 years of service, and 6% for 6 months to 5 years of service.
- b. PAID HOLIDAYS: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day.

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ENGI0003-008 08/01/2024

	Rates	Fringes
Dredging: (DREDGING: CLAMSHELL & DIPPER DREDGING; HYDRAULIC SUCTION DREDGING:)		

AREA 1:		
(1) Leverman.....	\$ 60.61	39.55
(2) Dredge Dozer; Heavy duty repairman.....	\$ 55.65	39.55
(3) Booster Pump Operator; Deck Engineer; Deck mate; Dredge Tender; Winch Operator.....	\$ 54.53	39.55
(4) Bargeman; Deckhand; Fireman; Leveehand; Oiler..	\$ 51.23	39.55
AREA 2:		
(1) Leverman.....	\$ 62.61	39.55
(2) Dredge Dozer; Heavy duty repairman.....	\$ 57.65	39.55
(3) Booster Pump Operator; Deck Engineer; Deck mate; Dredge Tender; Winch Operator.....	\$ 56.53	39.55
(4) Bargeman; Deckhand; Fireman; Leveehand; Oiler..	\$ 53.23	39.55

AREA DESCRIPTIONS

AREA 1: ALAMEDA, BUTTE, CONTRA COSTA, KINGS, MARIN, MERCED, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SAN JOAQUIN, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, STANISLAUS, SUTTER, YOLO, AND YUBA COUNTIES

AREA 2: MODOC COUNTY

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ALPINE COUNTY:

Area 1: Northernmost part  
Area 2: Remainder

CALAVERAS COUNTY:

Area 1: Remainder  
Area 2: Eastern part

COLUSA COUNTY:

Area 1: Eastern part  
Area 2: Remainder

ELDORADO COUNTY:

Area 1: North Central part  
Area 2: Remainder

FRESNO COUNTY:

Area 1: Remainder

Area 2: Eastern part

GLENN COUNTY:

Area 1: Eastern part

Area 2: Remainder

LASSEN COUNTY:

Area 1: Western part along the Southern portion of border  
with Shasta County

Area 2: Remainder

MADERA COUNTY:

Area 1: Except Eastern part

Area 2: Eastern part

MARIPOSA COUNTY

Area 1: Except Eastern part

Area 2: Eastern part

MONTERREY COUNTY

Area 1: Except Southwestern part

Area 2: Southwestern part

NEVADA COUNTY:

Area 1: All but the Northern portion along the border of  
Sierra County

Area 2: Remainder

PLACER COUNTY:

Area 1: All but the Central portion

Area 2: Remainder

PLUMAS COUNTY:

Area 1: Western portion

Area 2: Remainder

SHASTA COUNTY:

Area 1: All but the Northeastern corner

Area 2: Remainder

SIERRA COUNTY:

Area 1: Western part

Area 2: Remainder

SISKIYOU COUNTY:

Area 1: Central part

Area 2: Remainder

SONOMA COUNTY:

Area 1: All but the Northwestern corner  
Area 2: Remainder

TEHAMA COUNTY:

Area 1: All but the Western border with Mendocino & Trinity Counties  
Area 2: Remainder

TRINITY COUNTY:

Area 1: East Central part and the Northeastern border with Shasta County  
Area 2: Remainder

TUOLUMNE COUNTY:

Area 1: Except Eastern part  
Area 2: Eastern part

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ENGI0003-019 06/30/2025

SEE AREA DESCRIPTIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment (LANDSCAPE WORK ONLY)		
GROUP 1		
AREA 1.....	\$ 55.85	28.56
AREA 2.....	\$ 57.85	28.56
GROUP 2		
AREA 1.....	\$ 52.25	28.56
AREA 2.....	\$ 54.25	28.56
GROUP 3		
AREA 1.....	\$ 47.64	28.56
AREA 2.....	\$ 49.64	28.56

GROUP DESCRIPTIONS:

GROUP 1: Landscape Finish Grade Operator: All finish grade work regardless of equipment used, and all equipment with a rating more than 65 HP.

GROUP 2: Landscape Operator up to 65 HP: All equipment with a manufacturer's rating of 65 HP or less except equipment covered by Group 1 or Group 3. The following equipment shall be included except when used for finish work as long as manufacturer's rating is 65 HP or less: A-Frame and Winch Truck, Backhoe, Forklift, Hydragraphic Seeder

Machine, Roller, Rubber-Tired and Track Earthmoving Equipment, Skiploader, Straw Blowers, and Trencher 31 HP up to 65 HP.

GROUP 3: Landscaping Utility Operator: Small Rubber-Tired Tractor, Trencher Under 31 HP.

AREA DESCRIPTIONS:

AREA 1: ALAMEDA, BUTTE, CONTRA COSTA, KINGS, MARIN, MERCED, NAPA, SACRAMENTO, SAN BENITO, SAN FRANCISCO, SAN JOAQUIN, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, STANISLAUS, SUTTER, YOLO, AND YUBA COUNTIES

AREA 2 - MODOC COUNTY

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

ALPINE COUNTY:

Area 1: Northernmost part  
Area 2: Remainder

CALAVERAS COUNTY:

Area 1: Except Eastern part  
Area 2: Eastern part

COLUSA COUNTY:

Area 1: Eastern part  
Area 2: Remainder

DEL NORTE COUNTY:

Area 1: Extreme Southwestern corner  
Area 2: Remainder

ELDORADO COUNTY:

Area 1: North Central part  
Area 2: Remainder

FRESNO COUNTY

Area 1: Except Eastern part  
Area 2: Eastern part

GLENN COUNTY:

Area 1: Eastern part  
Area 2: Remainder

HUMBOLDT COUNTY:

Area 1: Except Eastern and Southwestern parts  
Area 2: Remainder

LAKE COUNTY:

- Area 1: Southern part
- Area 2: Remainder

LASSEN COUNTY:

- Area 1: Western part along the Southern portion of border with Shasta County
- Area 2: Remainder

MADERA COUNTY

- Area 1: Remainder
- Area 2: Eastern part

MARIPOSA COUNTY

- Area 1: Remainder
- Area 2: Eastern part

MENDOCINO COUNTY:

- Area 1: Central and Southeastern parts
- Area 2: Remainder

MONTEREY COUNTY

- Area 1: Remainder
- Area 2: Southwestern part

NEVADA COUNTY:

- Area 1: All but the Northern portion along the border of Sierra County
- Area 2: Remainder

PLACER COUNTY:

- Area 1: All but the Central portion
- Area 2: Remainder

PLUMAS COUNTY:

- Area 1: Western portion
- Area 2: Remainder

SHASTA COUNTY:

- Area 1: All but the Northeastern corner
- Area 2: Remainder

SIERRA COUNTY:

- Area 1: Western part
- Area 2: Remainder

SISKIYOU COUNTY:

- Area 1: Central part
- Area 2: Remainder

SONOMA COUNTY:

Area 1: All but the Northwestern corner  
Area 2: Reaminder

TEHAMA COUNTY:

Area 1: All but the Western border with mendocino & Trinity  
Counties  
Area 2: Remainder

TRINITY COUNTY:

Area 1: East Central part and the Northeaster border with  
Shasta County  
Area 2: Remainder

TULARE COUNTY;

Area 1: Remainder  
Area 2: Eastern part

TUOLUMNE COUNTY:

Area 1: Remainder  
Area 2: Eastern Part

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ENGI0003-038 06/30/2025

""AREA 1"" WAGE RATES ARE LISTED BELOW

""AREA 2"" RECEIVES AN ADDITIONAL \$2.00 PER HOUR ABOVE AREA 1  
RATES.

SEE AREA DEFINITIONS BELOW

	Rates	Fringes
OPERATOR: Power Equipment		
(AREA 1:)		
GROUP 1.....	\$ 66.96	32.53
GROUP 2.....	\$ 65.43	32.53
GROUP 3.....	\$ 63.95	32.53
GROUP 4.....	\$ 62.57	32.53
GROUP 5.....	\$ 61.30	32.53
GROUP 6.....	\$ 59.98	32.53
GROUP 7.....	\$ 58.84	32.53
GROUP 8.....	\$ 57.70	32.53
GROUP 8-A.....	\$ 55.49	32.53

OPERATOR: Power Equipment  
(Cranes and Attachments -  
AREA 1:)

GROUP 1		
Cranes.....	\$ 68.59	32.53
Oiler.....	\$ 43.79	31.15
Truck crane oiler.....	\$ 46.08	31.15
GROUP 2		
Cranes.....	\$ 66.08	32.53
Oiler.....	\$ 42.83	31.15
Truck crane oiler.....	\$ 45.07	31.15
GROUP 3		
Cranes.....	\$ 64.34	32.53
Hydraulic.....	\$ 60.61	32.53
Oiler.....	\$ 42.55	31.15
Truck crane oiler.....	\$ 44.83	31.15
GROUP 4		
Cranes.....	\$ 61.30	32.53
OPERATOR: Power Equipment (Piledriving - AREA 1:)		
GROUP 1		
Lifting devices.....	\$ 52.64	31.15
Oiler.....	\$ 43.38	31.15
Truck Crane Oiler.....	\$ 45.66	31.15
GROUP 2		
Lifting devices.....	\$ 50.82	31.15
Oiler.....	\$ 43.11	31.15
Truck Crane Oiler.....	\$ 45.41	31.15
GROUP 3		
Lifting devices.....	\$ 49.14	31.15
Oiler.....	\$ 42.89	31.15
Truck Crane Oiler.....	\$ 45.12	31.15
GROUP 4		
Lifting devices.....	\$ 47.37	31.15
GROUP 5		
Lifting devices.....	\$ 44.73	31.15
GROUP 6		
Lifting devices.....	\$ 42.50	31.15
OPERATOR: Power Equipment (Steel Erection - AREA 1:)		
GROUP 1		
Cranes.....	\$ 68.81	32.53
Oiler.....	\$ 43.72	31.15
Truck Crane Oiler.....	\$ 45.95	31.15
GROUP 2		
Cranes.....	\$ 67.04	32.53
Oiler.....	\$ 43.45	31.15
Truck Crane Oiler.....	\$ 45.73	31.15
GROUP 3		
Cranes.....	\$ 65.56	32.53
Hydraulic.....	\$ 45.07	31.15
Oiler.....	\$ 43.23	31.15
Truck Crane Oiler.....	\$ 45.46	31.15

GROUP 4		
Cranes.....	\$ 63.54	32.53
GROUP 5		
Cranes.....	\$ 62.24	32.53
OPERATOR: Power Equipment		
(Tunnel and Underground Work		
- AREA 1:)		
SHAFTS, STOPES, RAISES:		
GROUP 1.....	\$ 63.06	32.53
GROUP 1-A.....	\$ 65.53	32.53
GROUP 2.....	\$ 61.80	32.53
GROUP 3.....	\$ 60.47	32.53
GROUP 4.....	\$ 59.33	32.53
GROUP 5.....	\$ 58.19	32.53
UNDERGROUND:		
GROUP 1.....	\$ 62.96	32.53
GROUP 1-A.....	\$ 65.43	32.53
GROUP 2.....	\$ 61.70	32.53
GROUP 3.....	\$ 60.37	32.53
GROUP 4.....	\$ 59.23	32.53
GROUP 5.....	\$ 58.09	32.53

FOOTNOTE: Work suspended by ropes or cables, or work on a Yo-Yo Cat: \$.60 per hour additional.

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Operator of helicopter (when used in erection work); Hydraulic excavator, 7 cu. yds. and over; Power shovels, over 7 cu. yds.

GROUP 2: Highline cableway; Hydraulic excavator, 3-1/2 cu. yds. up to 7 cu. yds.; Licensed construction work boat operator, on site; Power blade operator (finish); Power shovels, over 1 cu. yd. up to and including 7 cu. yds. m.r.c.

GROUP 3: Asphalt milling machine; Cable backhoe; Combination backhoe and loader over 3/4 cu. yds.; Continuous flight tie back machine assistant to engineer or mechanic; Crane mounted continuous flight tie back machine, tonnage to apply; Crane mounted drill attachment, tonnage to apply; Dozer, slope brd; Gradall; Hydraulic excavator, up to 3 1/2 cu. yds.; Loader 4 cu. yds. and over; Long reach excavator; Multiple engine scraper (when used as push pull); Power shovels, up to and including 1 cu. yd.; Pre-stress wire wrapping machine; Side boom cat, 572 or larger; Track loader 4 cu. yds. and over; Wheel excavator (up to and including 750 cu. yds. per hour)

GROUP 4: Asphalt plant engineer/box person; Chicago boom; Combination backhoe and loader up to and including 3/4 cu. yd.; Concrete batch plant (wet or dry); Dozer and/or push cat; Pull- type elevating loader; Gradesetter, grade checker (GPS, mechanical or otherwise); Grooving and grinding machine; Heading shield operator; Heavy-duty drilling equipment, Hughes, LDH, Watson 3000 or similar; Heavy-duty repairperson and/or welder; Lime spreader; Loader under 4 cu. yds.; Lubrication and service engineer (mobile and grease rack); Mechanical finishers or spreader machine (asphalt, Barber-Greene and similar); Miller Formless M-9000 slope paver or similar; Portable crushing and screening plants; Power blade support; Roller operator, asphalt; Rubber-tired scraper, self-loading (paddle-wheels, etc.); Rubber- tired earthmoving equipment (scrapers); Slip form paver (concrete); Small tractor with drag; Soil stabilizer (P & H or equal); Spider plow and spider puller; Tubex pile rig; Unlicensed construction work boat operator, on site; Timber skidder; Track loader up to 4 yds.; Tractor-drawn scraper; Tractor, compressor drill combination; Welder; Woods-Mixer (and other similar Pugmill equipment)

GROUP 5: Cast-in-place pipe laying machine; Combination slusher and motor operator; Concrete conveyor or concrete pump, truck or equipment mounted; Concrete conveyor, building site; Concrete pump or pumpcrete gun; Drilling equipment, Watson 2000, Texoma 700 or similar; Drilling and boring machinery, horizontal (not to apply to waterliners, wagon drills or jackhammers); Concrete mixer/all; Person and/or material hoist; Mechanical finishers (concrete) (Clary, Johnson, Bidwell Bridge Deck or similar types); Mechanical burm, curb and/or curb and gutter machine, concrete or asphalt); Mine or shaft hoist; Portable crusher; Power jumbo operator (setting slip-forms, etc., in tunnels); Screed (automatic or manual); Self-propelled compactor with dozer; Tractor with boom D6 or smaller; Trenching machine, maximum digging capacity over 5 ft. depth; Vermeer T-600B rock cutter or similar

GROUP 6: Armor-Coater (or similar); Ballast jack tamper; Boom- type backfilling machine; Assistant plant engineer; Bridge and/or gantry crane; Chemical grouting machine, truck-mounted; Chip spreading machine operator; Concrete saw (self-propelled unit on streets, highways, airports and canals); Deck engineer; Drilling equipment Texoma 600, Hughes 200 Series or similar up to and including 30 ft. m.r.c.; Drill doctor; Helicopter radio operator; Hydro-hammer or similar; Line master; Skidsteer loader,

Bobcat larger than 743 series or similar (with attachments); Locomotive; Lull hi-lift or similar; Oiler, truck mounted equipment; Pavement breaker, truck-mounted, with compressor combination; Paving fabric installation and/or laying machine; Pipe bending machine (pipelines only); Pipe wrapping machine (tractor propelled and supported); Screed (except asphaltic concrete paving); Self-propelled pipeline wrapping machine; Tractor; Self-loading chipper; Concrete barrier moving machine

GROUP 7: Ballast regulator; Boom truck or dual-purpose A-frame truck, non-rotating - under 15 tons; Cary lift or similar; Combination slurry mixer and/or cleaner; Drilling equipment, 20 ft. and under m.r.c.; Firetender (hot plant); Grouting machine operator; Highline cableway signalperson; Stationary belt loader (Kolman or similar); Lift slab machine (Vagtborg and similar types); Maginnes internal full slab vibrator; Material hoist (1 drum); Mechanical trench shield; Pavement breaker with or without compressor combination); Pipe cleaning machine (tractor propelled and supported); Post driver; Roller (except asphalt); Chip Seal; Self-propelled automatically applied concrete curing machine (on streets, highways, airports and canals); Self-propelled compactor (without dozer); Signalperson; Slip-form pumps (lifting device for concrete forms); Tie spacer; Tower mobile; Trenching machine, maximum digging capacity up to and including 5 ft. depth; Truck-type loader

GROUP 8: Bit sharpener; Boiler tender; Box operator; Brakeperson; Combination mixer and compressor (shotcrete/gunite); Compressor operator; Deckhand; Fire tender; Forklift (under 20 ft.); Generator; Gunite/shotcrete equipment operator; Hydraulic monitor; Ken seal machine (or similar); Mixermobile; Oiler; Pump operator; Refrigeration plant; Reservoir-debris tug (self-propelled floating); Ross Carrier (construction site); Rotomist operator; Self-propelled tape machine; Shuttlecar; Self-propelled power sweeper operator (includes vacuum sweeper); Slusher operator; Surface heater; Switchperson; Tar pot firetender; Tugger hoist, single drum; Vacuum cooling plant; Welding machine (powered other than by electricity)

GROUP 8-A: Elevator operator; Skidsteer loader-Bobcat 743 series or smaller, and similar (without attachments); Mini excavator under 25 H.P. (backhoe-trencher); Tub grinder wood chipper

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ALL CRANES AND ATTACHMENTS

GROUP 1: Clamshell and dragline over 7 cu. yds.; Crane, over 100 tons; Derrick, over 100 tons; Derrick barge pedestal-mounted, over 100 tons; Self-propelled boom-type lifting device, over 100 tons

GROUP 2: Clamshell and dragline over 1 cu. yd. up to and including 7 cu. yds.; Crane, over 45 tons up to and including 100 tons; Derrick barge, 100 tons and under; Self-propelled boom-type lifting device, over 45 tons; Tower crane

GROUP 3: Clamshell and dragline up to and including 1 cu. yd.; Cranes 45 tons and under; Self-propelled boom-type lifting device 45 tons and under;

GROUP 4: Boom Truck or dual purpose A-frame truck, non-rotating over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) over 15 tons; Truck-mounted rotating telescopic boom type lifting device, Manitex or similar (boom truck) - under 15 tons;

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PILEDRIVERS

GROUP 1: Derrick barge pedestal mounted over 100 tons; Clamshell over 7 cu. yds.; Self-propelled boom-type lifting device over 100 tons; Truck crane or crawler, land or barge mounted over 100 tons

GROUP 2: Derrick barge pedestal mounted 45 tons to and including 100 tons; Clamshell up to and including 7 cu. yds.; Self-propelled boom-type lifting device over 45 tons; Truck crane or crawler, land or barge mounted, over 45 tons up to and including 100 tons; Fundex F-12 hydraulic pile rig

GROUP 3: Derrick barge pedestal mounted under 45 tons; Self-propelled boom-type lifting device 45 tons and under; Skid/scow piledriver, any tonnage; Truck crane or crawler, land or barge mounted 45 tons and under

GROUP 4: Assistant operator in lieu of assistant to engineer; Forklift, 10 tons and over; Heavy-duty repairperson/welder

GROUP 5: Deck engineer

GROUP 6: Deckhand; Fire tender

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STEEL ERECTORS

GROUP 1: Crane over 100 tons; Derrick over 100 tons; Self-propelled boom-type lifting device over 100 tons

GROUP 2: Crane over 45 tons to 100 tons; Derrick under 100 tons; Self-propelled boom-type lifting device over 45 tons to 100 tons; Tower crane

GROUP 3: Crane, 45 tons and under; Self-propelled boom-type lifting device, 45 tons and under

GROUP 4: Chicago boom; Forklift, 10 tons and over; Heavy-duty repair person/welder

GROUP 5: Boom cat

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TUNNEL AND UNDERGROUND WORK

GROUP 1-A: Tunnel bore machine operator, 20' diameter or more

GROUP 1: Heading shield operator; Heavy-duty repairperson; Mucking machine (rubber tired, rail or track type); Raised bore operator (tunnels); Tunnel mole bore operator

GROUP 2: Combination slusher and motor operator; Concrete pump or pumpcrete gun; Power jumbo operator

GROUP 3: Drill doctor; Mine or shaft hoist

GROUP 4: Combination slurry mixer cleaner; Grouting Machine operator; Motorman

GROUP 5: Bit Sharpener; Brakeman; Combination mixer and compressor (gunite); Compressor operator; Oiler; Pump operator; Slusher operator

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AREA DESCRIPTIONS:

POWER EQUIPMENT OPERATORS, CRANES AND ATTACHMENTS, TUNNEL AND UNDERGROUND [These areas do not apply to Piledrivers and Steel Erectors]

AREA 1: DEL NORTE, HUMBOLDT, LAKE, MENDOCINO  
AREA 2 -NOTED BELOW

THE REMAINING COUNTIES ARE SPLIT BETWEEN AREA 1 AND AREA 2 AS NOTED BELOW:

DEL NORTE COUNTY:  
Area 1: Extreme Southwest corner  
Area 2: Remainder

HUMBOLDT COUNTY:  
Area 1: Except Eastern and Southwestern parts  
Area 2: Remainder

LAKE COUNTY:  
Area 1: Southern part  
Area 2: Remainder

MENDOCINO COUNTY:  
Area 1: Central and Southeastern Parts  
Area 2: Remainder

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IRON0118-012 01/01/2025

ALPINE, LASSEN, MODOC, SISKIYOU and TRINITY COUNTIES

	Rates	Fringes
IRONWORKER.....	\$ 43.75	34.45

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IRON0118-013 01/01/2025

AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, MARIN, NAPA, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SOLANO, SONOMA, SUTTER, TEHAMA, YOLO and YUBA COUNTIES

	Rates	Fringes
IRONWORKER.....	\$ 50.70	35.15

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LAB00067-003 07/01/2024

AREA ""1"" - MARIN and NAPA COUNTIES

AREA ""2"" - ALPINE, AMADOR, BUTTE COLUSA EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SOLANO, SONOMA, SUTTER, TEHAMA, TRINITY,

YOLO, AND YUBA COUNTIES

	Rates	Fringes
LABORER (ASBESTOS/MOLD/LEAD LABORER)		
Marin and Napa Counties.....	\$ 37.75	29.69
Remaining Counties.....	\$ 36.75	29.69

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LAB00067-005 01/01/2024

AREA ""A"" - ALAMEDA, CONTRA COSTA, SAN FRANCISCO, SAN MATEO AND  
SANTA CLARA COUNTIES

AREA ""B"" - ALPINE, AMADOR, BUTTE, CALAVERAS, COLUSA, DEL  
NORTE, EL DORADO, FRESNO, GLENN, HUMBOLDT, KINGS, LAKE, LASSEN,  
MADERA, MARIPOSA, MENDOCINO, MERCED, MODOC, MONTEREY, NEVADA,  
PLACER, PLUMAS, SACRAMENTO, SAN BENITO, SAN JOAQUIN, SANTA  
CRUZ, SIERRA, SHASTA, SISKIYOU, STANISLAUS, TEHAMA, TRINITY,  
TULARE, TUOLUMNE, YOLO AND YUBA COUNTIES

	Rates	Fringes
LABORER (TRAFFIC CONTROL/LANE CLOSURE)		
Escort Driver, Flag Person		
Area A.....	\$ 37.26	27.32
Area B.....	\$ 36.26	27.32
Traffic Control Person I		
Area A.....	\$ 37.56	27.32
Area B.....	\$ 36.56	27.32
Traffic Control Person II		
Area A.....	\$ 35.06	27.32
Area B.....	\$ 34.06	27.32

TRAFFIC CONTROL PERSON I: Layout of traffic control, crash  
cushions, construction area and roadside signage.

TRAFFIC CONTROL PERSON II: Installation and removal of  
temporary/permanent signs, markers, delineators and crash  
cushions.

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LAB00185-002 07/01/2023

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC,  
NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU,  
SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.29	25.55

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LAB00185-005 06/26/2023

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC,  
NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU,  
SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
Tunnel and Shaft Laborers:		
GROUP 1.....	\$ 45.89	27.72
GROUP 2.....	\$ 45.66	27.72
GROUP 3.....	\$ 45.41	27.72
GROUP 4.....	\$ 44.96	27.72
GROUP 5.....	\$ 44.42	27.72
Shotcrete Specialist.....	\$ 46.41	27.72

TUNNEL AND SHAFT CLASSIFICATIONS

GROUP 1: Diamond driller; Groundmen; Gunite and shotcrete  
nozzlemen

GROUP 2: Rodmen; Shaft work & raise (below actual or  
excavated ground level)

GROUP 3: Bit grinder; Blaster, driller, powdermen, heading;  
Cherry pickermen - where car is lifted; Concrete finisher  
in tunnel; Concrete screedman; Grout pumpman and potman;  
Gunite & shotcrete gunman & potman; Headermen; High  
pressure nozzleman; Miner - tunnel, including top and  
bottom man on shaft and raise work; Nipper; Nozzleman on  
slick line; Sandblaster - potman, Robotic Shotcrete Placer,  
Segment Erector, Tunnel Muck Hauler, Steel Form raiser and  
setter; Timberman, retimberman (wood or steel or substitute  
materials therefore); Tugger (for tunnel laborer work);  
Cable tender; Chuck tender; Powderman - primer house

GROUP 4: Vibrator operator, pavement breaker; Bull gang -  
muckers, trackmen; Concrete crew - includes rodding and  
spreading, Dumpmen (any method)

GROUP 5: Grout crew; Reboundman; Swamper/ Brakeman

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LAB00185-006 06/26/2023

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC,  
NEVADA, PLACER, PLUMAS, SACRAMENTO, SHIASTA, SIERRA, SISKIYOU,  
SUTTER, TEHAMA, TRINITY, YOLO, YUBA COUNTIES

	Rates	Fringes
LABORER (CONSTRUCTION CRAFT LABORERS - AREA B:)		
Construction Specialist		
Group.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 30.37	23.20
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30

    See groups 1-b and 1-d under laborer classifications.

LABORER (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA B:)		
(1) New Construction.....	\$ 35.25	27.30
(2) Establishment Warranty Period.....	\$ 28.94	27.30
LABORER (GUNITE - AREA B:)		
GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30
LABORER (WRECKING - AREA B:)		
GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30

FOOTNOTES:

    Laborers working off or with or from bos'n chairs, swinging  
    scaffolds, belts shall receive \$0.25 per hour above the  
    applicable wage rate. This shall not apply to workers  
    entitled to receive the wage rate set forth in Group 1-a  
    below.

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LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in-place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types (except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling

of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds. All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher;

Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: Final clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions:

- A: at demolition site for the salvage of the material.
- B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job.
- C: for the cleaning of salvage material at the jobsite or temporary jobsite yard.

The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

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GUNITE LABORER CLASSIFICATIONS

GROUP 1: Structural Nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Guniting laborer

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WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00185-008 07/01/2023

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54

Work on a swing stage scaffold: \$1.00 per hour additional.

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LAB00261-002 07/01/2023

MARIN COUNTY

	Rates	Fringes
LABORER (TRAFFIC CONTROL/LANE CLOSURE)		
Escort Driver, Flag Person..	\$ 37.26	27.30
Traffic Control Person I....	\$ 37.56	27.30
Traffic Control Person II...	\$ 35.06	27.30

TRAFFIC CONTROL PERSON I: Layout of traffic control, crash cushions, construction area and roadside signage.

TRAFFIC CONTROL PERSON II: Installation and removal of temporary/permanent signs, markers, delineators and crash cushions.

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LAB00261-004 06/26/2023

MARIN COUNTY

	Rates	Fringes
Tunnel and Shaft Laborers:		
GROUP 1.....	\$ 45.89	27.72
GROUP 2.....	\$ 45.66	27.72
GROUP 3.....	\$ 45.41	27.72
GROUP 4.....	\$ 44.96	27.72
GROUP 5.....	\$ 44.42	27.72
Shotcrete Specialist.....	\$ 46.41	27.72

TUNNEL AND SHAFT CLASSIFICATIONS

GROUP 1: Diamond driller; Groundmen; Gunite and shotcrete nozzle-men

GROUP 2: Rodmen; Shaft work & raise (below actual or excavated ground level)

GROUP 3: Bit grinder; Blaster, driller, powdermen, heading; Cherry pickermen - where car is lifted; Concrete finisher in tunnel; Concrete screedman; Grout pumpman and potman; Gunite & shotcrete gunman & potman; Headermen; High pressure nozzle-man; Miner - tunnel, including top and

bottom man on shaft and raise work; Nipper; Nozzleman on slick line; Sandblaster - potman, Robotic Shotcrete Placer, Segment Erector, Tunnel Muck Hauler, Steel Form raiser and setter; Timberman, retimberman (wood or steel or substitute materials therefore); Tugger (for tunnel laborer work); Cable tender; Chuck tender; Powderman - primer house

GROUP 4: Vibrator operator, pavement breaker; Bull gang - muckers, trackmen; Concrete crew - includes rodding and spreading, Dumpmen (any method)

GROUP 5: Grout crew; Reboundman; Swamper/ Brakeman

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LAB00261-007 07/01/2023

MARIN COUNTY

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 37.54	25.55

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LAB00261-010 06/26/2023

MARIN COUNTY

	Rates	Fringes
LABORER (CONSTRUCTION CRAFT LABORERS - AREA A:)		
Construction Specialist		
Group.....	\$ 37.20	27.30
GROUP 1.....	\$ 36.50	27.30
GROUP 1-a.....	\$ 36.72	27.30
GROUP 1-c.....	\$ 36.55	27.30
GROUP 1-e.....	\$ 37.05	27.30
GROUP 1-f.....	\$ 31.37	23.20
GROUP 2.....	\$ 36.35	27.30
GROUP 3.....	\$ 36.25	27.30
GROUP 4.....	\$ 29.94	27.30

See groups 1-b and 1-d under laborer classifications.

LABORER (GARDENERS, HORTICULTURAL & LANDSCAPE LABORERS - AREA A:)		
(1) New Construction.....	\$ 36.25	27.30
(2) Establishment Warranty Period.....	\$ 29.94	27.30
LABORER (GUNITE - AREA A:)		
GROUP 1.....	\$ 37.46	27.30

GROUP 2.....	\$ 36.96	27.30
GROUP 3.....	\$ 36.37	27.30
GROUP 4.....	\$ 36.25	27.30
LABORER (WRECKING - AREA A:)		
GROUP 1.....	\$ 36.50	27.30
GROUP 2.....	\$ 36.35	27.30

FOOTNOTES:

Laborers working off or with or from bos'n chairs, swinging scaffolds, belts shall receive \$0.25 per hour above the applicable wage rate. This shall not apply to workers entitled to receive the wage rate set forth in Group 1-a below.

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LABORER CLASSIFICATIONS

CONSTRUCTION SPECIALIST GROUP: Asphalt ironer and raker; Chainsaw; Laser beam in connection with laborers' work; Cast-in- place manhole form setter; Pressure pipelayer; Davis trencher - 300 or similar type (and all small trenchers); Blaster; Diamond driller; Multiple unit drill; Hydraulic drill

GROUP 1: Asphalt spreader boxes (all types); Barko, Wacker and similar type tampers; Buggymobile; Caulker, bander, pipewrapper, conduit layer, plastic pipelayer; Certified hazardous waste worker including Leade Abatement; Compactors of all types; Concrete and magnesite mixer, 1/2 yd. and under; Concrete pan work; Concrete sander; Concrete saw; Cribber and/or shoring; Cut granite curb setter; Dri-pak-it machine; Faller, logloader and bucket; Form raiser, slip forms; Green cutter; Headerboard, Hubsetter, aligner, by any method; High pressure blow pipe (1-1/2" or over, 100 lbs. pressure/over); Hydro seeder and similar type; Jackhammer operator; Jacking of pipe over 12 inches; Jackson and similar type compactor; Kettle tender, pot and worker applying asphalt, lay-kold, creosote, lime, caustic and similar type materials (applying means applying, dipping or handling of such materials); Lagging, sheeting, whaling, bracing, trenchjacking, lagging hammer; Magnesite, epoxyresin, fiberglass, mastic worker (wet or dry); No joint pipe and stripping of same, including repair of voids; Pavement breaker and spader, including tool grinder; Perma curb; Pipelayer (including grade checking in connection with pipelaying); Precast-manhole setter; Pressure pipe tester; Post hole digger, air, gas and electric; Power broom sweeper; Power tampers of all types

(except as shown in Group 2); Ram set gun and stud gun; Riprap stonepaver and rock-slinger, including placing of sacked concrete and/or sand (wet or dry) and gabions and similar type; Rotary scarifier or multiple head concrete chipping scarifier; Roto and Ditch Witch; Rototiller; Sandblaster, pot, gun, nozzle operators; Signalling and rigging; Tank cleaner; Tree climber; Turbo blaster; Vibrascreed, bull float in connection with laborers' work; Vibrator; Hazardous waste worker (lead removal); Asbestos and mold removal worker

GROUP 1-a: Joy drill model TWM-2A; Gardner-Denver model DH143 and similar type drills; Track driller; Jack leg driller; Wagon driller; Mechanical drillers, all types regardless of type or method of power; Mechanical pipe layers, all types regardless of type or method of power; Blaster and powder; All work of loading, placing and blasting of all powder and explosives of whatever type regardless of method used for such loading and placing; High scalers (including drilling of same); Tree topper; Bit grinder

GROUP 1-b: Sewer cleaners shall receive \$4.00 per day above Group 1 wage rates. "Sewer cleaner" means any worker who handles or comes in contact with raw sewage in small diameter sewers. Those who work inside recently active, large diameter sewers, and all recently active sewer manholes shall receive \$5.00 per day above Group 1 wage rates.

GROUP 1-c: Burning and welding in connection with laborers' work; Synthetic thermoplastics and similar type welding

GROUP 1-d: Maintenance and repair track and road beds. All employees performing work covered herein shall receive \$ .25 per hour above their regular rate for all work performed on underground structures not specifically covered herein. This paragraph shall not be construed to apply to work below ground level in open cut. It shall apply to cut and cover work of subway construction after the temporary cover has been placed.

GROUP 1-e: Work on and/or in bell hole footings and shafts thereof, and work on and in deep footings. (A deep footing is a hole 15 feet or more in depth.) In the event the depth of the footing is unknown at the commencement of excavation, and the final depth exceeds 15 feet, the deep footing wage rate would apply to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

GROUP 1-f: Wire winding machine in connection with guniting or shot crete

GROUP 2: Asphalt shoveler; Cement dumper and handling dry cement or gypsum; Choke-setter and rigger (clearing work); Concrete bucket dumper and chute; Concrete chipping and grinding; Concrete laborer (wet or dry); Driller tender, chuck tender, nipper; Guinea chaser (stake), grout crew; High pressure nozzle, adductor; Hydraulic monitor (over 100 lbs. pressure); Loading and unloading, carrying and hauling of all rods and materials for use in reinforcing concrete construction; Pittsburgh chipper and similar type brush shredders; Sloper; Single foot, hand-held, pneumatic tamper; All pneumatic, air, gas and electric tools not listed in Groups 1 through 1-f; Jacking of pipe - under 12 inches

GROUP 3: Construction laborers, including bridge and general laborer; Dump, load spotter; Flag person; Fire watcher; Fence erector; Guardrail erector; Gardener, horticultural and landscape laborer; Jetting; Limber, brush loader and piler; Pavement marker (button setter); Maintenance, repair track and road beds; Streetcar and railroad construction track laborer; Temporary air and water lines, Victaulic or similar; Tool room attendant (jobsite only)

GROUP 4: Final clean-up work of debris, grounds and building including but not limited to: street cleaner; cleaning and washing windows; brick cleaner (jobsite only); material cleaner (jobsite only). The classification "material cleaner" is to be utilized under the following conditions:

- A: at demolition site for the salvage of the material.
- B: at the conclusion of a job where the material is to be salvaged and stocked to be reused on another job.
- C: for the cleaning of salvage material at the jobsite or temporary jobsite yard.

The material cleaner classification should not be used in the performance of "form stripping, cleaning and oiling and moving to the next point of erection".

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#### GUNITE LABORER CLASSIFICATIONS

GROUP 1: Structural Nozzleman

GROUP 2: Nozzleman, Gunman, Potman, Groundman

GROUP 3: Reboundman

GROUP 4: Gunitite laborer

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WRECKING WORK LABORER CLASSIFICATIONS

GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)

GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00261-015 07/01/2023

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54
Work on a swing stage scaffold: \$1.00 per hour additional.		

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LAB00324-004 07/01/2023

NAPA, SOLANO, AND SONOMA, COUNTIES

	Rates	Fringes
LABORER (TRAFFIC CONTROL/LANE CLOSURE)		
Escort Driver, Flag Person..	\$ 36.26	27.30
Traffic Control Person I....	\$ 36.56	27.30
Traffic Control Person II...	\$ 34.06	27.30

TRAFFIC CONTROL PERSON I: Layout of traffic control, crash cushions, construction area and roadside signage.

TRAFFIC CONTROL PERSON II: Installation and removal of temporary/permanent signs, markers, delineators and crash cushions.

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LAB00324-008 06/26/2023

NAPA, SOLANO, AND SONOMA COUNTIES

	Rates	Fringes
Tunnel and Shaft Laborers:		
GROUP 1.....	\$ 45.89	27.72

GROUP 2.....	\$ 45.66	27.72
GROUP 3.....	\$ 45.41	27.72
GROUP 4.....	\$ 44.96	27.72
GROUP 5.....	\$ 44.42	27.72
Shotcrete Specialist.....	\$ 46.41	27.72

TUNNEL AND SHAFT CLASSIFICATIONS

GROUP 1: Diamond driller; Groundmen; Gunite and shotcrete nozzlemen

GROUP 2: Rodmen; Shaft work & raise (below actual or excavated ground level)

GROUP 3: Bit grinder; Blaster, driller, powdermen, heading; Cherry pickermen - where car is lifted; Concrete finisher in tunnel; Concrete screedman; Grout pumpman and potman; Gunite & shotcrete gunman & potman; Headermen; High pressure nozzleman; Miner - tunnel, including top and bottom man on shaft and raise work; Nipper; Nozzleman on slick line; Sandblaster - potman, Robotic Shotcrete Placer, Segment Erector, Tunnel Muck Hauler, Steel Form raiser and setter; Timberman, retimberman (wood or steel or substitute materials therefore); Tugger (for tunnel laborer work); Cable tender; Chuck tender; Powderman - primer house

GROUP 4: Vibrator operator, pavement breaker; Bull gang - muckers, trackmen; Concrete crew - includes rodding and spreading, Dumpmen (any method)

GROUP 5: Grout crew; Reboundman; Swamper/ Brakeman

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LABO0324-010 07/01/2023

SOLANO AND SONOMA COUNTIES

	Rates	Fringes
LABORER		
Mason Tender-Brick.....	\$ 36.84	26.24

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LABO0324-013 06/26/2023

NAPA, SOLANO, AND SONOMA COUNTIES

	Rates	Fringes
LABORER (CONSTRUCTION CRAFT LABORERS - AREA B:)		

Construction Specialist		
Group.....	\$ 36.20	27.30
GROUP 1.....	\$ 35.50	27.30
GROUP 1-a.....	\$ 35.72	27.30
GROUP 1-c.....	\$ 35.55	27.30
GROUP 1-e.....	\$ 36.05	27.30
GROUP 1-f.....	\$ 36.08	27.30
GROUP 2.....	\$ 35.35	27.30
GROUP 3.....	\$ 35.25	27.30
GROUP 4.....	\$ 28.94	27.30

See groups 1-b and 1-d under laborer classifications.

LABORER (GARDENERS,  
HORTICULTURAL & LANDSCAPE  
LABORERS - AREA B:)

(1) New Construction.....	\$ 35.25	27.30
(2) Establishment Warranty Period.....	\$ 28.94	27.30

LABORER (GUNITE - AREA B:)

GROUP 1.....	\$ 36.46	27.30
GROUP 2.....	\$ 35.96	27.30
GROUP 3.....	\$ 35.37	27.30
GROUP 4.....	\$ 35.25	27.30

LABORER (WRECKING - AREA B:)

GROUP 1.....	\$ 35.50	27.30
GROUP 2.....	\$ 35.35	27.30

FOOTNOTES:

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- GROUP 4: Gunitite laborer

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WRECKING WORK LABORER CLASSIFICATIONS

- GROUP 1: Skilled wrecker (removing and salvaging of sash, windows and materials)
- GROUP 2: Semi-skilled wrecker (salvaging of other building materials)

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LAB00324-019 07/01/2023

	Rates	Fringes
Plasterer tender.....	\$ 39.77	28.54
Work on a swing stage scaffold: \$1.00 per hour additional.		

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PAIN0016-004 01/01/2025

MARIN, NAPA, SOLANO & SONOMA COUNTIES

	Rates	Fringes
Painters:.....	\$ 53.38	28.04

PREMIUMS:

EXOTIC MATERIALS - \$1.25 additional per hour.  
 SPRAY WORK: - \$0.50 additional per hour.  
 INDUSTRIAL PAINTING - \$0.25 additional per hour  
 [Work on industrial buildings used for the manufacture and processing of goods for sale or service; steel construction (bridges), stacks, towers, tanks, and similar structures]

HIGH WORK:  
 over 50 feet - \$2.00 per hour additional  
 100 to 180 feet - \$4.00 per hour additional  
 Over 180 feet - \$6.00 per hour additional

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 PAIN0016-005 01/01/2025

ALPINE, BUTTE, COLUSA, EL DORADO (west of the Sierra Nevada Mountains), GLENN, LASSEN (west of Hwy. 395, excluding Honey Lake); MARIN, MODOC, NAPA, NEVADA (west of the Sierra Nevada Mountains), PLACER (west of the Sierra Nevada Mountains), PLUMAS, SACRAMENTO, SHASTA, SIERRA (west of the Sierra Nevada Mountains), SISKIYOU, SOLANO, SONOMA, SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
DRYWALL FINISHER/TAPER.....	\$ 59.63	31.29

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 PAIN0016-007 01/01/2025

ALPINE, AMADOR, BUTTE, COLUSA. EL DORADO (west of the Sierra Nevada Mountains), GLENN, LASSEN (west of Highway 395, excluding Honey Lake), MODOC, NEVADA (west of the Sierra Nevada Mountains), PLACER (west of the Sierra Nevada Mountains), PLUMAS, SACRAMENTO, SHASTA, SIERRA (west of the Sierra Nevada Mountains), SISKIYOU, SUTTER, TEHAMA, TRINITY, YOLO & YUBA COUNTIES

	Rates	Fringes
Painters:.....	\$ 43.45	22.80

SPRAY/SANDBLAST: \$0.50 additional per hour.  
 EXOTIC MATERIALS: \$1.25 additional per hour.  
 HIGH TIME: Over 50 ft above ground or water level \$2.00 additional per hour. 100 to 180 ft above ground or water level \$4.00 additional per hour. Over 180 ft above ground or water level \$6.00 additional per hour.

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PAIN0016-008 01/01/2024

MARIN, NAPA, SOLANO AND SONOMA COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 59.00	33.03

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PAIN0169-004 01/01/2024

MARIN , NAPA & SONOMA COUNTIES; SOLANO COUNTY (west of a line defined as follows: Hwy. 80 corridor beginning at the City of Fairfield, including Travis Air Force Base and Suisun City; going north of Manakas Corner Rd., continue north on Suisun Valley Rd. to the Napa County line; Hwy. 80 corridor south on Grizzly Island Rd. to the Grizzly Island Management area)

	Rates	Fringes
GLAZIER.....	\$ 56.22	34.00

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\* PAIN0567-001 07/01/2025

EL DORADO COUNTY (east of the Sierra Nevada Mountains); LASSEN COUNTY (east of Highway 395, beginning at Stacey and including Honey Lake); NEVADA COUNTY (east of the Sierra Nevada Mountains); PLACER COUNTY (east of the Sierra Nevada Mountains); AND SIERRA COUNTY (east of the Sierra Nevada Mountains)

	Rates	Fringes
Painters:		
Brush and Roller.....	\$ 39.43	16.16
Paperhanger.....	\$ 42.19	16.16
Spray Painter.....	\$ 41.43	16.16

PREMIUMS:

Special Coatings (Brush), and Sandblasting = \$0.50/hr  
 Special Coatings (Spray), and Steeplejack = \$1.00/hr  
 Special Coating Spray Steel = \$1.25/hr  
 Swing Stage = \$2.00/hr

\*A special coating is a coating that requires the mixing of 2 or more products.

PAIN0567-007 07/01/2022

EL DORADO COUNTY (east of the Sierra Nevada Mountains); LASSEN COUNTY (east of Highway 395, beginning at Stacey and including Honey Lake); NEVADA COUNTY (east of the Sierra Nevada Mountains); PLACER COUNTY (east of the Sierra Nevada Mountains) AND SIERRA COUNTY (east of the Sierra Nevada Mountains)

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 34.27	16.47

PAIN0567-010 07/01/2024

EL DORADO COUNTY (east of the Sierra Nevada Mountains); LASSEN COUNTY (east of Highway 395, beginning at Stacey and including Honey Lake); NEVADA COUNTY (east of the Sierra Nevada Mountains); PLACER COUNTY (east of the Sierra Nevada Mountains); AND SIERRA COUNTY (east of the Sierra Nevada Mountains)

	Rates	Fringes
Drywall		
(1) Taper.....	\$ 42.79	16.12
(2) Steeplejack - Taper, over 40 ft with open space below.....	\$ 44.29	16.12

PAIN0767-004 01/01/2024

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SOLANO (Remainder), SUTTER, TEHAMA, TRINITY, YOLO, YUBA

	Rates	Fringes
GLAZIER.....	\$ 43.25	35.62

PAID HOLIDAYS: New Year's Day, Martin Luther King, Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day.

Employee required to wear a body harness shall receive \$1.50 per hour above the basic hourly rate at any elevation.

PAIN1176-001 07/01/2022

HIGHWAY IMPROVEMENT

	Rates	Fringes
Parking Lot Striping/Highway Marking:		
GROUP 1.....	\$ 40.83	17.62
GROUP 2.....	\$ 34.71	17.62
GROUP 3.....	\$ 35.11	17.62

CLASSIFICATIONS

GROUP 1: Striper: Layout and application of painted traffic stripes and marking; hot thermo plastic; tape, traffic stripes and markings

GROUP 2: Gamecourt & Playground Installer

GROUP 3: Protective Coating, Pavement Sealing

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PAIN1237-001 01/01/2024

ALPINE; COLUSA; EL DORADO (west of the Sierra Nevada Mountains); GLENN; LASSEN (west of Highway 395, beginning at Stacey and including Honey Lake); MODOC; NEVADA (west of the Sierra Nevada Mountains); PLACER (west of the Sierra Nevada Mountains); PLUMAS; SACRAMENTO; SHASTA; SIERRA (west of the Sierra Nevada Mountains); SISKIYOU; SUTTER; TEHAMA; TRINITY; YOLO AND YUBA COUNTIES

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 48.54	26.59

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PLAS0300-003 07/01/2018

	Rates	Fringes
PLASTERER		
AREA 295: Alpine, Amador, Butte, Colusa, El Dorado, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou, Solano, Sutter, Tehema, Trinity,		

Yolo & Yuba Counties.....	\$ 32.70	31.68
AREA 355: Marin.....	\$ 36.73	31.68
AREA 355: Napa & Sonoma Counties.....	\$ 32.70	31.68

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PLAS0300-005 07/01/2016

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER....	\$ 32.15	23.27

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PLUM0038-002 07/01/2025

MARIN AND SONOMA COUNTIES

	Rates	Fringes
PLUMBER (Plumber, Steamfitter, Refrigeration Fitter) (1) Work on wooden frame structures 5 stories or less excluding high-rise buildings and commercial work such as hospitals, prisons, hotels, schools, casinos, wastewater treatment plants, and research facilities as well as refrigeration pipefitting, service and repair work - MARKET RECOVERY RATE.....	\$ 69.70	46.38
(2) All other work - NEW CONSTRUCTION RATE.....	\$ 91.00	49.40

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PLUM0038-006 07/01/2025

MARIN & SONOMA COUNTIES

	Rates	Fringes
Landscape/Irrigation Fitter (Underground/Utility Fitter).....	\$ 77.35	36.53

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PLUM0228-001 07/01/2025

BUTTE, COLUSA, GLENN, LASSEN, MODOC, PLUMAS, SHASTA, SIERRA,  
SISKIYOU, SUTTER, TEHAMA, TRINITY & YUBA COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 50.55	41.04
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PLUM0343-001 07/01/2025		

NAPA AND SOLANO COUNTIES

	Rates	Fringes
PLUMBER/PIPEFITTER		
Light Commercial.....	\$ 30.85	20.40
All Other Work.....	\$ 71.60	38.38

DEFINITION OF LIGHT COMMERCIAL:

Work shall include strip shopping centers, office buildings, schools and other commercial structures which the total plumbing bid does not exceed Two Hundred and Fifty Thousand (\$250,000) and the total heating and cooling does not exceed Two Hundred Fifty Thousand (\$250,000); or Any projects bid in phases shall not qualify unless the total project is less than Two Hundred Fifty Thousand (\$250,000) for the plumbing bid; and Two Hundred Fifty Thousand (\$250,000) for the heating and cooling bid. Excluded are hospitals, jails, institutions and industrial projects, regardless size of the project

FOOTNOTES: While fitting galvanized material: \$.75 per hour additional. Work from trusses, temporary staging, unguarded structures 35' from the ground or water: \$.75 per hour additional. Work from swinging scaffolds, boatswains chairs or similar devices: \$.75 per hour additional.

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PLUM0350-001 08/01/2023

EL DORADO COUNTY (Lake Tahoe area only); NEVADA COUNTY (Lake Tahoe area only); AND PLACER COUNTY (Lake Tahoe area only)

	Rates	Fringes
PLUMBER/PIPEFITTER.....	\$ 52.14	18.71
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PLUM0355-001 07/01/2025		

ALPINE, AMADOR, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NAPA, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SOLANO, SUTTER, TEHAMA, TRINITY, YOLO, AND YUBA

COUNTIES

	Rates	Fringes
Underground Utility Worker /Landscape Fitter.....	\$ 36.01	18.50
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PLUM0442-003 07/01/2025		

AMADOR (South of San Joaquin River) and ALPINE COUNTIES

	Rates	Fringes
PLUMBER.....	\$ 56.60	38.14
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PLUM0447-001 07/01/2025		

AMADOR (north of San Joaquin River), EL DORADO (excluding Lake Tahoe area), NEVADA (excluding Lake Tahoe area); PLACER (excluding Lake Tahoe area), SACRAMENTO AND YOLO COUNTIES

	Rates	Fringes
PLUMBER/PIPEFITTER		
Journeyman.....	\$ 67.37	30.00
Light Commercial Work.....	\$ 55.58	24.02
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ROOF0081-006 08/01/2024		

MARIN, NAPA, SOLANO AND SONOMA COUNTIES

	Rates	Fringes
Roofer.....	\$ 54.94	23.34
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ROOF0081-007 08/01/2023		

ALPINE, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA, TRINITY, YOLO, AND YUBA COUNTIES

	Rates	Fringes
Roofer.....	\$ 46.73	21.36
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SFCA0483-003 08/04/2025		

MARIN, NAPA, SOLANO AND SONOMA COUNTIES

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 82.44	40.10

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SFCA0669-003 04/01/2025

ALPINE, BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER, PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA, TRINITY, YOLO AND YUBA COUNTIES

	Rates	Fringes
SPRINKLER FITTER.....	\$ 52.06	28.56

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SHEE0104-006 06/29/2020

MARIN, NAPA, SOLANO SONOMA & TRINITY COUNTIES

	Rates	Fringes
Sheet Metal Worker Mechanical Contracts \$200,000 or less.....	\$ 55.92	45.29
All other work.....	\$ 64.06	46.83

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SHEE0104-009 07/01/2021

AMADOR, COLUSA, EL DORADO, NEVADA, PLACER, SACRAMENTO, SUTTER, YOLO AND YUBA COUNTIES

	Rates	Fringes
SHEET METAL WORKER.....	\$ 47.85	41.90

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SHEE0104-010 07/01/2020

ALPINE COUNTY

	Rates	Fringes
SHEET METAL WORKER.....	\$ 43.50	37.42

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SHEE0104-011 07/01/2020

BUTTE, COLUSA, EL DORADO, GLENN, LASSEN, MODOC, NEVADA, PLACER,

PLUMAS, SACRAMENTO, SHASTA, SIERRA, SISKIYOU, SUTTER, TEHAMA,  
YOLO AND YUBA COUNTIES

	Rates	Fringes
Sheet Metal Worker (Metal decking and siding only).....	\$ 44.45	35.55
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SHEE0104-014 07/01/2020		

MARIN, NAPA, SOLANO, SONOMA AND TRINITY COUNTIES

	Rates	Fringes
SHEET METAL WORKER (Metal Decking and Siding only).....	\$ 44.45	35.55
-----		
SHEE0104-019 07/01/2020		

BUTTE, GLENN, LASSEN, MODOC, PLUMAS, SHASTA, SIERRA, SISKIYOU  
AND TEHAMA COUNTIES

	Rates	Fringes
SHEET METAL WORKER Mechanical Jobs \$200,000 & under.....	\$ 35.16	35.88
Mechanical Jobs over \$200,000.....	\$ 46.60	40.21
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TEAM0094-001 07/01/2025		

	Rates	Fringes
Truck drivers:		
GROUP 1.....	\$ 43.26	34.28
GROUP 2.....	\$ 43.56	34.28
GROUP 3.....	\$ 43.86	34.28
GROUP 4.....	\$ 44.21	34.28
GROUP 5.....	\$ 44.56	34.28

FOOTNOTES:

Articulated dump truck; Bulk cement spreader (with or without auger); Dumpcrete truck; Skid truck (debris box); Dry pre-batch concrete mix trucks; Dumpster or similar type; Slurry truck: Use dump truck yardage rate.  
Heater planer; Asphalt burner; Scarifier burner; Industrial lift truck (mechanical tailgate); Utility and clean-up

truck: Use appropriate rate for the power unit or the equipment utilized.

#### TRUCK DRIVER CLASSIFICATIONS

GROUP 1: Dump trucks, under 6 yds.; Single unit flat rack (2-axle unit); Nipper truck (when flat rack truck is used appropriate flat rack shall apply); Concrete pump truck (when flat rack truck is used appropriate flat rack shall apply); Concrete pump machine; Fork lift and lift jitneys; Fuel and/or grease truck driver or fuel person; Snow buggy; Steam cleaning; Bus or personhaul driver; Escort or pilot car driver; Pickup truck; Teamster oiler/greaser and/or serviceperson; Hook tender (including loading and unloading); Team driver; Tool room attendant (refineries)

GROUP 2: Dump trucks, 6 yds. and under 8 yds.; Transit mixers, through 10 yds.; Water trucks, under 7,000 gals.; Jetting trucks, under 7,000 gals.; Single-unit flat rack (3-axle unit); Highbed heavy duty transport; Scissor truck; Rubber-tired muck car (not self-loaded); Rubber-tired truck jumbo; Winch truck and "A" frame drivers; Combination winch truck with hoist; Road oil truck or bootperson; Buggymobile; Ross, Hyster and similar straddle carriers; Small rubber-tired tractor

GROUP 3: Dump trucks, 8 yds. and including 24 yds.; Transit mixers, over 10 yds.; Water trucks, 7,000 gals. and over; Jetting trucks, 7,000 gals. and over; Vacuum trucks under 7500 gals. Trucks towing tilt bed or flat bed pull trailers; Lowbed heavy duty transport; Heavy duty transport tiller person; Self-propelled street sweeper with self-contained refuse bin; Boom truck - hydro-lift or Swedish type extension or retracting crane; P.B. or similar type self-loading truck; Tire repairperson; Combination bootperson and road oiler; Dry distribution truck (A bootperson when employed on such equipment, shall receive the rate specified for the classification of road oil trucks or bootperson); Ammonia nitrate distributor, driver and mixer; Snow Go and/or plow

GROUP 4: Dump trucks, over 25 yds. and under 65 yds.; Water pulls - DW 10's, 20's, 21's and other similar equipment when pulling Aqua/pak or water tank trailers; Helicopter pilots (when transporting men and materials); Lowbedk Heavy Duty Transport up to including 7 axles; DW10's, 20's, 21's and other similar Cat type, Terra Cobra, LeTourneau Pulls, Tournorocker, Euclid and similar type equipment when pulling fuel and/or grease tank trailers or other

miscellaneous trailers; Vacuum Trucks 7500 gals and over  
and truck repairman

GROUP 5: Dump trucks, 65 yds. and over; Holland hauler; Low  
bed Heavy Duty Transport over 7 axles

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WELDERS - Receive rate prescribed for craft performing  
operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave  
for Federal Contractors applies to all contracts subject to the  
Davis-Bacon Act for which the contract is awarded (and any  
solicitation was issued) on or after January 1, 2017. If this  
contract is covered by the EO, the contractor must provide  
employees with 1 hour of paid sick leave for every 30 hours  
they work, up to 56 hours of paid sick leave each year.  
Employees must be permitted to use paid sick leave for their  
own illness, injury or other health-related needs, including  
preventive care; to assist a family member (or person who is  
like family to the employee) who is ill, injured, or has other  
health-related needs, including preventive care; or for reasons  
resulting from, or to assist a family member (or person who is  
like family to the employee) who is a victim of, domestic  
violence, sexual assault, or stalking. Additional information  
on contractor requirements and worker protections under the EO  
is available at  
<https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within  
the scope of the classifications listed may be added after  
award only as provided in the labor standards contract clauses  
(29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications  
and wage rates that have been found to be prevailing for the  
type(s) of construction and geographic area covered by the wage  
determination. The classifications are listed in alphabetical  
order under rate identifiers indicating whether the particular  
rate is a union rate (current union negotiated rate), a survey  
rate, a weighted union average rate, a state adopted rate, or a  
supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date,

6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations.

Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"

Contractor's Pre-Bid Meeting  
 December 3, 2025 at 10:00 A.M.  
 Corning Veterans Hall Remodel Project  
**ATTENDANCE LIST**

\*\*Please check sub box if you are a sub-contractor

CONTRACTOR - Please Print	REPRESENTATIVE NAME	SUB	PHONE	FAX	EMAIL
Alliance Contracting Services	Victor Garrido, Heri Barrera	Y	916-647-2173		<a href="mailto:victor@alliance-cs.net">victor@alliance-cs.net</a>
Modern Building, Inc.	Phil Strawn, David Velasco	N	530-518-7203		<a href="mailto:Phil@modernbuildinginc.com">Phil@modernbuildinginc.com</a> ; <a href="mailto:David@modernbuildinginc.com">David@modernbuildinginc.com</a>
Flores HVACC & Con.	Tony Flores	N	530-809-0058		<a href="mailto:floreshvac@comcast.net">floreshvac@comcast.net</a>
DFS Flooring	Matt Broese	Y	707-845-1967		<a href="mailto:mattb@dfsflooring.com">mattb@dfsflooring.com</a>
G & S Construction	Allen Thomas	N	530-233-9555		<a href="mailto:allen@gsconstructionredding.com">allen@gsconstructionredding.com</a>
Ginno Construction	Brycen Seiler	N	530-894-6859		<a href="mailto:byrcen@ginnoconstruction.net">byrcen@ginnoconstruction.net</a>
George Roofing	Guy Burns	Y	530-965-2752		<a href="mailto:Guy@georgeroofing.net">Guy@georgeroofing.net</a>
George Roofing	Travis Beckley	Y	530-592-6527		<a href="mailto:travis@georgeroofing.net">travis@georgeroofing.net</a>
Giuseppe Pennisi	Pioneer Engineering and Construction	Y	530-591-1215		<a href="mailto:Pioneerservicesbc@gmail.com">Pioneerservicesbc@gmail.com</a>
McCuen Construction Inc.	Frank Gonczerek	N	530-840-1647		<a href="mailto:Frank@mccueninc.com">Frank@mccueninc.com</a>
John Robertson	John Robertson	N	916-677-9808		<a href="mailto:johnrobertson@BCMconstruction.com">johnrobertson@BCMconstruction.com</a>
REM Construction, Incorporated	Morgan Schell	N	530-876-1363	530-876-1169	<a href="mailto:dave-rem@sbcglobal.net">dave-rem@sbcglobal.net</a> ; <a href="mailto:rem.morganschell@gmail.com">rem.morganschell@gmail.com</a>

CONTRACTOR - Please Print	REPRESENTATIVE NAME	SUB	PHONE	FAX	EMAIL
United Building Constructors	Edgar Ibarra	N	530-345-8455		<a href="mailto:edgari@unitedbuildingcontractors.com">edgari@unitedbuildingcontractors.com</a>
Experts In Your Home	Jason Carr	Y	530-717-2293		<a href="mailto:Jcarr@expertsinyourhome.com">Jcarr@expertsinyourhome.com</a>
Adams Ashby Group	Brenda Bay & Donna Nunez	N	916-449-3944		<a href="mailto:bbyay@adamsashbygroup.com">bbyay@adamsashbygroup.com</a>
Bay Area Roofers Compliance	Hector Cortez	-	408-591-5164		<a href="mailto:h-cortez@outlook.com">h-cortez@outlook.com</a>

# BID SUMMARY

## Corning Veterans Hall Remodel Project

December 18, 2025

	CONTRACTOR	BID AMOUNT	BID BOND	Non-Collusion	SUB LIST	Addendum 1&2
1	REM Construction	\$ 5,184,954.00	✓	✓	✓	✓
2	BCM Construction	\$ 6,390,824.00	✓	✓	✓	✓
3	CWS Construction	\$ 5,945,000.00	✓	✓	✓	✓
4	JPB Designs	\$ 4,870,000.00	✓	✓	✓	Only Add #1
5	Ginno Construction	\$ 4,510,962.00	✓	✓	✓	✓
6	McCuen Construction	\$ 5,570,000.00	✓	✓	✓	✓
7						
8						
9						
10						
11						
12						

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SECTION 00 42 00  
PROPOSAL BID FORMS

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**COUNTY OF TEHAMA**

Board of Supervisors  
County of Tehama  
Red Bluff, CA

Board Members:

The undersigned bidder, Ginno Construction, Inc. in accordance with the Notice to Contractors, hereby proposes and agrees to furnish any and all services necessary to perform all Work required by the Contract Documents for the:

**Corning Veteran's Hall Remodel**

Including, but not limited to, furnishing all required labor, materials, taxes, permits, insurance, bonds, transportation, scaffolding, equipment, facilities, utilities, and incidentals.

If awarded the Contract, the undersigned hereby agrees that within ten (10) working days after receipt of the Contract from the County, he will sign the Contract in the required form, of which the Notice to Contractors, Instructions to Bidders, Proposal, Bid Forms, Bonds, General and Supplementary Conditions, Drawings, Specifications, and all Addenda issued prior to the opening of bids, are a part.

The undersigned agrees to complete all work required under the Contract within 30 calendar days, and accept in full payment the price named in the Bid Proposal, which is bound herein and made a part of this proposal.

The undersigned declares that he has carefully checked all of the figures submitted on the Bid Forms and understands that the County will not be responsible for errors or omissions on the part of the undersigned in making up this bid.

Bidder hereby certifies that the Bidder has reviewed and understands the insurance coverage requirements and bonding requirements, as specified in the General Conditions, Article 5 – Bonds and Insurance. Should the Bidder be awarded the contract for the work, Bidder further certifies that the Bidder can meet the specified requirements for bonding and insurance, including insurance coverage of the subcontractors, and agrees to name the County of Tehama, its elected officials, officers, and employees as additional insured for the work specified. The undersigned agrees to secure the required insurance and bonds and submit them prior to or concurrent with the return of the signed Contract.

10/2025

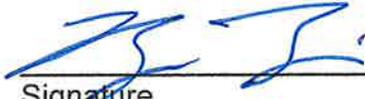
Corning Veteran's Hall Remodel  
Tehama County  
NMR Project No. 21-6497

00 42 00 - 1

SECTION 00 42 00  
PROPOSAL BID FORMS

Accompanying this proposal is a "Cashier's Check", "Certified Check" or "Bidder's Bond", as the case may be, in an amount equal to at least ten percent (10%) of the total of the bid.

Bryan Ginno Ginno Construction, Inc.  
Name (print) Representing (Firm)

  
Signature

President  
Title

855 Marauder St., Ste. 100, Chico, CA 95973  
Business Address

Telephone # (530) 894-6859 Fax # (530) 894-6061

Email Address bryan@ginnoconstruction.net

Taxpayer I.D. No. 37-1572724

Contractor's License No. 921238

Department of Industrial Relations (DIR) Registration No. 1000012004

UEI Number from Sam.gov C66QP7UZJ1Y6

Corning Veteran's Hall Remodel

INFORMATION REQUIRED OF BIDDERS

The bidder is required to supply the following information.

1. Bid Form
2. Acknowledgement of receipt of Addenda

Addendum No. <u>01</u>	Bidder's Initials <u></u>
Addendum No. <u>02</u>	Bidder's Initials <u></u>
Addendum No. _____	Bidder's Initials _____
Addendum No. _____	Bidder's Initials _____
Addendum No. _____	Bidder's Initials _____
3. List of Sub-Contractors
4. Bidder's Bond, Cashier's Check or Certified Check – Section 01 43 13
5. Non-Collusion Affidavit – Section 00 45 19
6. Disadvantaged Business and Section 3 Forms – Section 00 42 01.  
**Submit in a separate sealed envelope.** The information provided in this envelope will not be reviewed as part of the bid proposal. In the event of discrepancies between information provided on these forms and information provided elsewhere in the proposal, the information provided elsewhere in the proposal will be considered the correct response.
  - a. Business Enterprise Information Form
  - b. Form 1 – Assessment and Certification
  - c. Form 2 – Permanent Employees
  - d. Form 3 – Qualitative Efforts
  - e. Estimated Work Force Breakdown

**PROPOSAL FOR**

**Corning Veteran's Hall Remodel**

The undersigned bidder hereby proposes and agrees to furnish any and all labor, materials, taxes, insurance, bonds, transportation, equipment, facilities, utilities, and incidentals for the "Corning Veteran's Hall Remodel" for the sum as listed below.

<b>BASE BID (Lump Sum):</b>	
four million five hundred ten thousand nine hundred sixty-two dollars	\$ 4,510,962
Total Amount in Words	Total

**BID ALTERNATIVES**

<b>ADDITIVE ALTERNATE #1 (Lump Sum):</b>	
eighty-eight thousand two hundred forty-seven dollars	\$ 88,247
Total Amount in Words	Total
<b>ADDITIVE ALTERNATE #2 (Lump Sum):</b>	
one hundred twenty-seven thousand nine hundred forty-five dollars	\$ 127,945
Total Amount in Words	Total
<b>ADDITIVE ALTERNATE #3 (Lump Sum):</b>	
two hundred forty-one thousand three hundred thirty-four dollars	\$ 241,334
Total Amount in Words	Total

Bidder Ginno Construction, Inc.



Date 12/18/25

Corning Veteran's Hall Remodel

LIST OF SUBCONTRACTORS

Pursuant to Public Contract Code 4104, the undersigned bidder shall list the name and location of business of each Subcontractor who will perform work, labor or service to the bidder under this Contract in excess of one-half of one percent (1/2%) of the total amount shown in the bid, and shall also list the item or portions of the Work which will be done by such Subcontractor for any item or portion of Work to be performed.

LIST OF SUBCONTRACTORS:

*All blanks below must be completed for each subcontractor. Failure to do so may cause your bid to be declared nonresponsive:*

Subcontractor

Name: Sierra Cascade Steel  
Location of place of business: Chico, CA  
License No. 1108064  
DIR No. 1001142363  
Work to be done: metals

Subcontractor

Name: Interstate Companies  
Location of place of business: Woodland, CA  
License No. 857167  
DIR No. 1000021242  
Work to be done: framing

Subcontractor

Name: Gold Star Insulation  
Location of place of business: Sacramento, CA  
License No. 886354  
DIR No. 1000033831  
Work to be done: insulation

Subcontractor

Name: TJR Resources, Inc.  
Location of place of business: Chico, CA  
License No. 989449  
DIR No. 100003513  
Work to be done: paint

Subcontractor

Name: Ultra Ceilings  
Location of place of business: Fair Oaks, CA  
License No. 1082174  
DIR No. 1000850176  
Work to be done: Acoustical Ceiling

Subcontractor

Name: Experts in Your Home / Hignell Companies  
Location of place of business: Chico, CA  
License No. 143778  
DIR No. 1000945731  
Work to be done: flooring

Subcontractor:

Name: Roy's Flooring  
Location of place of business: Van Nuys, CA  
License No. 637480  
DIR No. 1000007245  
Work to be done: flooring

No Contractor may perform work on a public works project with a Subcontractor who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

Subcontractor

Name: New West Partitions  
Location of place of business: Sacramento, CA  
License No. 723392  
DIR No. 1000004084  
Work to be done: drywall

Subcontractor

Name: \_\_\_\_\_  
Location of place of business: \_\_\_\_\_  
License No. \_\_\_\_\_  
DIR No. \_\_\_\_\_  
Work to be done: \_\_\_\_\_

Subcontractor

Name: Mr. Sign  
Location of place of business: Colfax, CA  
License No. 960646  
DIR No. 1000006398  
Work to be done: signage

Subcontractor:

Name: McKinley Elevator Corp  
Location of place of business: Hayward, CA  
License No. 861406  
DIR No. 1000369784  
Work to be done: elevator

No Contractor may perform work on a public works project with a Subcontractor who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

Subcontractor

Name: Lamb Unlimited GE  
Location of place of business: Corning, CA  
License No. 1052556  
DIR No. 1000572023  
Work to be done: earthwork/UG

Subcontractor

Name: Mattingly Concrete  
Location of place of business: Red Bluff, CA  
License No. 1056028  
DIR No. 1000447284  
Work to be done: concrete

Subcontractor

Name: Homestead Heating & Air  
Location of place of business: Durham, CA  
License No. 608551  
DIR No. 1000029169  
Work to be done: HVAC

Subcontractor:

Name: Valdez Plastering  
Location of place of business: Sacramento, CA  
License No. 1032432  
DIR No. 1000053132  
Work to be done: Plaster

No Contractor may perform work on a public works project with a Subcontractor who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

Subcontractor

Name: Golden State Window Covering Design  
Location of place of business: Sacramento, CA  
License No. 1095018  
DIR No. 1000967532  
Work to be done: blinds

Subcontractor

Name: Vasquez Mechanical  
Location of place of business: Gridley, CA  
License No. 1063135  
DIR No. 1000621069  
Work to be done: plumbing

Subcontractor

Name: Sierra landscape + Maint.  
Location of place of business: Chico, CA  
License No. 960867  
DIR No. 1000002413  
Work to be done: landscape

Subcontractor:

Name: AFM Environmental  
Location of place of business: W Sacramento, CA  
License No. 689596  
DIR No. 1000011390  
Work to be done: Demo/abatement

No Contractor may perform work on a public works project with a Subcontractor who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

Subcontractor

Name: Harbert Roofing  
Location of place of business: Anderson, CA  
License No. 696974  
DIR No. 1000005830  
Work to be done: roofing

Subcontractor

Name: American Masonry Specialists  
Location of place of business: Oroville, CA  
License No. 965594  
DIR No. 1000015563  
Work to be done: masonry

Subcontractor

Name: Builders Door & Window, Inc.  
Location of place of business: Redding, CA  
License No. 762780  
DIR No. 1000008830  
Work to be done: doors

Subcontractor:

Name: Commercial Glass  
Location of place of business: Anderson, CA  
License No. 1087889  
DIR No. 1000874516  
Work to be done: glazing

No Contractor may perform work on a public works project with a Subcontractor who is ineligible to perform work on a public works project pursuant to Section 1777.1 or 1777.7 of the Labor Code.



BIDDER'S BOND  
(Public Contract)

KNOW ALL MEN BY THESE PRESENTS: That as Principal Ginno Construction, Inc. (herein called "Principal") and as surety Western Surety Company (hereinafter called "Surety" are held and firmly bound unto the **County of Tehama** (herein called the "Obligee"), in the just and full sum of ten percent (10%) of the total amount of the base bid submitted by Principal for the herein described work of improvement, which sum is Dollars (\$ 10% total amt bid---- ) lawful money of the United States of America, for the payment of which, well and truly to be made, we hereby bind ourselves and our, and each of our, heirs, executors, administrators, successors, and assigns, jointly and severally firmly by these presents.

WHEREAS, Principal is bidding, or is about to bid, for the following described work of improvement, all in accordance with the Notice to Contractors and the Contract Documents for the project entitled:

**"CORNING VETERAN'S HALL REMODEL"**

NOW, THEREFORE, THE CONDITION OF THE OBLIGATION IS SUCH THAT, if Obligee shall make an award to Principal for said work of improvement according to the terms of such bid, and Principal shall duly execute, or cause to be executed, and delivered to Obligee the Contract, bonds, and evidence of insurance coverage as, and within the time, required by the Contract Documents for the above-named project, which Contract Documents are incorporated herein by this reference, then this obligation shall be null and void; OTHERWISE, it shall remain in full force and effect, and if Obligee shall make such an award to Principal and Principal shall fail to execute, or caused to be executed and delivered to Obligee said instruments as required by the Contract Documents, then surety will pay Obligee the full sum of the bond.

No extension of time granted to the Principal and no change or alteration in any of the terms of the bid or bid requirement, whether made after notice or not, shall release or otherwise affect the obligations of Surety hereunder, and Surety waives notice of any such extension, change, or alteration. Surety, by the execution of this bond, represents and warrants that this bond has also been duly executed by Principal with proper authority, and Surety hereby waives any defense which it might have by reason of any failure of Principal to execute or properly execute this bond.

In the event suit is brought upon this bond by Obligee and judgment is recovered by Obligee, court costs, including reasonable attorneys' fees, shall be an additional obligation of this bond for which Principal and Surety shall be liable.

Signed and sealed the 15th day of December, 2025.

Ginno Construction, Inc.

Western Surety Company

  
PRINCIPAL (Notary Certificate Attached)

  
SURETY (Notary Certificate Attached)  
Elizabeth Collodi, Attorney-in-Fact

NOTE TO SURETY COMPANY: The following form of acknowledgment should be used. If any other form of acknowledgment is used, there must be submitted a certified copy of unrevoked resolution of authority for the attorney-in-fact.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY ACKNOWLEDGMENT

STATE OF California )

COUNTY OF Butte )

On December 17, 2025, before me, Deanna Quintero, a Notary Public in  
Name of Notary Public

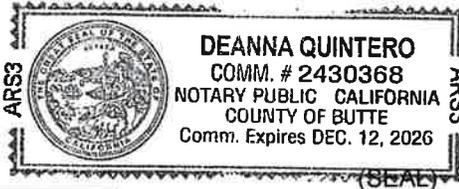
and for said State, personally appeared Ian Michael Rash,  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

*Deanna Quintero*  
Signature of Notary Public



**SECTION 01 43 13  
BIDDER'S BOND**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY ACKNOWLEDGMENT

STATE OF California )

COUNTY OF Butte )

On December 15, 2025, before me, Sara Walliser, a Notary Public in  
Name of Notary Public

and for said State, personally appeared Elizabeth Collodi,  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature of Notary Public



(SEAL)

# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

**Know All Men By These Presents**, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**John Hopkins, Steve Williams, Bill Rapp, Tony Clark, Elizabeth Collodi, Phil Watkins, Mindy Whitehouse, John Weber, Jason March, Matthew Foster, Sara Walliser, Jennifer Lakmann, Breanna Boatright, Jessica Monlux, Cassandra Medina, Deanna Quintero, Samantha Watkins, Brad Espinosa, Paula Senna, Kathleen Le, Sharon Smith, R Kailany, Individually**

of Chico, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

### - In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

**In Witness Whereof**, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 3rd day of September, 2025.



WESTERN SURETY COMPANY

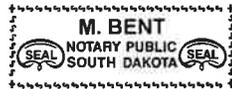
Larry Kasten, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 3rd day of September, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

### CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 15th day of December, 2025.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

### Authorizing By-Laws and Resolutions

#### ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

SECTION 00 45 19  
NON-COLLUSION AFFIDAVIT

COUNTY OF TEHAMA

TO BE EXECUTED BY THE BIDDER AND SUBMITTED WITH THE BID

To: County of Tehama  
State of California

Bryan Ginno deposes and says that he or she is President (title) of Ginno Construction, Inc., the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true and further, that the bidder has not directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

(The above certificate must be signed and filed with the County along with the bid)

Signed  \_\_\_\_\_

Date 12-18-25

THIS AGREEMENT, entered into as of January 13, 2026, is between the County of Tehama, a public entity, organized and existing pursuant to the laws of the State of California (hereinafter called the "COUNTY") and Ginno Construction, (hereinafter called the "Contractor"),

WHEREAS, the Contractor has been awarded the contract for the work hereafter mentioned:

“CORNING VETERANS HALL REMODEL PROJECT”

WITNESSETH:

That the parties hereto mutually agree to the terms and conditions hereinafter set forth.

I. CONTRACT DOCUMENTS

The Items hereinafter enumerated as the Contract Documents shall form a part of this Contract and the provisions thereof shall be as binding upon the parties hereto as if they were herein fully set forth. Work called for in any one Contract Document and not mentioned in another is to be performed and executed the same as if mentioned in all Contract Documents, the table of contents, titles, and headings contained herein and in said documents are solely to facilitate reference to various provisions of the Contract Documents and in no way affect or limit the interpretations of the provisions to which they refer.

The "Contract Documents", sometimes also referred to as the Contract, consist of the completed Form of Proposal submitted by the Contractor to whom the Contract is awarded, the Instructions to Bidders insofar as they relate to events which will occur or actions to be taken after the submission of the Proposal, this Agreement to which the General Conditions are attached, the General Requirements, the Supplementary Conditions, the Drawings and Specifications and any modifications of any of the foregoing in the form of addenda or otherwise effected in accordance with the terms of the Contract.

The sections of the COUNTY's Specifications and the titles of the Drawings, with their assigned numbers and their date of issue, are listed in the Contract Documents.

II. DEFINITIONS

Unless otherwise specifically provided herein, all words and phrases defined in the General Conditions shall have the same meaning and intent in this Agreement.

III. SCOPE OF THE CONTRACT

The Contractor shall perform, within the time stipulated, the Contract as herein defined, and shall furnish all labor, tools, equipment, apparatus, facilities, labor and material and transportation necessary to perform and complete in a good workmanlike manner to the satisfaction of the COUNTY, all the work called for, and in the manner designated in, and in strict conformity with, the Contract Documents entitled: "Tehama County Agricultural Center."

IV. CONTRACT PRICE

The COUNTY agrees to pay and the Contractor agrees to accept, in full payment for the work included in the Bid the total sum of:

Four million nine hundred sixty-eight, four hundred eighty-eight thousand (\$4,968,488).

(spell out)

V. CONTRACT TIME, COMPLETION, AND CHANGES

A. Notice to Proceed

Within 60 days of the opening of bids the successful low bidder will be authorized by written notice to proceed with the work. The bidder shall have no claim against the COUNTY, or its officers, employees, agents, consultants, project manager or architect because of failure to issue the Notice to Proceed.

B. Commencement and Prosecution of Work

The Contractor shall commence the work on or before 10 days from and after the date specified in the written "Notice to Proceed," and will diligently prosecute the work to final completion. Said Notice to Proceed shall be issued following execution of the Agreement, the filing by the Contractor of the required bonds and proof of insurance. The continuous prosecution of work by the Contractor shall be subject only to delays as defined in this section of this Agreement.

C. Time of Completion

The entire work shall be brought to substantial completion in the manner provided for in the Contract Documents in a period of 300 calendar days from and after the date assigned in the Notice to Proceed. The date, 300 calendar days from and after

the date of the Notice to Proceed shall be hereinafter called the "Estimated Completion Date" unless extensions of time are granted in accordance with the Contract Documents for Category A or B Delays as defined in this section of this Agreement. Failure to substantially complete the work within the above times and in the manner provided for by the Contract Documents shall subject the Contractor to liquidated damages as hereinafter stipulated in this Agreement. Time is and shall be of the essence in these Contract Documents.

D. Changes in the Work

Changes in the work made and extensions of time of completion made necessary by reason thereof shall not in any way release any guarantee given by the Contractor pursuant to the provision of the Contract Documents, or the contract let hereunder, nor shall such changes in the work relieve or release the Sureties on bonds executed pursuant to the said provisions. The Sureties, in executing such bonds, shall be deemed to have expressly agreed to any such change in the work and to any extension of time made by reason thereof. The COUNTY agrees that no changes in the work shall be ordered which will necessitate an extension of the substantial completion time beyond the fixed completion date.

E. Extensions of Time

In the event it is deemed necessary by the COUNTY to extend the time of substantial completion of the work to be done under this contract beyond any required dates of completion herein specified, such extensions shall in no way release any guarantee given by the Contractor pursuant to the provisions of the Contract Documents, or the contract let hereunder, nor shall such extension of time relieve or release the sureties on the bonds executed pursuant to said provisions. The sureties in executing such bonds shall be deemed to have expressly agreed to any such extension of time. The amount of time allowed in any Extension of Time shall be limited to the period of the delay-giving rise to the same as determined by the COUNTY.

F. Prevailing Wages

Pursuant to Section 1770 et seq. of the Labor Code the Contractor for the work will be required to pay, at least, the general prevailing wage rates as determined by the Director of the Department of Industrial Relations of the State of California. Questions pertaining to the general prevailing wage rates should be directed to the Division of Labor Statistics and Research, P.O. Box 603, San Francisco, CA 94101, Ph. (415) 703-4774.

G. Category A Delays

For the purpose of these Contract Documents, the term "Category A Delays" shall mean, and is limited to, delays caused directly by acts of God; acts of the public enemy; fire, riots, insurrections; epidemics; quarantine restrictions; strikes; lockouts; sitdowns; acts of a governmental agency; priorities or privileges established for the manufacture, assembly or allotment of materials necessary in the construction of the work by order, decree or otherwise of the United States or by any department, bureau, commission, committee, agent, or administrator of any legally constituted public authority; changes in the work ordered by the COUNTY insofar as they necessarily require additional time in which to substantially complete the work; the prevention by the COUNTY of the Contractor from commencing or prosecuting the work because of the acts of others, excepting the Contractor's subcontractors; or the prevention of the Contractor from commencing or prosecuting the work because of a city-wide failure of public utility service.

Inclement weather shall not be a prima facie reason for the granting of an extension of time, and the Contractor shall make every effort to continue work under prevailing conditions. The COUNTY may, however, grant an extension of time if an unavoidable delay as a result of inclement weather in fact occurs, and such shall then be classified as a "Category A Delay".

The term "Category A Delay" shall specifically not include (i) any delay which could have been avoided by the exercise of care, prudence, foresight and diligence on the part of the Contractor; (ii) any delay in the prosecution of parts of the work, which may in itself be unavoidable but which does not necessarily prevent or delay the prosecution of other parts of the work, nor substantial completion of the whole work within the time specified; (iii) any reasonable delay resulting from time required by the COUNTY for review of plans submitted by the Contractor and for the making of surveys, measurements and inspection; and (iv) any delay arising from an interruption in the prosecution of the work on account of the reasonable interference from other contractors employed by the COUNTY which does not necessarily prevent the completion of the whole work within the time specified.

#### H. Category B Delays

For the purposes of these Contract Documents, the term "Category B Delays" shall mean delays caused directly by loss or damage to the project caused by the perils covered by the Builder's Risk insurance provided for by the Agreement or by any war declared by an enactment of the Congress of the United States of America.

#### VI LIQUIDATED DAMAGES

The provisions for Liquidated Damages appearing in the General Conditions, Article 12, are incorporated by reference as if fully set forth herein. Liquidated damages

of \$500 per day will be charged the Contractor for each day of delay beyond the substantial completion date.

VII NOTICE OF DELAY

The Contractor shall promptly notify the COUNTY in writing of any anticipated delay in the prosecution of the work, and, in any event, promptly upon the occurrence of a delay. Said notice shall constitute an application for an extension of contract time only if it is in compliance with the provisions of Article 12. Failure by the Contractor to make a timely request will result in a waiver of the right to such extension. Contractor shall take notice of General Conditions, Article 12, affecting the time period in which to claim an extension of the contract time for physical conditions and limitations set forth in the General Conditions, Article 12. The COUNTY may take steps to prevent the occurrence of continuance of the delay and/or may determine to what extent the completion of the work is delayed thereby.

VIII NO WAIVER OF RIGHTS

Neither the inspection by the COUNTY or its agents, nor any order or certificate for the payment of money, nor any payment for, nor acceptance of the whole or any part of the work by the COUNTY, nor any extensions of time, nor any position taken by the COUNTY or its agents shall operate as a waiver of any provision of this Contract, or of any power herein reserved to the COUNTY or any right to damage herein provided, nor shall any waiver of any breach of this Contract be held to be a waiver of any other or subsequent breach. All remedies provided in this Contract shall be taken and construed as cumulative, that is in addition to each and every other remedy herein provided; and the COUNTY shall have any and all equitable and legal remedies which it would in any case have.

IX CALIFORNIA GREEN BUILDING CODE

Contractor shall comply with the provisions of the "California Green Building Code Requirements for New Construction" attached hereto as Exhibit "A." Immediately upon execution of this agreement, and before receiving the Notice to proceed, Contractor shall complete the Green Building Code Waste Management Plan and obtain approval of the Plan from the Tehama County/Red Bluff Landfill Management Agency.

X AGREEMENT CONTROLS

In the event of a conflict between the Contract Documents, the conflict shall be resolved by giving precedence in the following order: (1) This Agreement Form, including Exhibit A, CA Green Building Code Requirements; (2) the General Conditions and General

Requirements; (3) the Supplementary Conditions; (4) the Notice to Contractors; (5) the Instructions to Bidders; (6) the Technical Specifications text; (7) the Drawings (Plans).

CERTIFICATION

COUNTY:

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
CHAIR, TEHAMA COUNTY  
BOARD OF SUPERVISORS

CONTRACTOR:

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
Contractor

Approved as to form:

\_\_\_\_\_  
County Counsel

**E-Contract Review**  
**Approval as to Form**

Department Name: Administration

Vendor Name: Coring Veterans' Hall Remodel Project

Contract Description: For the purpose of Bid Packet

APPROVED AS TO FORM:



Date: 11/6/2025

Office of the Tehama County Counsel  
Margaret Long, County Counsel



# Tehama County

## Agenda Request Form

File #: 26-0003

Agenda Date: 1/13/2026

Agenda #: 12.

### CORNING VETERANS HALL REMODEL PROJECT - Administrative Services Director Tom Provine

#### Requested Action(s)

a) AGREEMENT - Request approval and authorization for the Chair to sign Amendment No. 1 to the agreement with Nichols, Melburg & Rossetto (Misc. Agree #2023-178) for the purpose of providing additional architectural/engineering services for the Corning Veterans Hall Remodel Project, thereby adding an additional \$110,000, for a total maximum compensation amount to not exceed \$422,000 (*Subject to receipt of required insurance documentation*)

#### Financial Impact:

The project is partially funded through Tehama County's Allocation of American Rescue Plan Act funds, and two Federal Community Project Funding grant awards. The anticipated costs for this project are fully covered by these funding sources. Funding is available in the Accumulated Capital Outlay (ACO)- Plant Acquisition budget, account 1081-57515.

#### Background Information:

The firm NMR has been providing architectural/engineering services for the Corning Veterans Hall Remodel Project from inception of the project. The project was placed out to bid on May 1, 2024, however the bids received were beyond the available budget.

Over the course of this project, additional funding was awarded. With the increase in project funds for construction, significant additional design work was required.

Redesign work was necessary to reduce overall costs in order to accommodate the available funding provided by the Federal Community Project Funding Grant. Amendment No. 1, in the amount of \$110,000 includes the redesign fees.

**AMENDMENT**  
**TO THE AGREEMENT BETWEEN THE COUNTY OF TEHAMA**  
**AND NICHOLS, MELBURG & ROSSETTO**

---

This Amendment to Miscellaneous Agreement No. 2023-178, by and between the County of Tehama, through its Administration Department (County) and Nichols, Melburg & Rossetto (Contractor) for the purpose of providing additional architectural/engineering services for the Corning Veterans Hall Remodel Project, shall be amended as follows:

**3. COMPENSATION**

Contractor shall be paid an all-inclusive flat fee of \$110,000, for all services rendered under this agreement. The Maximum compensation payable under this Agreement shall not exceed \$422,000. Contractor shall not be entitled to payment or reimbursement for any tasks or services performed except as specified herein. Contractor shall not be paid any compensation or reimbursement beyond the flat fee amount set forth above, and Contractor agrees that County has no obligation, whatsoever, to compensate or reimburse Contractor for any expenses, direct or indirect costs, expenditures, or charges of any nature by Contractor that exceed the flat fee amount set forth above. Should Contractor receive any such payment it shall immediately notify County and shall immediately repay all such funds to County. This provision shall survive the expiration or other termination of this agreement.

It is mutually agreed that all other terms and conditions of Miscellaneous Agreement No. 2023-178 shall remain in full force and effect.

**IN WITNESS WHEREOF**, County and Contractor have executed this agreement on the day and year set forth below.

**COUNTY OF TEHAMA**

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors

**NICHOLS, MELBURG & ROSSETTO**

Date: \_\_\_\_\_

\_\_\_\_\_  
Representative

104002  
Vendor Number

**E-Contract Review**  
**Approval as to Form**

Department Name: Administration

Vendor Name: Nichols, Melburg & Rossetto

Contract Description: For the purpose of Veterans Hall Remodel Project

APPROVED AS TO FORM:



Date: 01/02/2026

Office of the Tehama County Counsel  
Margaret Long, County Counsel

**AGREEMENT BETWEEN THE COUNTY OF TEHAMA AND  
NICHOLS, MELBURG & ROSSETTO, ARCHITECTS**

---

This agreement is entered into between the County of Tehama (“County”) and Nichols, Melburg & Rossetto Architects (“Contractor”) for the purpose of providing Architectural/Engineering services for the Corning Veterans Memorial Hall remodel.

1. **RESPONSIBILITIES OF CONTRACTOR**

During the term of this agreement, Contractor shall, at the written direction of the Tehama County Administration office, perform architectural/engineering services for the Corning Veteran’s Hall remodel project. Services shall be conducted at the request of the County and the Contractor will be paid according to the previously agreed price schedule that is provided as Exhibit B to this agreement. If the County should require a service that is not listed in Exhibit B, the County and Consultant shall mutually agree to a price for this service prior to it being performed, which then shall be approved by the Board of Supervisors.

2. **RESPONSIBILITIES OF THE COUNTY**

County shall compensate Contractor for said services pursuant to Section 3 and 4 of this agreement and County shall supply to the Contractor existing data, maps, drawings, specifications, or other information that the Consultant will need to perform his duties.

3. **COMPENSATION**

Contractor shall be paid in accordance with the rates set forth in the Fee Schedule, attached hereto as Exhibit “B” after satisfactorily completing the duties described in this Agreement. The Maximum Compensation payable under this Agreement shall not exceed \$312,000.00.

Contractor shall not be entitled to payment or reimbursement for any tasks or services performed except as specified herein. Contractor shall have no claim against County for payment of any compensation or reimbursement, of any kind whatsoever, for any service provided by Contractor after the expiration or other termination of this Agreement. Contractor shall not be paid any amount in excess of the Maximum Compensation for each individual project amount set forth above, and Contractor agrees that County has no obligation, whatsoever, to compensate or reimburse Contractor for any expenses, direct or indirect costs, expenditures, or charges of any nature by Contractor that exceed the Maximum Compensation for each individual project

amount set forth above. Should Contractor receive any such payment it shall immediately notify County and shall immediately repay all such funds to County. This provision shall survive the expiration or other termination of this Agreement.

4. **BILLING AND PAYMENT**

On or before the 15<sup>th</sup> of each month, Contractor shall submit to County an itemized invoice for all services rendered during the preceding calendar month. County shall make payment of all undisputed amounts within 30 days of receipt of Contractor's invoice. County shall be obligated to pay only for services properly invoiced in accordance with this section.

5. **TERM OF AGREEMENT**

This agreement shall commence on May 1, 2023 and shall terminate upon completion, unless terminated in accordance with section 6 below.

6. **TERMINATION OF AGREEMENT**

If Contractor fails to perform his/her duties to the satisfaction of the County, or if Contractor fails to fulfill in a timely and professional manner his/her obligations under this agreement, or if Contractor violates any of the terms or provisions of this agreement, then the County shall have the right to terminate this agreement effective immediately upon the County giving written notice thereof to the Contractor. Either party may terminate this agreement on 30 days' written notice. County shall pay contractor for all work satisfactorily completed as of the date of notice. County may terminate this agreement immediately upon oral notice should funding cease or be materially decreased, or should the Tehama County Board of Supervisors fail to appropriate sufficient funds for this agreement in any fiscal year.

The County's right to terminate this agreement may be exercised by the Chief Administrator.

7. **ENTIRE AGREEMENT; MODIFICATION**

This agreement for the services specified herein supersedes all previous agreements for these services and constitutes the entire understanding between the parties hereto. Contractor shall be entitled to no other benefits other than those specified herein. No changes, amendments or alterations shall be effective unless in writing and signed by both parties. Contractor specifically

acknowledges that in entering into and executing this agreement, Contractor relies solely upon the provisions contained in this agreement and no other oral or written representation.

8. **NONASSIGNMENT OF AGREEMENT**

Inasmuch as this agreement is intended to secure the specialized services of Contractor, Contractor may not assign, transfer, delegate or sublet any interest herein without the prior written consent of the County.

9. **EMPLOYMENT STATUS**

Contractor shall, during the entire term of this agreement, be construed to be an independent contractor and nothing in this agreement is intended nor shall be construed to create an employer-employee relationship, a joint venture relationship, or to allow County to exercise discretion or control over the professional manner in which Contractor performs the services which are the subject matter of this agreement; provided always, however, that the services to be provided by Contractor shall be provided in a manner consistent with the professional standards applicable to such services. The sole interest of the County is to insure that the services shall be rendered and performed in a competent, efficient and satisfactory manner. Contractor shall be fully responsible for payment of all taxes due to the State of California or the Federal government, which would be withheld from compensation of Contractor, if Contractor were a County employee. County shall not be liable for deductions for any amount for any purpose from Contractor's compensation. Contractor shall not be eligible for coverage under County's Workers Compensation Insurance Plan nor shall Contractor be eligible for any other County benefit.

10. **INDEMNIFICATION**

Contractor shall defend, hold harmless, and indemnify Tehama County, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses (including but not limited to reasonable attorney's fees of County), damages, judgments, or decrees by reason of any person's or persons' injury, including death, or property (including property of County) being damaged, arising out of contractor's performance of work hereunder or its failure to comply with any of its obligations contained in this agreement, whether by

negligence or otherwise. Contractor shall, at its own expense, defend any suit or action founded upon a claim of the foregoing. Contractor shall also defend and indemnify County against any adverse determination made by the Internal Revenue Service or the State Franchise Tax Board and/or any other taxing or regulatory agency against the County with respect to Contractor's "independent contractor" status that would establish a liability for failure to make social security or income tax withholding payments, or any other legally mandated payment.

11. **INSURANCE**

Contractor shall procure and maintain insurance pursuant to Exhibit A, "Insurance Requirements For Contractor," attached hereto and incorporated by reference.

12. **PREVAILING WAGE**

Contractor certifies that it is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. If the Services hereunder are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Contractor agrees to fully comply with and to require its subcontractors to fully comply with such Prevailing Wage Laws, to the extent that such laws apply. If applicable, County will maintain the general prevailing rate of per diem wages and other information set forth in Labor Code section 1773 at its principal office, and will make this information available to any interested party upon request. Contractor shall defend, indemnify and hold the County, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties, or interest arising out of any failure or alleged failure of the Contractor or its subcontractors to comply with the Prevailing Wage Laws. Without limiting the generality of the foregoing, Contractor specifically acknowledges that County has not affirmatively represented to contractor in writing, in the call for bids, or otherwise, that the work to be covered by the bid or contract was not a "public work." To the fullest extent permitted by law, Contractor hereby specifically waives and agrees not to assert, in any manner, any past, present, or future claim for indemnification under Labor Code section 1781.

Contractor acknowledges the requirements of Labor Code sections 1725.5 and 1771.1 which provide that no contractor or subcontractor may be listed on a bid proposal or be awarded a contract for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5, with exceptions from this requirement specified under Labor Code sections 1725.5(f), 1771.1(a) and 1771.1(n).

If the services are being performed as part of the applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, Contractor acknowledges that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

13. **NON-DISCRIMINATION**

Contractor shall not employ discriminatory practices in the treatment of persons in relation to the circumstances provided for herein, including assignment of accommodations, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation.

14. **GREEN PROCUREMENT POLICY**

Through Tehama County Resolution No. 2021-140, the County adopted the Recovered Organic Waste Product Procurement Policy (available upon request) to (1) protect and conserve natural resources, water and energy; (2) minimize the jurisdiction’s contribution to pollution and solid waste disposal; (3) comply with state requirements as contained in 14 CCR Division 7, Chapter 12, Article 12 (SB 1383); (4) support recycling and waste reduction; and (5) promote the purchase of products made with recycled materials, in compliance with the California Integrated Waste Management Act of 1989 (AB 939) and SB1382 when product fitness and quality are equal and they are available at the same or lesser cost of non-recycled products. Contractor shall adhere to this policy as required therein and is otherwise encouraged to conform to this policy.

15. **COMPLIANCE WITH LAWS AND REGULATIONS**

All services to be performed by Contractor under to this Agreement shall be performed in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations.



20. **STANDARDS OF THE PROFESSION**

Contractor agrees to perform its duties and responsibilities pursuant to the terms and conditions of this agreement in accordance with the standards of the profession for which Contractor has been properly licensed to practice.

21. **LICENSING OR ACCREDITATION**

Where applicable the Contractor shall maintain the appropriate license or accreditation through the life of this contract.

22. **OWNERSHIP OF DOCUMENTS**

All documents, notes, reports, electronic storage media, plans or any other materials produced by Contractor during the term of this agreement for any purpose related to the agreement shall become the property of the County. Contractor shall deliver, upon full payment by the County for services rendered hereunder, all such materials to County.

23. **RESOLUTION OF AMBIGUITIES:**

If an ambiguity exists in this Agreement, or in a specific provision hereof, neither the Agreement nor the provision shall be construed against the party who drafted the Agreement or provision.

24. **NO THIRD PARTY BENEFICIARIES:**

Neither party intends that any person shall have a cause of action against either of them as a third party beneficiary under this Agreement. The parties expressly acknowledge that is not their intent to create any rights or obligations in any third person or entity under this Agreement. The parties agree that this Agreement does not create, by implication or otherwise, any specific, direct or indirect obligation, duty, promise, benefit and/or special right to any person, other than the parties hereto, their successors and permitted assigns, and legal or equitable rights, remedy, or claim under or in respect to this Agreement or provisions herein.

25. **HAZARDOUS MATERIALS**

Contractor shall provide to County all Safety Data Sheets covering all Hazardous Materials to be furnished, used, applied, or stored by Contractor, or any of its Subcontractors, in connection with

the services on County property. Contractor shall provide County with copies of any such Safety Data Sheets prior to entry to County property or with a document certifying that no Hazardous Materials will be brought onto County property by Contractor, or any of its Subcontractors, during the performance of the services. County shall provide Safety Data Sheets for any Hazardous Materials that Contractor may be exposed to while on County property.

## **26. HARASSMENT**

Contractor agrees to make itself aware of and comply with the County's Harassment Policy, TCPR §8102: Harassment, which is available upon request. The County will not tolerate or condone harassment, discrimination, retaliation, or any other abusive behavior. Violations of this policy may cause termination of this agreement.

## **27. COUNTERPARTS, ELECTRONIC SIGNATURES – BINDING**

This agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (“CUETA”) Cal. Civil Code §§ 1633.1 to 1633.17), for executing this agreement. The Parties further agree that the electronic signatures of the Parties included in this agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among Parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of “electronic signature” as defined in subdivision (i) of Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

IN WITNESS WHEREOF, County and Contractor have executed this agreement on the day and year set forth below.

Date: JUN 06 2023

COUNTY OF TEHAMA

Bill Moulé  
Chair, Tehama County Board of Supervisors

Date: 6/15/2023

NICHOLS, MELBURG & ROSSETTO

[Signature]  
Representative

104002  
Vendor Number

Standard Form of Agreement – Services adopted 07-26-17

## Exhibit A

### INSURANCE REQUIREMENTS FOR CONTRACTOR

Contractor shall procure and maintain, for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work described herein and the results of that work by Contractor, his/her agents, representatives, employees or subcontractors. At a minimum, Contractor shall maintain the insurance coverage, limits of coverage and other insurance requirements as described below.

Commercial General Liability (including operations, products and completed operations) \$1,000,000 per occurrence for bodily injury, personal injury and property damage. If coverage is subject to an aggregate limit, that aggregate limit will be twice the occurrence limit, or the general aggregate limit shall apply separately to this project/location.

#### Automobile Liability

Automobile liability insurance is required with minimum limits of \$1,000,000 per accident for bodily injury and property damage, including owned and non-owned and hired automobile coverage, as applicable to the scope of services defined under this agreement.

#### Workers' Compensation

If Contractor has employees, he/she shall obtain and maintain continuously Workers' Compensation insurance to cover Contractor and Contractor's employees and volunteers, as required by the State of California, as well as Employer's Liability insurance in the minimum amount of \$1,000,000 per accident for bodily injury or disease.

#### Professional Liability (Contractor/Professional services standard agreement only)

If Contractor is a state-licensed architect, engineer, contractor, counselor, attorney, accountant, medical provider, and/or other professional licensed by the State of California to practice a profession, Contractor shall provide and maintain in full force and effect while providing services pursuant to this contract a professional liability policy (also known as Errors and Omissions or Malpractice liability insurance) with single limits of liability not less than \$1,000,000 per claim and \$2,000,000 aggregate on a claims made basis. However, if

coverage is written on a claims made basis, the policy shall be endorsed to provide coverage for at least three years from termination of agreement.

If Contractor maintains higher limits than the minimums shown above, County shall be entitled to coverage for the higher limits maintained by Contractor.

All such insurance coverage, except professional liability insurance, shall be provided on an “occurrence” basis, rather than a “claims made” basis.

#### Endorsements: Additional Insureds

The Commercial General Liability and Automobile Liability policies shall include, or be endorsed to include “Tehama County, its elected officials, officers, employees and volunteers” as an additional insured.

The certificate holder shall be “County of Tehama.”

#### Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions of \$25,000 or more must be declared to, and approved by, the County. The deductible and/or self-insured retentions will not limit or apply to Contractor’s liability to County and will be the sole responsibility of Contractor.

#### Primary Insurance Coverage

For any claims related to this project, Contractor’s insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of Contractor’s insurance and shall not contribute with it.

#### Coverage Cancellation

Each insurance policy required herein shall be endorsed to state that “coverage shall not be reduced or canceled without 30 days’ prior written notice certain to the County.”

#### Acceptability of Insurers

Contractor’s insurance shall be placed with an insurance carrier holding a current A.M. Best & Company’s rating of not less than A:VII unless otherwise acceptable to the County. The County

reserves the right to require rating verification. Contractor shall ensure that the insurance carrier shall be authorized to transact business in the State of California.

#### Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance that meets all the requirements stated herein.

#### Material Breach

If for any reason, Contractor fails to maintain insurance coverage or to provide evidence of renewal, the same shall be deemed a material breach of contract. County, in its sole option, may terminate the contract and obtain damages from Contractor resulting from breach. Alternatively, County may purchase such required insurance coverage, and without further notice to Contractor, County may deduct from sums due to Contractor any premium costs advanced by County for such insurance.

#### Policy Obligations

Contractor's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

#### Verification of Coverage

Contractor shall furnish County with original certificates and endorsements effecting coverage required herein. All certificates and endorsements shall be received and approved by the County prior to County signing the agreement and before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements.

The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.



April 6, 2023

Tom Provine  
 Tehama County Staff Analyst  
 727 Oak Street  
 Red Bluff, CA 96080

RE: Tehama County  
 Corning Veteran's Hall Remodel

Dear Tom,

Thank you for the opportunity to assist with the design of the remodel of the Corning Veteran's Hall. The scope of work to be included in this project shall be limited to design of a remodel for the Corning Veteran's hall that includes all of the High and Medium Priority items listed in the "Feasibility Study – Recommendations" dated 12/6/2021 as well as a few Low priority items. The total project budget (including Construction Cost, Contingency, Escalation and all soft costs) is \$4,000,000. We are assuming the total amount of the budget to be used for Construction Costs will be approximately \$3,000,000, to compare our fee against. The typical range of fee for a renovation of a 1933 building like this one is between 9% and 15%. The fee we are proposing is approximately 10.4% in an effort to keep overall project costs down. We propose to design this project on a fixed fee basis according to the following table:

Design Phase	
1	Schematic Design \$46,800
2	Design Development \$62,400
3	Construction Documents \$140,400
4	Bidding \$6,240
5	Construction Observation \$56,160
<hr/>	
	Total Design Fee \$312,000

We have tried to establish a fee that is fair and reasonable, and which provides us and our consultants with the resources necessary to produce the results desired by the County. Please call me to review the proposed fee proposal and let us know if you would like to see any modifications. We look forward to working with you!

Regards,

Kyle Matti  
 Principal Architect

**E-Contract Review**  
**Approval as to Form**

Department Name: Administration

Vendor Name: Nichols, Melburg & Rossetto Architects

Contract Description: For the purpose of providing Architectural/Engineering services for the Corning Veterans Memorial Hall remodel.

APPROVED AS TO FORM:

*Margaret Long*

Date: 05/15/2023

Office of the Tehama County Counsel  
Margaret E. Long, County Counsel

MINUTE ORDER  
BOARD OF SUPERVISORS  
COUNTY OF TEHAMA, STATE OF CALIFORNIA

**R E G U L A R     A G E N D A**

43. ADMINISTRATION / CORNING VETS HALL PROJECT

- a) AGREEMENT - Approval and authorization for the Chair to sign the Agreement with Nichols Melburg Rossetto Architects (NMR) for the purpose of providing architectural/engineering services for the Corning Veterans Memorial Hall Remodel Project with maximum compensation not to exceed \$312,000, beginning 5/1/23 and to terminate upon completion (Subject to receipt of required insurance documentation).

(Miscellaneous Agreement #2023-178)

Administrative Analyst Tom Provine gave explanation on the funds being awarded to renovate the Corning Veterans Memorial Hall.

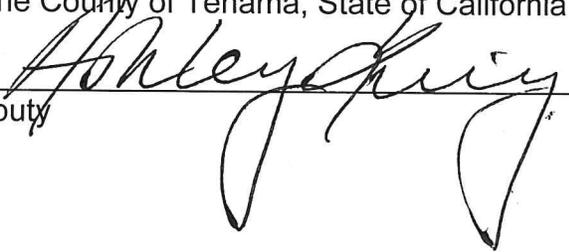
<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Matt Hansen, Supervisor - District 4
<b>SECONDER:</b>	Pati Nolen, Supervisor - District 3
<b>AYES:</b>	Moule, Hansen, Leach, Nolen, Carlson
<b>AYES:</b>	Moule, Hansen, Leach, Nolen, Carlson

STATE OF CALIFORNIA    )  
   ) ss  
 COUNTY OF TEHAMA     )

I, JENNIFER VISE, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an order adopted by said Board of Supervisors on the 6th day of June, 2023.

DATED: June 13, 2023

JENNIFER A. VISE, County Clerk and  
Ex-officio Clerk of the Board of Supervisors  
of the County of Tehama, State of California

  
 Deputy



# Tehama County

## Agenda Request Form

**File #:** 25-2236

**Agenda Date:** 1/13/2026

**Agenda #:** 13.

### DEPARTMENT OF AGRICULTURE

#### **Requested Action(s)**

a) AGREEMENT - Request approval and authorization for the Agricultural Commissioner to sign Cooperative Agreement No. 25-0587-000-SA with the California Department of Food and Agriculture for the provision of costs incurred relative to apiary activities performed in an amount not to exceed \$23,712.25 effective 1/1/26 and shall terminate 6/30/27

#### **Financial Impact:**

The funds to be received have been identified in the departments FY 25/26 budget and will be identified in the departments FY 26/27 budget.

#### **Background Information:**

The California Department of Food and Agriculture (CDFA) will enter into Agreements with the County Agricultural Commissioner (CAC) office to reimburse for costs incurred by the CAC in the administration and enforcement of the registration and inspection of any apiary located in the state. The source for reimbursement shall be the funds received from the registration fees. The CAC agrees to perform and provide the following apiary related activities for CDFA's Apiary Protection Program.

Every person that is the owner, broker, or is in possession of an apiary that is located within the state is required to register the number of colonies in each apiary that is owned or possessed by the person and the location of each apiary. In addition to registering the apiary, each beekeeper is required to pay a registration fee for the year, Apiary Fee Schedule (Attachment A). The source for reimbursement is the funds received from the beekeeper and broker registration fees.

**COOPERATIVE AGREEMENT  
SIGNATURE PAGE**

AGREEMENT NUMBER

**25-0587-000-SA**

1. This Agreement is entered into between the State Agency and the Recipient named below:

STATE AGENCY'S NAME

**CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE (CDFA)**

RECIPIENT'S NAME

**COUNTY OF TEHAMA**

2. The Agreement Term is: January 1, 2026 through June 30, 2027

3. The maximum amount of this Agreement is: \$23,712.25

4. The parties agree to comply with the terms and conditions of the following exhibits and attachments which are by this reference made a part of the Agreement:

Exhibit A: Recipient and Project Information 2 Page(s)

Exhibit B: General Terms and Conditions 5 Page(s)

Exhibit C: Payment and Budget Provisions 2 Page(s)

Attachments: Scope of Work and Budget

**IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.**

**RECIPIENT**

RECIPIENT'S NAME (*Organization's Legal Name*)

**COUNTY OF TEHAMA**

BY (*Authorized Signature*)



DATE SIGNED

PRINTED NAME AND TITLE OF PERSON SIGNING

ADDRESS

Post Office Box 38, Red Bluff, CA 96080-0038

**STATE OF CALIFORNIA**

AGENCY NAME

**CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE (CDFA)**

BY (*Authorized Signature*)



DATE SIGNED

PRINTED NAME AND TITLE OF PERSON SIGNING

ANDREA PERKINS, STAFF SERVICES MANAGER I, OFFICE OF GRANTS ADMINISTRATION

ADDRESS

1220 N STREET, ROOM 120  
SACRAMENTO, CA 95814

CJ

**EXHIBIT A**

**RECIPIENT AND PROJECT INFORMATION**

1. CDFA hereby awards an Agreement to the Recipient for the project described herein:  
Enforcement of the registration and inspection of any apiary located in the state.

Project Title: Apiary Protection Program

2. The Managers for this Agreement are:

<b>FOR CDFA:</b>		<b>FOR RECIPIENT:</b>	
Name:	Canh Nguyen	Name:	Tom Moss
Division/Branch:	PHPPS/Integrated Pest Control	Organization:	COUNTY OF TEHAMA
Address:	3294 Meadowview Road	Address:	Post Office Box 38
City/State/Zip:	Sacramento, CA 95832	City/State/Zip:	Red Bluff, CA 96080-0038
Phone:	916-558-8516	Phone:	209-525-4735
Email Address:	canh.nguyen@cdfa.ca.gov	Email Address:	tmoss@tehama.gov

3. The Grant Administrative Contacts for this Agreement are:

<b>FOR CDFA:</b>		<b>FOR RECIPIENT:</b>	
Name:	Melissa Amaya	Name:	
Division/Branch:	PHPPS/Integrated Pest Control	Organization:	
Address:	3294 Meadowview Road	Address:	
City/State/Zip:	Sacramento, CA 95832	City/State/Zip:	
Phone:	916-926-9897	Phone:	
Email Address:	melissa.amaya@cdfa.ca.gov	Email Address:	
		<b>FISCAL CONTACT FOR RECIPIENT (if different from above):</b>	
		Name:	
		Organization:	
		Address:	
		City/State/Zip:	
		Phone:	
		Email Address:	

**4. RECIPIENT: Please check appropriate box below:**

Research and Development (R&D) means all research activities, both basic and applied, and all development activities that are performed by non-Federal entities. The term research also includes activities involving the training of individuals in research techniques where such activities utilize the same facilities as other R&D activities and where such activities are not included in the instruction function.

This award  does  does not support R&D.

**5. For a detailed description of activities to be performed and duties, see Scope of Work and Budget.**

## EXHIBIT B

### GENERAL TERMS AND CONDITIONS

#### 1. Approval

This Agreement is of no force or effect until signed by both parties. The Recipient may not invoice for activities performed prior to the commencement date or completed after the termination date of this Agreement.

#### 2. Agreement Execution

Unless otherwise prohibited by state law, regulation, or Department or Recipient policy, the parties agree that an electronic copy of a signed Agreement, or an electronically signed Agreement, has the same force and legal effect as an Agreement executed with an original ink signature. The term "electronic copy of a signed Agreement" refers to a transmission by facsimile, electronic mail, or other electronic means of a copy of an original signed Agreement in a portable document format. The term "electronically signed Agreement" means an Agreement that is executed by applying an electronic signature using technology approved by all parties.

#### 3. Assignment

This Agreement is not assignable by the Recipient, either in whole or in part, without the prior consent of the CDFA Agreement Manager or designee in the form of a formal written amendment.

#### 4. Governing Law

This Agreement is governed by and will be interpreted in accordance with all applicable State and Federal laws.

#### 5. State and Federal Law

It is the responsibility of the Recipient to know and understand which State, Federal, and local laws, regulations, and ordinances are applicable to this Agreement and the Project, as described in Exhibit A. The Recipient shall be responsible for observing and complying with all applicable State and Federal laws and regulations. Failure to comply may constitute a material breach.

#### 6. Recipient Commitments

The Recipient accepts and agrees to comply with all terms, provisions, conditions and commitments of the Agreement, including all incorporated documents, and to fulfill all assurances, declarations, representations, and statements made by the Recipient in the application, documents, amendments, and communications in support of its request for funding.

#### 7. Performance and Assurances

The Recipient agrees to faithfully and expeditiously perform or cause to be performed all Project work as described in the Scope of Work, and to apply grant funds awarded in this Agreement only to allowable Project costs.

#### 8. Mutual Liability

Parties shall, to the extent allowed by law, each be individually liable for any and all claims, losses, causes of action, judgments, damages, and expenses to the extent directly caused by their officers, agents, or employees.

#### 9. Unenforceable Provision

In the event that any provision of this Agreement is unenforceable or held to be unenforceable, the parties agree that all other provisions of this Agreement shall remain operative and binding.

## **10. Contractors/Consultants**

The Recipient, and the agents and employees of Recipient, in the performance of this Agreement, are not officers, employees, or agents of the CDFA. The Recipient's obligation to pay its Contractors/Consultants is an independent obligation from the CDFA's obligation to make payments to the Recipient. Recipient agrees to comply with all applicable State and local laws and regulations during the term of this Agreement. The Recipient is responsible to ensure that any/all contractors/consultants it engages to carry out activities under this Agreement shall have the proper licenses/certificates required in their respective disciplines. The Contractors/Consultants shall not affect the Recipient's overall responsibility for the management of the project, and the Recipient shall reserve sufficient rights and control to enable it to fulfill its responsibilities under this Agreement.

## **11. Non-Discrimination Clause**

The Recipient agrees that during the performance of this Agreement, it will not discriminate, harass, or allow harassment or discrimination against any employee or applicant for employment based on race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The Recipient agrees to require the same of all contractors and consultants retained to carry out the activities under this Agreement.

The Recipient agrees that during the performance of this Agreement, the evaluation and treatment of its employees and applicants for employment are free from discrimination and harassment. The Recipient will comply with the provisions of the Fair Employment and Housing Act (Government Code section 12990 *et seq.*) and the applicable regulations promulgated there under (California Code of Regulations, Title 2, section 10000 *et seq.*). The applicable regulations of the Fair Employment and Housing Council implementing Government Code section 12990 (a-f), set forth in Division 4.1 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. The Recipient will give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining unit or other Agreement. The Recipient must include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under this Agreement.

The Recipient agrees to require the same of all contractors and consultants retained to carry out activities under this Agreement.

## **12. Excise Tax**

The State of California is exempt from federal excise taxes and no payment will be made for any taxes levied on employees' wages. The CDFA will pay for any applicable State of California or local sales or use taxes on the services rendered or equipment or parts supplied pursuant to this Agreement. California may pay any applicable sales and use tax imposed by another State.

## **13. Disputes**

The Recipient must continue with the responsibilities under this Agreement during any dispute. In the event of a dispute, the Recipient must file a "Notice of Dispute" with the CDFA Agreement Manager, identified in Exhibit A, or designee within ten (10) calendar days of discovery of the problem. The Notice of Dispute must contain the Agreement number. Within ten (10) calendar days of receipt of the Notice of Dispute, the CDFA Agreement Manager or designee must meet with the Recipient for the purpose of resolving the dispute. In the event of a dispute, the language contained within this Agreement prevails.

#### **14. Termination for Convenience**

This Agreement may be terminated by either party upon written notice. Notice of termination must be delivered to the other party at least thirty (30) calendar days prior to the intended date of termination. Notice of termination does not nullify obligations already incurred prior to the date of termination. In the event of Termination for Convenience of this Agreement by CDFA, CDFA must pay all responsible costs and non-cancellable obligations incurred by the Recipient as of the date of termination.

#### **15. Termination for Cause**

Either party may terminate this Agreement for cause in the event of a material breach of this Agreement, provided that the non-breaching party provides written notice of the material breach. If the breach is not cured to the satisfaction of the non-breaching party, this Agreement shall automatically terminate and the CDFA shall reimburse the Recipient for all documented costs incurred up to the date of the notice of termination, including all non-cancellable obligations. Timelines associated with notice and curing of material breaches shall be consistent with the timelines outlined in paragraph 17.

#### **16. Acceptable Failure to Perform**

The Recipient shall not be liable for any failure to perform as required by this Agreement, to the extent such failure to perform is caused by any of the following: labor disturbances or disputes of any kind, accidents, the inability to obtain any required government approval to proceed, civil disorders, acts of aggression, acts of God, energy or other conservation measures, failure of utilities, mechanical breakdowns, materials shortages, disease, pandemics, or similar occurrences.

#### **17. Breach**

The parties may be in material breach under this Agreement if they fail to comply with any term of this Agreement, or a party determines that the other party is not implementing the Project in accordance with the provisions of this Agreement, or that a party has failed in any other respect to comply with the provisions of this Agreement. In the event of a material breach, the party identifying the breach shall provide a Notice of Material Breach to the breaching party within fifteen (15) calendar days upon discovery of breach. The breaching party shall have fifteen (15) calendar days from receipt of the notice to notify how it intends to cure the breach. Upon receipt of the proposed cure, the non-breaching party has fifteen (15) days to accept or reject the proposed cure. Upon the non-breaching party's approval of the cure, the breaching party has thirty (30) days to implement the cure. If the breaching party fails to cure the breach within thirty (30) days of the non-breaching party's approval of the cure, the non-breaching party may take the following respective actions:

- A. CDFA may suspend payments;
- B. CDFA may demand repayment of all funding;
- C. Either party may terminate the Agreement
- D. CDFA may debar Recipient; or
- E. Either party may take any other action deemed necessary to recover costs.

The non-breaching party shall send a Notice of Failure to Cure Material Breach upon its decision to carry out any of these actions. These actions are effective upon issuance of the Notice of Failure to Cure Material Breach, unless the Recipient appeals a Notice of Failure to Cure Material Breach, in which case the effective date falls on the issuance of a final decision on the appeal.

Where CDFA notifies the Recipient of its decision to demand repayment pursuant to this paragraph, the funds that are subject to the demand shall be repaid immediately. CDFA may consider the Recipient's refusal to repay the requested disbursed amount a material breach.

A Notification of Failure to Cure Material Breach may be appealed to CDFA. The appeal must be post marked within ten (10) calendar days of the date the Recipient received the Notice of Failure to Cure

and addressed to the CDFA Legal Office of Hearing and Appeals or emailed to [CDFA.LegalOffice@cdfa.ca.gov](mailto:CDFA.LegalOffice@cdfa.ca.gov).

California Department of Food and Agriculture  
Legal Office of Hearing and Appeals  
1220 N Street  
Sacramento, CA 95814

All notices, communications, and appeals described in this paragraph must be received in writing to be considered timely.

If CDFA notifies the Recipient of its decision to withhold the entire funding amount from the Recipient pursuant to this paragraph, this Agreement shall terminate upon receipt of such notice by the Recipient and CDFA shall no longer be required to provide funds under this Agreement and the Agreement shall no longer be binding on either party.

#### **18. Publicity and Acknowledgement**

The Recipient agrees that it will acknowledge CDFA's support whenever projects funded, in whole or in part, by this Agreement are publicized in any news media, brochures, publications, audiovisuals, presentations or other types of promotional material and in accordance with the Grant Procedures Manual if incorporated by reference and attachment to the Agreement. The Recipients may not use the CDFA logo.

#### **19. News Releases/Public Conferences**

The Recipient agrees to notify the CDFA in writing at least two (2) business days before any news releases or public conferences are initiated by the Recipient or its Contractors/Consultants regarding the project described in the Attachments, Scope of Work and Budget and any project results.

#### **20. Scope of Work and Budget Changes**

Changes to the Scope of Work, Budget, or the Project term, must be requested in writing to CDFA Grant Administrative Contact no less than thirty (30) days prior to the requested implementation date. Any changes to the Scope of Work and Budget are subject to CDFA approval and, at its discretion, CDFA may choose to accept or deny any changes. If accepted and after negotiations are concluded, the agreed upon changes will be made and become part of this Agreement. CDFA will respond in writing within ten (10) business days as to whether the proposed changes are accepted.

#### **21. Reporting Requirements**

The Recipient agrees to comply with all reporting requirements specified in Scope of Work and/or Grant Procedures Manual if incorporated by reference to this Agreement as an attachment.

#### **22. California State Auditor**

This Agreement is subject to examination and audit by the California State Auditor for a period of three (3) years after final payment under the Agreement.

#### **23. Equipment**

Purchase of equipment not included in the approved Budget requires prior approval. The Recipient must comply with state requirements regarding the use, maintenance, disposition, and reporting of equipment as contained in CCR, Title 3, Division 1, Chapter 5, sections 303, 311, 324.1 and 324.2.

#### **24. Closeout**

The Agreement will be closed out after the completion of the Project or project term, receipt and approval of the final invoice and final report, and resolution of any performance or compliance issues.

## **25. Confidential and Public Records**

The Recipient and CDFA understand that each party may come into possession of information and/or data which may be deemed confidential or proprietary by the person or organization furnishing the information or data. Such information or data may be subject to disclosure under the California Public Records Act or the Public Contract Code. To the extent allowed by law, CDFA determines whether the information is releasable. Each party agrees to maintain such information as confidential and notify the other party of any requests for release of the information.

## **26. Amendments**

Changes to funding amount or Agreement term require an amendment and must be requested in writing to the CDFA Agreement Manager or designee no later than sixty (60) calendar days prior to the requested implementation date. Amendments are subject to CDFA approval, and, at its discretion, may choose to accept or deny these changes. No amendments are possible if the Agreement is expired.

## **27. Executive Order N-6-22 Russia Sanctions**

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate agreements with, and to refrain from entering any new agreements with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Recipient is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Recipient advance written notice of such termination, allowing Recipient at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

**EXHIBIT C**  
**PAYMENT AND BUDGET PROVISIONS**

**1. Invoicing and Payment**

- A. For activities satisfactorily rendered and performed according to the attached Scope of Work and Budget, and upon receipt and approval of the invoices, CDFA agrees to reimburse the Recipient for actual allowable expenditures incurred in accordance with the rates specified herein, which is attached hereto and made a part of this Agreement.
- B. Invoices must include the Agreement Number, performance period, type of activities performed in accordance with this Agreement, and when applicable, a breakdown of the costs of parts and materials, labor charges, and any other relevant information required to ensure proper invoices are submitted for payment.
- C. Unless stated in the Scope of Work quarterly invoices must be submitted to the CDFA Administrative Contact, within thirty (30) calendar days after the end of each quarter in which activities under this Agreement were performed.
- D. Unless stated in the Scope of Work, a final invoice will be submitted for payment no more than thirty (30) calendar days following the expiration date of this Agreement, or after project is complete, whichever comes first. The final invoice must be clearly marked "Final Invoice" thus indicating that all payment obligations of the CDFA under this Agreement have ceased and that no further payments are due or outstanding.

**2. Allowable Expenses and Fiscal Documentation**

- A. The Recipient must maintain adequate documentation for expenditures of this Agreement to permit the determination of the allowability of expenditures reimbursed by CDFA under this Agreement. If CDFA cannot determine if expenditures are allowable under the terms of this Agreement because records are nonexistent or inadequate according to Generally Accepted Accounting Principles, CDFA may disallow the expenditures.
- B. If mileage is a reimbursable expense, using a privately-owned vehicle will be at the standard mileage rate established by the United States (U.S.) Internal Revenue Service (IRS) and in effect at the time of travel. The standard mileage rate in effect at the time of travel can be found on [IRS's website](#) regardless of funding source/type.
- C. If domestic travel is a reimbursable expense, receipts must be maintained to support the claimed expenditures. The maximum rates allowable for travel within California are those established by the California Department of Human Resources ([CalHR](#)). The maximum rates allowable for domestic travel outside of California are those established by the United States General Services Administration ([GSA](#)).
- D. If foreign travel is a reimbursable expense, receipts must be maintained to support the claimed expenditures. The maximum rates allowable are those established in a per diem supplement to Section 925, [Department of State Standardized Regulations](#).
- E. The Recipient will maintain and have available, upon request by CDFA, all financial records and documentation pertaining to this Agreement. These records and documentation will be kept for three (3) years after completion of the Agreement period or until final resolution of any performance/compliance review concerns or litigation claims.

**3. Prompt Payment Clause**

Payment will be made in accordance with, and within the time specified in, California Government Code Title 1, Division 3.6, Part 3, Chapter 4.5, commencing with Section 927 - The California Prompt Payment Act.

**4. Budget Contingency Clause**

If funding for any fiscal year is reduced or deleted for purposes of this program, the CDFA has the option to either cancel this Agreement with no liability occurring to the CDFA or offer to amend the Agreement to reflect the reduced amount.

**SCOPE OF WORK**  
**Apiary Protection Program**  
**January 1, 2026, through June 30, 2027**

The California Department of Food and Agriculture (CDFA) will enter into Agreements with the County Agricultural Commissioner (CAC) office to reimburse for costs incurred by the CAC in the administration and enforcement of the registration and inspection of any apiary located in the state. The source for reimbursement shall be the funds received from the registration fees. The CAC agrees to perform and provide the following apiary related activities for CDFA's Apiary Protection Program.

Every person that is the owner, broker, or is in possession of an apiary that is located within the state is required to register the number of colonies in each apiary that is owned or possessed by the person and the location of each apiary. In addition to registering the apiary, each beekeeper is required to pay a registration fee for the year, Apiary Fee Schedule (Attachment A). The source for reimbursement is the funds received from the beekeeper and broker registration fees.

Work plans and subsequent agreements will be developed on the estimated revenue and funding distribution limited to actual revenue generated by the program. During this initial year, the CDFA State Apiary Board, with approval by the Secretary, will set reimbursable activities that the CAC will use to conduct apiary registration and inspection activities, including:

**A. Apiary Registration Activities**

The county is paid \$50 for each beekeeper registered within the county. Monthly, the total registered beekeepers are to be recorded on CDFA's Report 10, as well recorded on the Apiary Protection Program quarterly invoice. These activities may include:

- Record the number of apiaries or colonies registered in BeeWhere (<https://beewhere.calagpermits.org>).
- Assist beekeepers and brokers utilizing the BeeWhere software program to register or pay fees.
- Promote apiary registrations such as sending reminder correspondence to beekeepers and brokers as well as providing outreach to beekeepers and brokers related to apiary registrations.
- Assist, verify, and monitor beekeepers and brokers registrations.

**B. Apiary Inspection Activities**

- Inspections must be performed by a trained CAC apiary inspector.
- Follow up inspection activities that may stem from incidental observations by CAC staff during regular course of work that warrant an additional inspection, new hive locations noted in BeeWhere, or by receiving a complaint related to apiary registration or apiary health/issues.
- Provide oversight of disposal of contaminated hives, combs, appliances, colonies, and contents.
- Inspect any comb, bees on comb, queen bees, package bees, bee semen, or any used hive or used appliance. This is to include information on:
  - 1) Name and address of the owner or shipper and the place of destination in this

state.

2) Number or amount of queen bees, package bees, bee semen, hives, or nuclei that contain bees.

3) Number of used hives either empty or containing comb, and a complete list of any other used beekeeping equipment in the shipment.

4) The county and state or territory of origin.

5) Date on which inspection was last made of the apiary in which the bees, comb, used hives, and appliances originated.

**Note the following activities are not reimbursible under this scope of work:**

- Inspections related to individual county ordinance enforcement.
- Routine surveillance work.
- Colony Strength inspections.
- Health Certificates and work associated with the shipment of bees out of state or country.

**CDFA Responsibilities**

- Provide training and assistance with apiary registration.
- Provide apiary inspection training and inspection assistance.

**Monitoring and Evaluation**

- Activity progress will be monitored by the completion of deadlines established and reported in the monthly Report 10. Informal reports can be presented as necessary (Attachment B).

**Invoicing**

- Personnel Costs and Operating Expenses, Invoice Template (Attachment C). Send to [Apiary\\_Protection@cdfa.ca.gov](mailto:Apiary_Protection@cdfa.ca.gov).

**Budget**

- Budget will be limited to revenue generated by program and budget constraints, Budget Workplan (Attachment D).

**Attachment A - Apiary Fee Schedule**

**California Code of Regulations**

§2951. *Registration Assessment Fee.*

3 CA ADC §2951

Effective: March 20, 2025

Barclays California Code of Regulations Title 3. Food and Agriculture  
Division 4. Plant Industry (Refs & Annas)  
Chapter 3. Entomology and Plant Quarantine  
Subchapter 1. Apiaries  
Article 1.1. Bee Colony Assessments

Effective: March 20, 2025

3 CCR §2951

§2951. Registration Assessment Fee.

The apiary registration assessment fee in the schedule below shall be paid on January 1 of each year for each beekeeper, apiary owner, apiary operator or person in possession of any apiary within the previous 12 months of the calendar year. The broker fee shall be assessed as a flat rate annually regardless of the number of colonies managed and is valid through December 31 of each year.

<b><i>Number of colonies</i></b>	<b><i>Fee</i></b>
1-9	\$10.00
10-50	\$100.00
51+ colonies	\$250.00
Broker	\$250.00

Fee is based on the total number of colonies and not a per colony basis

**Credits**

NOTE: Authority cited: Sections 407 and 29044, Food and Agricultural Code. Reference: Section 29301, Food and Agricultural Code.

Apiary Inspection Report - Report 10

[Create a new report]

County: **Imperial**

Month:

Year:

**Note: Please use the "tab" key or mouse to navigate the form, not the "enter" key.**

I. BEE LAW ENFORCEMENT / DISEASE CONTROL AND AFB CERTIFICATION				APIARIES	COLONIES	HOURS	MILES
A. Registered During Month				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
B. Inspected During Month				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Found With AFB				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
C. Certified During Month				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Found With AFB				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
D. Disposition of Diseased Colonies:				<input type="text"/>			
II. COUNTY ORDINANCE ENFORCEMENT				APIARIES	COLONIES	HOURS	MILES
A. Complaints During Month				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
B. Disposition of Apiaries in Violation:				<input type="text"/>			
III. LEGAL ACTION							
HEARINGS (# OF HOURS)		# OF COURT ACTIONS		APIARY SUPPORT	HOURS	MILES	
OFFICE	DIST. ATTY.	CITATIONS	CONVICTIONS		<input type="text"/>	<input type="text"/>	
<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>		<input type="text"/>	<input type="text"/>	
<b>TOTAL HOURS / MILES BEE LAW ENFORCEMENT / DISEASE CONTROL</b>					<b>30.5</b>	<b>24</b>	
IV. COLONY STRENGTH AND MITE ACTIVITIES				APIARIES	COLONIES	HOURS	MILES
A. Certified for Colony Strength				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
B. Sampled for Mites				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
C. Certified Mite Free				<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>TOTAL HOURS / MILES OTHER CERTIFICATION</b>					<input type="text"/>	<input type="text"/>	
REMARKS: (Notes on conditions of bees, honey plants, colony losses, prosecutions, and certification details)							
<input type="text"/>							

**NOTE: REPORT ANNUAL COST UNDER ITEM 12, ANNUAL FINANCIAL STATEMENT.**

Calculate totals

Submit this new report

View / Edit an existing report

Return to county reports menu

**COUNTY LETTERHEAD**

SUBMIT MONTHLY TO:

[Apiary\\_Protection@cdfa.ca.gov](mailto:Apiary_Protection@cdfa.ca.gov)

REMIT PAYMENT TO: (County Information)

STATE OF CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE INTEGRATED PEST CONTROL BRANCH 1220 N STREET Rm 214 SACRAMENTO, CA 95814	
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**Section I: County Information**

Agreement Name:	
Agreement Number:	
Agreement Amount:	

Date:	
County:	
Amount Billed to Date	
Invoice #	
Billing Period:	From: _____ To: _____ (Example: From Jan 1, 20XX To June 30, 20XX)

<i>For State Use Only</i>	
Date Approved:	
Approved by:	
Account Code:	
Agreement No.:	
Program Code:	
Fiscal Year:	
Amount:	

(Rev. 10/2025)

**Section II: Personnel Costs**

**PERSONNEL COSTS**

	Employee Name	Classification Title	Hours	Hourly Rate	Hourly Benefit	Total Hourly Rate	Indirect Cost (Max 25%)	Total Costs
1						\$0.00	25%	0.00
2						\$0.00	25%	0.00
3						\$0.00	25%	0.00
4						\$0.00	25%	0.00
5						\$0.00	25%	0.00
<b>Personnel Sub Total</b>								0.00

**Section III: Flat Rate for Registration**

Apiaries Registered	Per Registration Amount	0	\$50	<b>Subtotal</b>	\$0
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\* Hourly Rate must include Hourly Rate and Hourly Benefit.

\*\* Overhead percent is eligible, may fluctuate per county and must not exceed 25%

<b>TOTAL AMOUNT INVOICED</b>	\$0.00
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COMMENTS:

**Apiary Protection Program  
January 1, 2026 - June 30, 2027**

Revised: October 2025

**SECTION I: COUNTY INFORMATION**

Name of County:
Contract Manager:
Address:
Phone:
Email:

Note: Workplan budget will be limited to revenue generated by program and budget constraints.

**SECTION II: PERSONNEL COSTS - Please identify classification and hours worked.**

Year	2026/2027					
Personnel Title	Inspection Hours	Hourly Wage	Hourly Benefit	Total Hourly Rate	Cost per Title	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
Classification				\$0.00	\$0.00	
<b>Total Hours</b>	0	<b>Total Apiary Reimbursable Personnel Activities Cost</b>			<b>\$0.00</b>	
				<b>Overhead Rate of Personnel Activities:</b>		
				25%	<b>\$0.00</b>	
				<b>Total Cost</b>	<b>\$0.00</b>	
				<b>Annual Apiary Registered (\$50 per registry)</b>	<b>\$0.00</b>	
				<b>Total Program Cost</b>	<b>\$0.00</b>	

**Apiary Protection Program**  
**January 1, 2026 - June 30, 2027**

Revised: October 2025

**SECTION I: COUNTY INFORMATION**

Name of County: Tehama County
Contract Manager: Ryan Knight
Address: P.O. Box 38, Red Bluff, CA 96080
Phone: (530) 527-4505
Email: rknight@tehama.gov, adavy@tehama.gov

Note: Workplan budget will be limited to revenue generated by program and budget constraints.

**SECTION II: PERSONNEL COSTS - Please identify classification and hours worked.**

Year	2026/2027					
Personnel Title	Inspection Hours	Hourly Wage	Hourly Benefit	Total Hourly Rate	Cost per Title	
Agricultural Biologist IV	115.6714	\$49.65	\$33.42	\$83.07	\$9,608.82	
Agricultural Biologist III	2	\$38.85	\$26.15	\$65.00	\$130.00	
Agricultural Biologist II	45	\$36.96	\$24.88	\$61.84	\$2,782.80	
Agricultural Biologist I	2	\$33.49	\$22.54	\$56.03	\$112.06	
Deputy Agricultural Commissioner	5	\$49.77	\$33.50	\$83.27	\$416.35	
Assistant Agricultural Commissioner	3	\$63.71	\$42.88	\$106.59	\$319.77	
<b>Total Hours</b>	172.6714	<b>Total Apiary Reimbursable Personnel Activities Cost</b>			<b>\$13,369.80</b>	
<b>Overhead Rate of Personnel Activities:</b>						
25%					<b>\$3,342.45</b>	
<b>Total Cost</b>					<b>\$16,712.25</b>	
<b>Annual Apiary Registered (\$50 per registry)</b>				140	<b>\$7,000.00</b>	
<b>Total Program Cost</b>					<b>\$23,712.25</b>	

**E-Contract Review**  
**Approval as to Form**

Department Name: County of Tehama – Agricultural Commissioner

Vendor Name: CA- Department of Food and Agriculture

Document Description: Apiary Protection Program Cooperative Agreement

APPROVED AS TO FORM:



Office of the Tehama County Counsel

Daniel B. Klausner, Senior Deputy County Counsel

Date: 12/30/25



# Tehama County

## Agenda Request Form

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**File #:** 25-2185

**Agenda Date:** 1/13/2026

**Agenda #:** 14.

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### **PLANNING DEPARTMENT - Director Jessica Martinez**

#### **Requested Action(s)**

a) Public Hearing - Conduct a public hearing to consider Tehama County General Plan Amendment #24-01

b) Request to find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061 (b)(3) Common Sense Exemption, Section 15262 Feasibility and Planning Studies, Section 15283 Housing Needs Allocation, and adopt the findings relative to CEQA in the staff report and as contained in Attachment A;

c) RESOLUTION - Request the Board of Supervisors Adopt the GPA #24-01 and resolution with findings as contained in Attachment A for the 2024-2029 Tehama County Housing Element update

#### **Financial Impact:**

none

#### **Background Information:**

The proposed General Plan Amendment #24-01 is an update to Tehama County's Housing Element, which focuses on policies and programs that are designed to address the County's share of the regional housing needs allocation. The Housing Element has been prepared to meet the requirements of the state law (Section 65580-655889.8 of the California Government Code) and to meet the community objectives as stated in the General Plan. This Housing Element is for the planning period from 2024 to 2029 and complies with the state-mandated five-year cycle.

On December 4, 2025, following the public hearing discussion, the Planning Commission voted to recommend that the Board of Supervisors adopt the CEQA exemption, and voted to recommend that the Board of Supervisors approve the GPA #24-01 Resolution with the findings incorporated therein.



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** January 6, 2026  
**TO:** Tehama County Board of Supervisors  
**FROM:** Jessica Martinez, Director of Planning  
**SUBJECT: CONSIDERATION OF GPA # 24-01; TEHAMA COUNTY HOUSING ELEMENT UPDATE 2024-2029**

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**SUPERVISOR DISTRICT(S):**  
Countywide

### **SUMMARY**

The Housing Element is one of the seven required elements in the County's General Plan. Every 5 years the Housing Element must be updated to address regional housing needs allocation (RHNA), site inventory, housing constraints and any new provisions in the law.

The proposed General Plan Amendment # 24-01 is an update to Tehama County's Housing Element, which focuses on policies and programs that are designed to address the County's share of the regional housing needs allocation. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and to meet the community objectives as stated in the General Plan. This Housing Element is for the planning period from 2024 to 2029 and complies with the state-mandated five-year update cycle.

On December 4, 2025, following the public hearing discussion, the Planning Commission voted 5:0 to recommend that the Board adopt the CEQA exemption, 4:0 in favor of recommending the Board adopt the General Plan Amendment No. 24-01 Resolution.

### **GENERAL PLAN CONSISTENCY**

The Tehama County 2024–2029 Housing Element is a required component of the Tehama County General Plan, which was completed and adopted in 2009. State law requires that the General Plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies.

The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the county. The Housing Element has been reviewed to ensure internal consistency between it and other General Plan Elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan.

## **DISCUSSION**

The County must conduct at least one public hearing prior to adopting the updated 2024-2029 Housing Element. The Tehama County Planning Commission conducted a workshop on March 7, 2024, to accept and receive public testimony and comment prior to submitting the Draft Housing Element Document to the State Department of Housing and Community Development (HCD). The County has not received any comments from the public or stakeholders since the March 7, 2024, workshop. The comments received at the workshop, which are addressed in the final draft document for adoption by the county.

After adoption by the Board of Supervisors, the final 2024–2029 Housing Element must be submitted to HCD for a final 60-day review. State certification of the Housing Element provides the County with a number of grant benefits and opportunities for addressing housing needs in the unincorporated area of Tehama County.

## **PUBLIC NOTICE**

Notice of this hearing was published in the Red Bluff Daily News and mailed to stakeholders on December 27, 2025

## **ENVIRONMENTAL ASSESSMENT**

Every 5 years the Housing Element must be updated to address regional housing needs, site inventory, housing constraints and any new provisions in the law pursuant to Section 65580 – 65589.8 of the California Government Code. The Tehama County Housing Element 2024-2029 focuses on policies and programs that are designed to address the County’s share of the regional housing need. The focus is on actions that provide direction on programs, actions, and studies the County proposes to take in the future. Others support, coordinate or educate about existing programs and regulations. There are no site-specific housing projects identified in this document. Based on the proposed General Plan amendment it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. Therefore, the project is exempt from California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); Common Sense Exemption, Section 15262 – Feasibility and Planning Studies, Section 15283 – Housing Needs Allocation; the activity is not subject to CEQA.

## **RECOMMENDATION:**

Staff and the Planning Commission recommend that the Board of Supervisors take the following actions:

- A. Public Hearing – Conduct a public hearing to consider Tehama County General Plan Amendment # 24-01.**
- B. Request to find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) Common Sense Exemption, Section 15262 Feasibility and Planning Studies, Section 15283 Housing Needs Allocation and adopt the findings relative to CEQA in the staff report and as contained in Attachment A;**
- C. Request the Board of Supervisors adopt the GPA # 24-01 and Resolution with findings as contained in Attachment A for the 2024-2029 Tehama County Housing Element Update.**

## **ATTACHMENTS**

- A. Board of Supervisor Resolution approving General Plan Amendment #24-01; Tehama County Housing Element Update 2024-2029.**
- B. Final Draft 2024-2029 Housing Element**
- C. GPA #24-01 2024-2029 Housing Element Notice of Exemption (NOE)**

# ATTACHMENT A

RESOLUTION NO. \_\_\_\_\_

## GENERAL PLAN AMENDMENT 24-01 ADOPTION OF 2024-2029 HOUSING ELEMENT OF THE GENERAL PLAN

**WHEREAS**, Government Code Section 65300 et seq. specifies that Counties shall adopt and periodically update their General Plans; and,

**WHEREAS**, Every 5 years the Housing Element must be updated to address regional housing needs allocation, site inventory, housing constraints and any new provisions in the law pursuant to Section 65580 – 65589.8 of the California Government Code; and

**WHEREAS**, The Tehama County Housing Element 2024-2029 addresses the projected housing needs of current and future county residents and complies with Government Code Sections 65580-65589.8; and,

**WHEREAS**, The Tehama County Housing Element 2024-2029 provides policies and programs that are designed to address the County's share of the regional housing needs. The focus is on actions that provide direction on programs, actions, and studies the County proposes to take in the future. Other programs support, coordinate or educate about existing programs and regulations. There are no site-specific housing projects identified in this document. Based on the proposed General Plan amendment it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); the activity is not subject to CEQA; and

**WHEREAS**, Tehama County has conducted the state mandated analyses, and studies in connection with the updated Housing Element of the General Plan of the County; and,

**WHEREAS**, The Draft 2024-2029 Housing Element for Tehama Count for the 7<sup>th</sup> Cycle prepared in accordance to GC Sections 65580 & 65589.8; and,

**WHEREAS**, the Planning Commission conducted a publicly noticed workshop related to the 2024-2029 Housing Element update process on March 7, 2024; and,

**WHEREAS**, The Draft 2024-2029 Housing Element was circulated to Stakeholder(s) who requested the Housing Element Draft on July, 2024 and then posted on the County's Website, prior to review by the State Department of Housing and Community Development (HCD) and,

**WHEREAS**, the Planning Commission conducted a public hearing on March 7, 2024 to receive and consider all public comments relating to the Final 2024-2029 Housing Element General Plan Amendment (GPA 24-01) and the related CEQA Exemption. The Planning Commission recommended that the Board of Supervisors adopt the 2024-2029 Housing Element (GPA 24-01) and approval the associated CEQA Exemption; and,

**WHEREAS**, General Plan Amendment #24-01, for the 2024-2029 Housing Element, is designed to address the projected needs of current and future County Housing in accordance with Government Code sections 65580 at seq.; and

**WHEREAS**, the Board of Supervisors of the County of Tehama deems it in the public interest to amend the Housing Element of the Tehama County General Plan; and

**WHEREAS**, the Board of Supervisors deems this General Plan Amendment (#24-01) necessary in order to provide for the orderly development of the County and to provide for the promotion and protection of the public health, safety, peace, morals, comfort, convenience and general welfare; and,

**WHEREAS**, the Board of Supervisors conducted a public hearing regarding the updated General Plan Housing Element 2024-2029 (GPA 24-01) and associated CEQA Exemption; and,

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of the County of Tehama, in the exercise of its independent judgment, and based upon all the evidence in the record finds, and determines as follows:

- A. That the GPA #24-01 is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
- B. The updated Housing Element conforms to the provisions of California Planning and Zoning Law (GC Section 65000); and
- C. The Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and to meet the community objectives as stated in the General Plan; and
- D. Adopt the General Plan Amendment #24-01 (2024-2029 Tehama County Housing Element), with the findings contained in the staff report and this Resolution.

The foregoing resolution was offered on a motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and carried by the following vote of the Board:

AYES:

NOES:

ABSENT OR NOT VOTING:

\_\_\_\_\_  
CHAIRMAN, Board of Supervisors

STATE OF CALIFORNIA        )  
  ) ss  
COUNTY OF TEHAMA)

I, **SEAN HOUGHTBY**, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

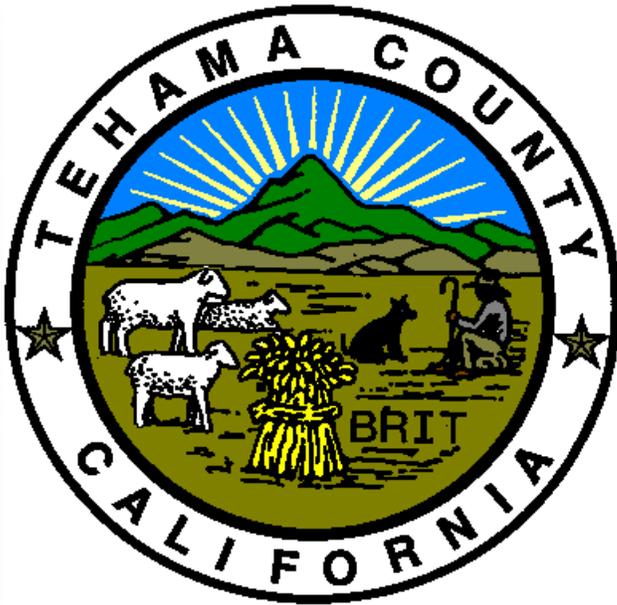
DATED: This \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Sean Houghtby, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Tehama, State of California.

By \_\_\_\_\_  
Deputy

ATTACHMENT(S):

2024-2029 Tehama County Housing Element



***TEHAMA  
COUNTY  
HOUSING  
ELEMENT  
2024-2029***

***HCD Review Draft  
December 2024***

***Revised September 2025***





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# 1. Introduction



# INTRODUCTION

## ORGANIZATION

This Housing Element is organized into four sections. These sections provide an introduction and identify the housing needs in the community, the constraints to development, resources for future development, and goals, policies, and programs to address the needs and constraints in Tehama County. The sections are as follows:

1. **Introduction:** Provides for the organization, community context, purpose, and requirements of the Housing Element, and data sources, community involvement, and the Housing Element's consistency with the other elements of the General Plan.
2. **Housing Program:** Sets forth the County's goals, policies, and programs designed to address the housing needs in Tehama County.
3. **Housing Needs Assessment:** Contains a demographic and housing profile of the county and includes a discussion of current and future housing needs.
4. **Fair Housing Assessment:** Aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
5. **Housing Resources and Sites Analysis:** Describes the County's housing resources as well as the City's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the County.
6. **Housing Constraints:** Analyzes potential governmental and nongovernmental constraints to housing development. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes.
7. **Review of Previous Housing Element:** Evaluates the County's past performance based on its progress toward the objectives identified in the 2019–2024 Housing Element.

## COMMUNITY CONTEXT

Tehama County is located in Northern California, at the upper end of the Sacramento Valley. It is bordered on the north by Shasta County, to the east by Plumas County, to the south by Butte and Glenn counties, and to the west by Trinity and Mendocino counties. Tehama County has a total land area of approximately 2,951 square miles, or 1,888,640 acres. The topography of Tehama County includes predominantly foothills and mountains in its eastern and western portions, with the Sacramento Valley occupying most of the area between these portions.

According to the 2020 US Census, the population of the unincorporated areas of Tehama County was 42,440. As of January 1, 2023, the California Department of Finance estimates the population of all of Tehama County at 64,271, which also includes the three incorporated cities, Red Bluff (14,439), Corning (7,993) and Tehama (425). Red Bluff is the county seat and the most populous city in the county. Several unincorporated communities are located throughout the county. Most of the county population lives in the Sacramento Valley. The western and southeastern portions of Tehama County are relatively uninhabited. These areas contain lands managed by federal agencies, mainly National Forest lands and wildlife and wilderness areas. A portion of Lassen Volcanic National Park is located in the far northeastern corner of Tehama County.

## PURPOSE OF THE ELEMENT

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long-term General Plan for its physical development.

The Housing Element is one of the seven required elements in the County's General Plan. The Housing Element is the only element of the General Plan that must be submitted to the California Department of Housing and Community Development (HCD) in order to determine compliance with state laws. The adoption of a Housing Element is the first step towards providing a strategy for suitable housing for the residents of the County. One of the objectives of the Housing Element is to increase public awareness regarding housing issues and to address specific needs, programs, and incentives that will most effectively meet the housing needs.

The County's draft 2024–2029 Housing Element must be submitted to HCD for review. At the end of the review period, HCD will issue a letter to the County identifying any concerns with the analysis or with the proposed goals, policies, and programs. In order to achieve certification, the County must work with HCD to address any outstanding concerns related to the Housing Element. After adoption by the Board of Supervisors, the final 2024–2029 Housing Element must be submitted to HCD for a final 90-day review.

State certification of the Housing Element provides the County with a number of benefits and opportunities for addressing housing needs in the unincorporated area of Tehama County. For instance, a certified Housing Element provides priority access to limited state housing funds and it offers greater protection from potential legal challenges to the Housing Element. In addition, the County is protected from potential financial penalties that may result from future state legislation.

## REQUIREMENTS OF A HOUSING ELEMENT

State housing law (Government Code Section 65583) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This element updates the 2024–2029 Housing Element. This update also establishes the required components of a Housing Element as follows:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels. These needs are to include the jurisdiction’s share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.
- Inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints on the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Tehama County from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of special housing needs (such as disabled and developmentally disabled, elderly, large families, farmworkers, families with a female head of household, and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

## DATA SOURCES

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews, and the review of existing documents. This included data provided by the US Census, American Community Surveys, the Housing and Community Development’s 7<sup>th</sup> Housing Element Data Package for Tehama County, along with other state and local government agency resources, and information from local organizations.

Data used in this element was also generated by the Tehama County Planning Department regarding progress on attaining the goals and objectives outlined in the previous Housing Element. Current real estate information comes from Internet databanks and local newspapers. Several nonprofit organizations that serve the special needs of some county residents provided information on housing needs for specific groups.

## COMMUNITY INVOLVEMENT

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Government Code Section 65583(c)(6)). State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process.

To meet the requirements of state law, the County has completed public outreach and encouraged community involvement, as described herein.

### Planning Commission Study Session

The County held a Housing Element Planning Commission Study Session where the public was invited on March 7, 2024. The meeting was noticed in the Red Bluff Daily News (both in print in a half-page ad for two weekends,). Flyers were posted in County public offices, the local libraries, the Planning Department front counter area, and a special public hearing notice was placed in the Red Bluff Daily News’s Legal Notice section for the half-page ad and the legal notice, as well as the PowerPoint presentation given at the public workshop. During the meeting staff received comments from the public and the Planning Commission. Members of the public asked whether the data only applied to the unincorporated county or if it also covered the cities that were part of the county. The planning commission also had inquiries concerning the application of certain policies from the 2014-2019 Housing Element. The specific polices, and questions and answers included the following:

Policy HE-2.A Identify and pursue available federal, state, and private financial resources for the provisions of affordable workforce housing and housing affordable for extremely low-, very low-, and low-income households.

Q: Have any of the sources in this policy been identified?

A: Specific actions to implement this effort are included in Program HE-2A.

Policy HE-2.B Make information on housing, housing programs, and housing assistance available to the public.

Q: How are we able to inform the public of available resources if they have not been identified.

A: The County has included Program HE-2A to post available funding sources on the County website annually or as identified.

Policy HE-2.C Work to expand homeownership opportunities for lower-income households.

Q: What is being done to provide homeownership to low-income residents?

A: The County has included Programs HE-2A, HE-3B and 3C to connect low-income households with homeownership opportunity.

Policy HE-4.A Seek and support programs that address the housing needs of special needs groups such as seniors, persons with physical disabilities, person with developmental disabilities, farmworkers, those in need of temporary shelter, single parent families, and large families. Policy HE-4.B Work with local agencies to identify and pursue funding for housing for special needs groups

Q: Who has assisted with special needs housing seek housing.

A: The County has included Programs HE-4A, HE-4B, HE-4C, HE-4d, HE-4E and HE-4F to assist persons with special needs.

Policy HE-6.A Facilitate the development of infrastructure (sewer, water, and access roads) in appropriate locations to better serve housing and job creations opportunities. 6A-ADU/MF/Mobile are also opportunities for low-income units.

Q: The County will not be able to assist with the development of housing for lower income households unless there is infrastructure (sewer and water) available.

A: The County has included Program HE 6A Specific actions to implement this effort are included in program HE-6A to apply for funding for infrastructure improvements. Additionally, low-income housing opportunities are provided through the development of ADUs and mobile and manufactured homes.

Programs HE-4.B Emergency Shelter: The county will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continued to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless needs and services at the county offices and other public locations.

Q: Who is the County providing financial assistance to? If the County has set objectives and they are not being fulfilled, we should address this. How can the County work to meet the identified objectives? Why were they not met in the previous cycle? How is the data gathered?

A: Stakeholder groups identified a location within the City of Red Bluff limits, the first stage of the shelter is funded, and the county will continue to provide supportive assistance as applicable. The Shelter project broke ground in 2023 with financial assistance from Tehama County's funding programs.

### **Stakeholder Interviews**

To ensure that the County solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From February to June 2024, the County reached out to agencies and organizations to request their feedback on housing needs in the region. One-on-one consultations were conducted with the following stakeholders on the dates shown:

- Poor and The Homeless - Tehama County (PATH) on March 15, 2024
- Tehama County Continuum of Care on June 20, 2024
- Legal Services of Northern California on June 14, 2024

The organizations interviewed provide support for homeless and at-risk individuals and help them access stable housing. Through consultations, these organizations expressed several concerns about barriers to housing and unmet needs in Red Bluff. They emphasized the urgent need for expanded permanent supportive housing and highlighted the significant challenges posed by the scarcity of affordable housing.

PATH offers comprehensive services to address homelessness in Tehama County. Their funding primarily comes from federal and state grants. PATH bolsters transitional housing efforts by providing a pathway to permanent housing for those experiencing homelessness or housing instability. They stated that despite the recent opening of the county's first permanent supportive housing units, Olive Grove, which provides 32 units, housing availability remains an issue. In order to address ongoing need for emergency shelter and affordable housing, the County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters as part of Program HE-4.B and will proactively reach out to affordable housing developers at least once a year to identify development opportunities and opportunities to support funding applications by housing providers when applicable (Program HE-4.J). They mentioned that transit reductions, including the termination of the Tehama Rural Area Express (TRAX) bus service from Corning to Red Bluff, presents a transportation barrier for people seeking essential services. To address gaps in transportation, as part of Program HE-4.I, the County will meet with the Tehama County Transportation Commission annually to identify gaps in transportation services and opportunities to increase access to vocational training for adults and youth and enrichment activities for children, particularly in lower-income areas such as Gerber, Proberta, Vina, Richfield, and unincorporated areas around Red Bluff and Corning.

The Tehama County Continuum of Care (CoC) provided further insights into housing needs in the area. The CoC, a collaborative network of service providers and stakeholders, focuses on preventing and addressing homelessness and serves as a clearinghouse for funding opportunities related to homeless response services. The CoC provides referral services through coordinated entry and community partners, collaborates with PATH for shelter services, and works with organizations like Empower Tehama to offer transitional housing, rapid rehousing, and rental assistance. During the consultation, the CoC noted that limited access to bilingual services is a key challenge. They also expressed concerns about access to subsidized housing for undocumented individuals, who may be undercounted due to fear of repercussions related to their immigration status. Additionally, they emphasized the need for enhanced collaboration with community organizations to bridge gaps in service provision and support networks. They also reported that approximately 304 homeless individuals are countywide, based on countywide counts and HMIS data.

The CoC receives funding from various sources, including the Encampment Resolution Fund, the Housing and Homelessness Incentive Program (HHIP), the Homeless Housing, Assistance and Prevention (HHAP) program, COC Planning Funds, and Community Development Block Grant (CDBG) grants, which support homeless services and housing projects. With the funding received from these sources, the CoC administers the local allocation through subgrants to service providers. They raised concerns about access to funding, limited shelter capacity, and safety issues in homeless encampments. They emphasized the need for more affordable housing stock and resources for those at risk of homelessness. As previously mentioned, the County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters as part of Program HE-4.B in order to support organizations these essential services.

Legal Services of Northern California, an anti-poverty legal aid organization, indicated that most clients prefer individual living spaces rather than multifamily housing to mitigate noise issues, particularly for families with children or individuals with mental health disabilities. They pointed out the limited rental housing options and opportunities for home ownership for low-income residents, recommending mobile home parks as valuable, low-barrier housing options for older adults and people with disabilities. The rising cost of rent was identified as the biggest barrier to finding affordable, decent housing, and called for more subsidized and supportive housing units. To facilitate the development of housing that is affordable to lower-income households, the County will continue to promote sites for manufactured home construction (Program HE-3.C) and give priority to developments that produce affordable manufactured homes (HE-3.B), as well as pursuing funding for affordable housing (Program HE-2.A) and pursuing funding or supporting funding applications for development projects that support extremely low-income households or other special needs populations (Program HE-4.J). Additionally, they noted the need for housing rehabilitation programs to address physical conditions and code violations. As part of Program HE-5.B, the County will work with HCD and HUD to identify funding to establish a Housing Rehabilitation Program and will apply for funding on an annual basis, as available.

The County considered all feedback received through the public outreach and engagement and this feedback helped to inform the goals, policies, and programs of the Housing Element.

## CONSISTENCY WITH THE GENERAL PLAN

The Tehama County 2024–2029 Housing Element is a required component of the Tehama County General Plan, which was completed and adopted in 2009. State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the county.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Gov’t Code Section 65302.g.3), at the next revision of the Housing Element after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified in state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified in Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Gov’t Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Gov’t Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Gov’t Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. The County plans to review and update the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor’s Office of Planning and Research (OPR).

## SENATE BILL 244- DISADVANTAGED COMMUNITIES

The County completed an analysis of disadvantaged unincorporated communities to comply with Senate Bill (SB) 244 requirements, which did not identify and legacy communities/disadvantaged communities within the unincorporated county. Tehama County LAFCO accepted the report and analyses on March 11, 2015. The County reviewed the disadvantaged unincorporated communities' information again on December 20, 2023 in compliance with state statues and found the same results as previously accepted by Tehama LAFCO. Therefore, there is no further action required by the County for this Housing Element Planning Period. LAFCO contains members from each City Council, the County Board of Supervisors and a citizen at large. Pursuant to state law (SB 244), Counties must identify and describe disadvantaged unincorporated communities that are legacy communities located outside the sphere of influence of a city, while Cities are responsible for fringe and island communities. Therefore, since there have not been any legacy communities identified within Tehama County, there is no further action required by the County at this time pursuant to SB 244.

## **2. HOUSING PROGRAMS**



## HOUSING PROGRAMS

This section identifies the goals, policies, and programs that the County proposes to implement in the 2024–2029 planning period in order to address the housing needs and obstacles to development. The Background Report of the Housing Element, which follows this section, identifies the housing needs and constraints to and resources for the development of housing in the unincorporated area of Tehama County and evaluates the County’s progress in accomplishing the objectives of the previous Housing Element.

## GOALS AND POLICIES

The following goals and policies have been developed to address the housing needs and constraints in Tehama County. The policies will guide the programs and the objectives necessary to fulfill the County’s housing goals.

**GOAL HE-1: HOUSING NEED – ENSURE THAT THERE ARE AN ADEQUATE NUMBER OF HOUSING UNITS AT A RANGE OF DENSITIES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF COUNTY RESIDENTS.**

### POLICIES:

- HE-1.A**      Encourage a variety of housing opportunities that are affordable to all county residents.
- HE-1.B**      Where feasible, encourage developers to offer housing at a range of densities.
- HE-1.C**      Promote the development of housing in community areas with existing infrastructure and services.
- HE-1.D**      Encourage the development of higher-density development in areas in close proximity to services and transportation as well as in areas with adequate infrastructure.
- HE-1.E**      Support infill, mixed-use development, and redevelopment in unincorporated towns in the county as well as in areas adjacent to the cities of Red Bluff and Corning.
- HE-1.F**      Encourage the production of second units and manufactured housing as an additional source of affordable housing.

**GOAL HE-2: AFFORDABLE HOUSING – ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO ALL ECONOMIC SEGMENTS OF THE COUNTY.**

**POLICIES:**

- HE-2.A** Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing and housing affordable for extremely low-, very low-, and low-income households.
- HE-2.B** Make information on housing, housing programs, and housing assistance available to the public.
- HE-2.C** Work to expand homeownership opportunities for lower-income households.
- HE-2.D** Work with developers to identify sites and potential funding sources for the development of affordable housing.

**GOAL HE-3: ADEQUATE SITES – ENSURE THE PROVISION OF ADEQUATE SITES AND FACILITIES TO SUPPORT FUTURE HOUSING NEEDS.**

**POLICIES:**

- HE-3.A** Maintain an inventory of vacant land that is suitable for residential development.
- HE-3.B** Ensure that sufficient vacant, residentially zoned land is available to accommodate future growth in the county.
- HE-3.C** Avoid concentrations of high-density development, such as apartments, in any one area of the county by encouraging a range of residential zoning designations spread throughout the unincorporated communities in the county.

**GOAL HE-4: SPECIAL NEEDS HOUSING – FACILITATE THE DEVELOPMENT OF HOUSING TO SERVE PERSONS WITH SPECIAL NEEDS.**

**POLICIES:**

- HE-4.A** Seek and support programs that address the housing needs of special needs groups such as seniors, persons with physical disabilities, persons with developmental disabilities, farmworkers, those in need of temporary shelter, single-parent families, and large families.
- HE-4.B** Work with local agencies to identify and pursue funding for housing for special needs groups.
- HE-4.C** Facilitate housing opportunities for special needs groups, including those persons with physical and/or developmental disabilities.

**GOAL HE-5: HOUSING CONSERVATION – WORK TO IMPROVE, MAINTAIN, AND CONSERVE THE COUNTY’S EXISTING HOUSING STOCK.**

**POLICIES:**

- HE-5.A** Encourage regular maintenance of housing as a means of conserving existing housing stock.
- HE-5.B** Work to rehabilitate the existing housing stock and strive to replace housing units in need of repair.
- HE-5.C** Conserve the county’s existing stock of affordable housing.
- HE-5.D** Pursue state, federal, and other funding sources to assist lower-income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions.

**GOAL HE-6: ADDRESSING CONSTRAINTS – ADDRESS AND, WHEREVER POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, OR DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF COUNTY RESIDENTS.**

**POLICIES:**

- HE-6.A** Facilitate the development of infrastructure (sewer, water, and access roads) in appropriate locations to better serve housing and job creation opportunities.
- HE-6.B** Maintain an efficient and streamlined permit processing system.
- HE-6.C** Provide incentives or fee deferrals for developments that provide housing affordable to lower-income households.
- HE-6.D** Maintain an updated Zoning Code in which residential development standards are clearly defined.
- HE-6.E** Whenever possible, provide priority processing to developments that meet critical county needs, such as affordable housing.
- HE-6.F** Grant density bonuses for developers of affordable housing who comply with state requirements.
- HE-6.G** Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.
- HE-6.H** Identify and remove constraints to housing for special needs groups, including those persons with physical and/or developmental disabilities.

**GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY – PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS WITHOUT DISCRIMINATION REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, HOUSEHOLD COMPOSITION, SOURCES OF INCOME, OR OTHER ARBITRARY FACTORS.**

**POLICIES:**

- HE-7.A** Discourage discrimination in housing.
- HE-7.B** Promote housing opportunities for all persons, regardless of race, color, ancestry, age, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

**GOAL HE-8: ENERGY CONSERVATION – ENCOURAGE THE USE OF ENERGY AND RESOURCE CONSERVATION IN THE DEVELOPMENT OF HOUSING IN THE COUNTY.**

**POLICIES:**

- HE-8.A** Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.
- HE-8.B** Promote energy-efficient design in residential development.

**IMPLEMENTATION PROGRAMS**

The following programs are designed to implement the County’s housing goals and policies. Each program includes the responsibilities, objectives, funding sources, and time frames for implementation.

**PROGRAMS – GOAL HE-1: HOUSING NEED**

**HE-1.A** **Housing Diversity:** Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.

*Responsibility:* Planning Department

*Objective:* Approve at least five developments that include a range of housing types, including at least 50 units of lower-income housing. Prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Time Frame:* Meet with developers annually starting in 2025 and, assist with application as projects come forward. Establish a list of potential incentives by June 2026 and As feasible incentives are identified, implement within six months of identification (December 2025).

*Funding Source(s):* General Fund

**HE-1.B**

**Annual Reporting:** At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the Regional Housing Need Allocation (RHNA). The Planning Department will report annually on the County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.

*Responsibility:* Planning Department

*Objective:* Identify annual housing priorities and prepare annual report.

*Time Frame:* Annually, by April 1

*Funding Source(s):* General Fund

**HE-1.C**

**Large Site Development.** Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the new Master Plan review process (as described in the draft General Plan Land Use Element) to facilitate affordable unit development. Work with landowners and developers to create sites ranging from one to 10 acres in size on larger parcels that are feasible and appropriate for the development of affordable housing. Pursuant to this commitment, consider reaching out to Poor and the Homeless Tehama County Coalition (Path) to discuss the possibility of utilizing land that they own in unincorporated Tehama County.

The County will proactively conduct outreach efforts on an annual basis until large higher-density sites in the inventory have been developed in order to distribute information to potential developers and provide notice of incentives to further encourage development of larger parcels. Outreach efforts may include, but are not limited to, one-on-one meetings with developers and property owners, as well as maintaining and advertising an inventory of large sites appropriate for residential development and informational materials on available incentives. The County is committed to applying priority project processing and deferral of development impact or permit fees for proposals on large sites that provide low-income, special needs, and/or farmworker housing on these sites.

*Responsible Agency:* Community Development Department

*Objective:* Create large enough development sites to accommodate a range in housing needs. Facilitate the development of at least 80 units of lower-income housing. Prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Time Frame:* Engage in ongoing dialogue with developers and conduct proactive outreach on an annual basis. Offer priority subdivision processing as applications are submitted.

*Funding Source:* General Fund

**PROGRAMS – GOAL HE-2: AFFORDABLE HOUSING**

**HE-2.A Affordable Housing Development Funding:** Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

*Responsibility:* Planning Department/Community Action Agency

*Objective:* Secure state and federal monies for direct support of low-income housing construction and rehabilitation. Facilitate the development of at least 50 units of lower-income housing. Prioritize funding applications for projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Time Frame:* Annually reach out to developers to assist with identifying available funding sources. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County will contact HCD to determine the application deadlines for the various funding sources. The County will apply for funding annually and as it becomes available.

*Funding Sources:* Various funding sources as identified in Background Report Table 6-9 – Summary of Financial Resources for Housing.

**HE-2.B At-Risk Affordable Housing:** Work with owners and agencies to preserve affordable housing stock. As of June 2024, there are no affordable units that are considered at risk of conversion to market rate in the next 10 years. In order to prepare for the possibility of conversion in the future, the County will monitor the status of all affordable housing projects and as their funding sources near expiration, will work with the owners to consider options to preserve such units as affordable. The County will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation. If projects become at risk of converting to market-rate housing, the County will contact nonprofit housing providers to pursue options to preserve the projects and the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County’s desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.

- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

*Responsibility: Planning Department*

*Objective: Identify affordable housing units which are at risk of converting to market-rate units and assist the complex in preserving the affordability of the complex. Preserve the affordability of 35 affordable units in the county.*

*Time Frame: Annually*

*Funding Sources: General Fund*

#### HE-2.C

**Accessory Dwelling Units (ADUs).** The County will encourage the construction of ADUs throughout the county through the following actions, which are aimed at providing an increased supply of affordable units and therefore to help reduce displacement risk for low-income households resulting from overpayment:

- Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section ~~65852-266310~~ - 66342.
- Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources. Additionally, the County will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.
- Proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of higher opportunity and limited rental opportunities (such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff) to increase mobility for low-income households by posting flyers in community gathering places and providing to community groups and homeowners' associations at least annually.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites and to accommodate the unmet portion of the lower-income RHNA.
- Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.

*Responsibility: Planning Department*

*Objective:* Facilitate the development of 10 ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower and moderate-income households, encouraging at least 4 ADUs in higher-opportunity communities such as the such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Time Frame:* Amend the municipal code by June 2025; make ADU materials available by June 2025; evaluate effectiveness of ADU approvals every other year, starting April 2026 and identify additional site capacity, if needed, by 2027. Apply annually for funding to support ADU incentives.

*Funding Sources:* General Fund

**HE-2.D**

**SB 35:** The County will establish a written policy and/or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the County’s website for developers interested in pursuing the streamlined process or vesting rights.

*Responsibility:* Planning Department

*Objective:* Facilitate the development of 10 affordable units through project streamlining, with particular focus on higher-opportunity areas such as such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Time Frame:* Develop a written policy or procedure and post publicly by June 2025.

*Funding Sources:* General Fund

**PROGRAMS – GOAL HE-3: ADEQUATE SITES**

**HE-3.A Housing and Vacant Land Inventory:** Continue to maintain and update the established database of vacant land suitable for residential development to assess the geographical distribution of housing to ensure that housing opportunities are appropriately distributed and to ensure the County has sufficient capacity of residentially zoned land. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. If necessary, consider rezoning parcels if there is an under- or overconcentration of housing in particular areas of the county. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County’s RHNA targets.

Additionally, pursuant to Government Code Section 65583.2(c), the County will amend the zoning code to allow by-right development (without discretionary action) for projects proposing 20 percent of the units affordable to lower income households on APN 024-030-19-1 identified in Table 5-2.

The County will ~~review the rezones completed to~~ revise the Zoning Code to adopt necessary by-right requirements on APN 024-030-019, which was used to meet the RHNA for the 5<sup>th</sup> and 6<sup>th</sup> cycles. Revisions will be made ~~to ensure they were completed pursuant to Government Code section 65583.2(h).~~ ~~and make any adjustments as needed. If needed, any amendments~~ Amendments will be adopted ~~within 6 months of adoption of~~ concurrently with the adoption of the Housing Element.

*Responsibility: Planning Department*

*Objective: Develop a vacant land inventory. Annually monitor as projects are processed.*

*Time Frame: Ongoing, 2024-2029. The County will amend the zoning code by December 2025 to comply with Government Code Section 65583.2(c). Amend zoning on prior rezone sites as needed to comply with Government Code section 65583.2(h) concurrently with the adoption of the Housing Element. ~~by December 2025.~~*

*Funding Sources: General Fund*

**HE-3.B Mobile/Manufactured Home Unit Opportunities:** In an effort to assist with Mobile/Manufactured housing opportunities the County will consider the following:

- Offer reduced Density/EDU Factors for Mobile/Manufactured Home Units,
- Give priority to developments or projects that produce mobile/manufactured home units affordable for extremely low-, very low-, and low - income groups, to the fullest extent permitted by the applicable funding source guidelines. This consideration will be applied during applications that trigger fees and/or funding commitments, which will also be based on information the County will provide. Additionally, prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

- Provide in-person assistance at the Planning Department to help interested persons locate suitable sites for the construction of mobile/manufactured home units affordable to extremely low-, very low-, and low - income groups. Place information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website.

*Responsibility: Planning Department*

*Objective: Encourage and facilitate the development of 10 mobile /manufactured units (affordable to extremely low-, very low-, and low – income households) each year of this Housing Element Cycle through the efforts listed. If the County is not on track to meet this level of development by June 2027, identify additional incentives or assistance that can be provided to further facilitate and encourage mobile/manufactured home development.*

*Time Frame: Monitor mobile home development progress on an ongoing basis. Identify additional incentives or assistance opportunities in 2027 if applicable.*

*Funding Source: Various funding sources as identified in Background Report Table 6-9 – Summary of Financial Resources for Housing, fee assessment will be based on county funds depending on the affected fee program.*

**HE-3.C**

**Manufactured Home Unit Opportunities:** The County currently developed a cost estimate analysis that validates the affordability of manufactured/mobile homes within the county. Development Impact fees are reduced and will be continued to be reviewed regarding the construction of manufacture/mobile home in the county. County staff currently performs outreach regarding the availability of sites for the construction of manufactured/mobile home including conveying the information at the counter through in-person assistance. Staff will continue these informative practices in an effort to assist 5-10 households each year of this Housing Elements Cycle and will continue to promote the opportunity for each property owner to legally construct a manufactured/mobile home on their property as long as it is zone for a residential use. County Staff will continue providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups. Additionally, prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Responsible Agency: Planning Department*

*Objective: Ensure public/developer awareness of affordable mobile/manufactured home unit opportunities, thereby encouraging such construction. Encourage and facilitate the development of 10 mobile /manufactured units (affordable to extremely low-, very low-, and low – income households) each year of this Housing Element Cycle through the efforts listed.*

*Time Frame:* Review Development Impact fees within six months of Housing Element adoption and implement any identified necessary changes at this point. Information will be disseminated as needed during the 2024-2029 Planning Period. Targeted outreach in higher-opportunity areas will be undertaken ~~at least once during the planning period.~~ annually.

*Funding Source(s):* General Fund

**Programs – Goal HE-4: Special Needs Housing**

**HE-4.A Farmworker Housing, Incentives and Funding Assistance:** The County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing. The County will also provide assistance in the form of reduced development standards where feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing. The County will conduct targeted outreach to nonprofit housing developers on this subject at least ~~once during the planning period~~ annually and ~~again~~ as any Notice of Funding Availability (NOFA)s are available.

*Responsibility:* Planning Department

*Objective:* Provide project and funding assistance for two farmworker housing projects in the unincorporated area that will establish 50 farmworker housing units (extremely low income).

*Time Frame:* At least annually from 2024-2029, Track funding as NOFAs are released. Conduct targeted outreach to nonprofit housing developers on this subject at least annually ~~once during the planning period~~ and ~~again~~ as any NOFAs are available. As interested nonprofit housing developers come forward work with them to identify and pursue available funding.

Geographic Targeting: Countywide

*Funding Source:* Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing, fee assessment will be based on county funds depending on the affected fee program.

**HE-4.B Emergency Shelter:** The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless service providers and the Local Continuum of Care Plan to identify homeless needs and services at the County offices and other public locations.

*Responsibility:* Planning Department/Community Action Agency and Department of Social Services

*Objective:* Assist in the development one or more emergency shelters with capacity to serve 64 community members.

*Time Frame:* Provide funding annually and provide information at the County offices by the end of 2025. Ensure continuous operation of the shelter.

*Funding Source:* Emergency Shelter Grant (ESG) funds, Supportive Housing Act Program (SHP) grants, HUD Continuum of Care grants, General Fund

**HE-4.C Senior Housing:** The County will annually review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints, if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County, such as fee reductions, modifications to development standards, and financial incentives, as available.

*Responsibility:* Planning Department, Building Division

*Objective:* Facilitate the development of 1 housing development for seniors.

*Time Frame:* 2024-2029. Annually meet with stakeholders including governmental agencies, nonprofit groups, and other agencies to gather input prior to the annual review of county codes, ordinances, and standards. Create list of incentives by June 2026 and i-Implement ~~feasible development incentives~~ within six months of being identified.

*Geographic Targeting:* Countywide

*Funding Sources:* General Fund, appropriate state and federal funds

**HE-4.D Project-Based Rental Assisted Housing:** The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will conduct outreach to prospective developers once during the planning period to communicate these incentives. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

*Responsibility:* Planning Department, Building Division

*Objective: Facilitate the development of at least 10 units of rental assisted housing that promotes self-sufficiency and long-term independent living.*

*Time Frame: 2024-2029. Conduct developer outreach at least once during the planning period. Provide technical assistance and implement incentives as developers come forward and request assistance. Apply for funding at least annually.*

*Geographic Targeting: Areas of higher opportunity in the County.*

*Funding Sources: General Fund, appropriate state and federal funds*

**HE-4.E Special Needs Households Flexibility in Development Standards:** The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives or amendments to the zoning standards, new housing construction programs, and supportive services programs when adequately justified as needed by the developer. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others’ applications for funding under state and federal programs designated specifically for special needs groups. Specific to large households, the County will work with developers to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects to reduce displacement risk and increase housing mobility throughout the County.

*Responsibility: Planning Department, Board of Supervisors*

*Objective: Meet special needs, seek funding for special needs groups and if demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects. Assist in the development of at least five units with at least three bedrooms.*

*Time Frame: 2024–2029, annually reach out to housing providers, apply for funding as NOFAs are released.*

*Funding Source: Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.*

**HE-4.F Special Needs Households including Veterans:** The County will provide financial assistance, as budget allows, on an annual basis for the County Veterans Services in order to process claims and referrals for all veterans. These claims and/or referrals may assist veterans that are low income household(s), female-headed households, mentally and/or physically disabled, a senior and/or homeless. This protected class of people may struggle in a day to day work environment, and/or to pay their bills while finding secure and stable shelter for themselves and their family members.

*Responsibility:* Board of Supervisors and Tehama County Veterans Services Office

*Objective:* Secure at least 1 additional staff member and additional resources at the Tehama County Veterans Services Office to aid the Veterans Service Officer with Federal and State mandated program requirements and deliverables.

*Time Frame:* Annually budget for staff needed to meet Federal and State claims and referral missions.

*Funding Source:* Tehama County General Fund Budget

**HE-4.G Zoning Code Amendments:** The County will amend the Zoning Code as follows:

- Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State’s definition of family
- Permit low-barrier navigation centers, defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- Amend the County’s Density Bonus to comply with California Government Code Section 65915, as revised.
- Review existing development and managerial standards for emergency shelters to ensure compliance with Government Code Section 65583 (a)(4). Review and revise parking standards for emergency shelters to allow sufficient parking to accommodate all staff working in the emergency shelter, provided standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4)(B)(ii). Additionally, comply with the requirements under Government Code Section 65583 (a)(4)(C) and amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- Explicitly allow SRO units in the R-3 and R-4 zones and develop a procedure and development standards to encourage and facilitate the development of SROs.
- Amend the Zoning code to comply with Health and Safety Code Sections 17021.5, 17021.6 and 17021.8.
- Adopt a formal procedure to process reasonable accommodations to ensure individuals with disabilities have equal access to housing.

*Responsibility:* Board of Supervisors and Tehama County Veterans Services Office

*Objective:* Facilitate the development of shelter services to serve at least 64 homeless community members. Facilitate the development of 15 units affordable housing through the density bonus to increase mobility opportunities; encourage density bonus units in higher-opportunity communities such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

*Time Frame:* Complete zoning code amendment within one year of Housing Element adoption.

*Funding Source:* Tehama County General Fund Budget

**HE-4.H Fair Housing:** To affirmatively further fair housing, the County will undertake the following actions during the planning period:

- Continue to make housing referrals for affordable housing and tenant/landlord issues to HUD as well as the California Department of Fair Employment and Housing (DFEH) and Legal Services of Northern California (LSNC).
- Continue to provide translation services upon request on an ongoing basis for Planning Commission and Board of Supervisor meetings and materials and continue to offer accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.
- Establish a page on the County website by June 2026 ~~has a page~~ devoted to fair housing and tenant/landlord resources. Include links to the California Tenant Landlord Handbook (in English and Spanish), the Federal Department of Housing and Urban Development (HUD) Fair Housing Handbook, HUD’s fair housing webpage, and local legal clinics Continue to post on the County’s website tenant/landlord information, information on affordable housing projects and programs available in the county, and a copy of the Housing Element. Review materials for needed updates and update annually as necessary.
- Actively recruit residents from lower-income communities and multilingual residents from the Hispanic or Latino and Native American communities by June 2027 to serve or participate on boards, committees, and other local government bodies and conduct additional public input outreach in low-resource areas when generating plans related to investment.

*Responsibility:* Planning Department

*Objective:* Connect at least 25 residents with fair-housing resources during the planning. Recruit at least 2 residents from lower-income communities, Hispanic or Latino, and/or Native American communities to decision-making bodies ~~within the planning period.~~by June 2027.

*Time Frame:* See individual bullet points for timing.

Geographic Targeting: Countywide

*Funding Source:* Tehama County General Fund Budget; State and Federal funds as available

**HE-4.I Access to Resources and Place-Based Revitalization:** To address fair housing issues identified in the Assessment of Fair Housing related to access to resources and facilitate place-based strategies, the County will implement the following:

- Identify and pursue funding to construct bicycle and pedestrian facilities identified in the Tehama County Active Transportation Plan, including the safe travel-way that will

connect Los Molinos Elementary School with Los Molinos High School. Review funding opportunities on an annual basis and apply at least twice during the planning period.

- Identify and pursue funding to minimize negative effects to drinking water for County residents due to agricultural operations and solid waste exposure in the county. Review funding opportunities on an annual basis and apply at least twice during the planning period. When applicable, partner with the Tehama County Flood Control and Water Conservation District to conduct outreach about programs.
- The County will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched.
- Identify and pursue funding for infrastructure or subsidies that would access to broadband and cell phone signal, particularly for lower-income communities, as identified in the Broadband Planning and Feasibility Study. Review funding opportunities on an annual basis and apply at least twice during the planning period.
- Meet annually with the Tehama County Transportation Commission to identify gaps in transportation services and opportunities to increase access to vocational training for adults and youth and enrichment activities for children, particularly in lower-income areas such as Gerber, Proberta, Vina, Richfield, and unincorporated areas around Red Bluff and Corning.
- Meet with school district representatives by June 2025-2026 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments countywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (not including projects that are exclusive to senior residents) with the goal of connecting at least 5 district households with affordable housing opportunities. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the County will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding applications at least once during the planning period. Coordinate with any similar efforts occurring in Red Bluff and Corning to ensure students from unincorporated areas who attend schools in these cities also have access to improved educational resources.
- To increase employment opportunities in low-opportunity areas, coordinate with Shasta College and the Red Bluff Tehama Chamber of Commerce to identify opportunities to increase the availability of job training and business development opportunities, particularly in lower-income communities such as Gerber, Proberta, Vina, Richfield, and unincorporated areas around Red Bluff and Corning. Develop a plan by June 2026 and implement within six months, as appropriate.
- To address limited availability of childcare and early childhood education opportunities outside of Red Bluff, Tehama, and Corning, study the feasibility of establishing a program to address childcare needs in the County. The program may include, but is not limited to, providing incentives to provide child care facilities in

affordable housing projects. The feasibility study will be completed by December 2026 and will include discussions with Northern California Child Development, Inc. (NCCDI) to determine what is necessary to close resource gap for female-headed households. If a program is determined to be feasible and funding is available, the County will work with stakeholders to establish and implement by December 2027.

- To reduce the potential for disaster-related displacement, the County will coordinate with the Tehama County Fire Marshal’s Office, the Tehama-Glenn Fire Safe Council to support outreach efforts related to hazard mitigation and ensure they reach communities with higher concentrations of lower-income households or persons with disabilities. Additionally, in accordance with the 2025 Multi-Jurisdictional Hazard Mitigation Plan, the County will conduct outreach to assist residential care facilities to have staff trained on evacuation procedures and will provide assistance to residents for Provide assistance to residents for flood proofing wellheads in areas of known flood risk. Through these and other outreach and mitigation actions, the County will reach at least 300 households with outreach and assistance activities, targeting lower-income areas and areas with higher concentrations of residents with disabilities.

*Responsibility: Planning Department*  
*Objective: See individual bullet points*  
*Time Frame: See individual bullet points*  
*Funding Source: Tehama County General Fund, State and Federal funds as available*

**HE-4.J** **Special Needs Households including Extremely Low-Income Households:** The County will proactively reach out to affordable housing developers at least once a year to identify development opportunities and opportunities to support funding applications by housing providers when applicable. The County shall apply for state and federal funding on behalf of housing providers when funding sources require public agency involvement. In addition, the County will provide financial assistance, as budget allows, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households to mitigate the risk of displacement and support housing stability. The County, as noted in Program HE-4.G, will allow and implement development standards to support the development of single-room occupancy (SRO) units. The County will also expand regulatory incentives for the development of units affordable to extremely low-income households and encourage transitional and supportive housing, and other special housing arrangements to assist in housing for extremely low-income households.

*Responsibility: Board of Supervisors and Planning Department*  
*Objective: Assist in the development of at least five units affordable to extremely low-income households.*  
*Time Frame: Establish list of incentives by June 2026.*  
*Funding Source: Tehama County General Fund Budget*

**PROGRAMS – GOAL HE-5: HOUSING CONSERVATION**

**HE-5.A Building Inspection/Code Enforcement:** The County will continue to handle complaints on a reactive basis. Efforts will focus on a variety of issues, including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs.

*Responsibility: Building and Safety Department*

*Objectives: Identify substandard housing or housing with code violations and provide information on rehabilitation program to at least 10 eligible households.*

*Time Frame: 2024-2029 Ongoing, as violation occur.*

*Funding Source: General Fund and/or CDBG funds*

**HE-5.B Housing Rehabilitation:** The County will work with HCD and HUD to identify funding to establish a Housing Rehabilitation Program, similar to previous programs provided by the County. The County will apply for funding on an annual basis, as available. While the County anticipates to primarily apply for CDBG and HOME funding, other sources of funding will be considered depending on local conditions. The County will also make information available on the County’s website and at the public counter.

*Responsibility: Planning Department, Building and Safety Department*

*Objectives: Establish a Housing Rehabilitation Program and assist 10 households with improvements, including at least 4 lower-income households.*

*Time Frame: Establish program and make information available on the County’s website by June 2027.*

*Funding Source: State and Federal funding*

**PROGRAMS – GOAL HE-6: ADDRESSING CONSTRAINTS**

**HE-6.A Infrastructure Improvements:** Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development.

To facilitate development on R-4 zoned sites intended to accommodate the lower income RHNA the County will take the following actions:

- Forward the adopted housing element to water and sewer service providers
- Coordinate with property owners and developers to identify and take necessary steps to provide infrastructure at least every other year, as necessary

- Coordinate with the City of Red Bluff and execute an agreement or other method to extend water and sewer service by 2027
- Apply for funding, as needed, at least twice in the planning period to assist with the extension of water and sewer service
- By 2027, if there is no developer interest or plan to have infrastructure available early enough to facilitate development in the planning period, the County will identify additional sites and/or alternative approaches to accommodate any remaining RHNA by 2028.

~~In addition, to comply with SB 1087, the County will forward a copy of the Housing Element to all service providers and continue to grant priority for service to proposed developments that include units affordable to lower income households.~~

*Responsibility: Board of Supervisors, Planning Department*

*Objectives: Continue to work with service districts to improve and expand County infrastructure to support existing and future development. Provide at least one infrastructure improvement during the planning period.*

*Time Frame: 2024-2029, apply for funding at least every other year, as NOFAs are released. Forward the Housing Element to once it is adopted. Work with property owners and developers as projects; Facilitate development on R-4 zoned sites by 2027. Identify alternative strategies if needed, by 2028. annually, as NOFAs are released. Forward the Housing Element once it is adopted.*

*Geographic Targeting: Areas of the County near existing infrastructure or actively pursuing improvement. Areas in the R-4 zone that are inventoried in the low-income income category within the Housing Element sites inventory.*

*Funding Source: CDBG, USDA funds, and General Funds*

**HE-6.B**

~~**Annexation, Cities (Red Bluff, Corning, and Tehama), Community Service Districts:**~~

The County will continue to work with ~~the Cities~~incorporated municipalities (Red Bluff, Corning, and Tehama) ~~and,~~ community service districts to overcome constraints to water and sewer service for housing, prioritizing improvements for lower-income housing and in low-resource areas to further place-based revitalization efforts, and expand the supply of developable land, particularly for multifamily housing projects within each city's sphere of influence. The County will:

- Apply for available state and federal funding for water, sewer, and storm drainage improvements and/or system expansion.
- Seek financial assistance of developers in preparing community plans or specific plans that can address public service and facilities for new developments.
- Coordinate every two years with special districts to assess infrastructure and service needs, establish appropriate financing arrangements to charge reasonable fees on new development to pay for the expansion of water and

sewer services within their spheres of influence, and discuss and assist in implementation of necessary expansions.

- Provide technical assistance to developers interested in establishing community facilities and community service districts to finance needed infrastructure and services where these are financially feasible, including infrastructure expansions to serve residential units in near Red Bluff, Corning and Tehama. Additionally, the County will proactively coordinate with relevant agencies related to any required annexation or Sphere of Influence processes related to utility expansion.
- Provide a copy of the adopted Housing Element to all area water and sewer providers serving the unincorporated communities within one month of adoption, in accordance with Government Code Section 65589.7. The bill requires the providers to give priority to proposed housing projects that will include units affordable to lower-income households when capacity is limited.

~~to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development. The County will establish a formal procedure with LAFCo, Cities, and Community Service Districts within the county to expedite approval of the extension of infrastructure services when a project is proposed near areas with infrastructure.~~

*Responsibility: Planning Department, LAFCo, Cities and Community Service Districts (CSD)*

*Objectives: ~~Assist with the infrastructure improvements. Coordinate with Cities and CSDs to facilitate annexations and services in areas that are planned for development.~~*

*Time Frame: ~~Coordinate with service providers every two years and identify infrastructure constraints by July 2027; conduct infrastructure improvements dependent on grant funding availability. Apply annually for Notices of Funding Availability (NOFAs). 2024-2029, as annexations occur.~~*

*Funding Source: ~~Community Development Block Grant Program (CDBG), US Department of Agriculture (USDA) Rural Development, state Clean Water grants or loans, developer fees, General Fund, application fees and CSD funds~~*

**HE-6.C**

**Permit Processing:** Review the County’s permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.

*Responsibility: Planning Department/Building and Safety Department*

*Objectives: Review permitting procedures to ensure streamlined permit process. Facilitate the development of 454 units of housing, including 61 units to accommodate extremely low-income households, 60 units to accommodate very low-income*

*households, and 82 units to accommodate low-income households.*

*Time Frame: 2024-2029, review procedures annually*

*Funding Source: General Fund*

**HE-6.D Expedited Processing and Technical Assistance:** Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with physical disabilities and/or developmental disabilities, in areas consistent with existing development policies.

*Responsibility: Planning Department*

*Objectives: Provide expedited processing and/or technical assistance for affordable housing projects. Facilitate the development 61 units to accommodate extremely low-income households, 60 units to accommodate very low-income households, and 82 units to accommodate low-income households.*

*Time Frame: 2024-2029. As projects are processed through the Planning Department.*

*Funding Source: General Fund*

**HE-6.E Permitting Fees:** As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.

*Responsibility: Planning Department*

*Objectives: Provide fee deferrals for a minimum of two affordable projects.*

*Time Frame: 2024–2029. As projects are processed through the Planning Department.*

*Funding Source: Affordable Housing Program Fee*

**HE-6.F General Plan Consistency:** The County will track the status of updating the following elements of the General Plan to comply with State law: Land Use/Fire, Safety/Fire Element, and the Environmental Justice Element. The County will ensure that, as elements of the General Plan are updated, the entirety of the General Plan remains internally consistent.

*Responsibility: Planning Department, Board of Supervisors*

*Objectives: Track the updating of elements of the General Plan. Ensure the Housing Element and other chapters of the General Plan are internally consistent.*

*Time Frame: Annually review the General Plan, and review for internal consistency as elements are updated.*

*Funding Source: General Fund*

**PROGRAMS – GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY**

**HE-7.A Equal Housing Opportunity and Fair Housing Referrals:** Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information. Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).

*Responsibility: Planning Department/Community Action Agency*

*Objectives: Provide information on housing discrimination at County offices and website, and other public places and where necessary. Refer discrimination cases to DFEH or HUD or other appropriate agencies.*

*Time Frame: Ongoing. Annually update information/outreach materials, as needed 2024-2029. Refer discrimination complaints as they are received.*

*Geographic Targeting: Countywide*

*Funding Source: General Fund*

**PROGRAMS – GOAL HE-8: ENERGY CONSERVATION**

**HE-8.A Title 24:** The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.”

*Responsibility: Building and Safety Department*

*Objectives: Enforcement of provisions of Title 24 for new residential development.*

*Time Frame: Ongoing, 2024-2029*

*Funding Source: General Fund*

**HE-8.B Weatherization Programs:** The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need. The County will provide information at the Planning Department and on the County’s website.

*Responsibility: Planning Department/Community Action Agency*

*Objectives: Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established. If weatherization assistance is determined to be feasible, provide assistance to at least 20 households during the*

planning period. If the program is determined to be feasible, conduct program outreach in lower-income areas within the county.

*Time Frame:* Ongoing, 2024-2029. Post information at the Planning Department and on the County’s website by the end of 2019. Review the feasibility of offering weatherization assistance by December 2025 and implement within six months if determined to be feasible.

*Funding Source:* CDBG and/or HOME funds (if County establishes weatherization program)

### QUANTIFIED OBJECTIVES

Quantified housing objectives are provided in Table 2-1 for the construction of new housing units, the rehabilitation or conservation of existing units, and the preservation of affordable and special needs housing units as a result of implementation of the above programs. These objectives, which are for the 2024–2029 planning period, are based on past development trends and the results of the County’s programs discussed previously.

During the planning period, the actions identified by the County will assist in the construction of 138 extremely low-income, 60 very low-income, 148 low-income, and 77 moderate-income units. Furthermore, the construction of 174 above moderate-income units is anticipated. The development of units that are expected to be affordable to lower-income households will likely include a mix of multifamily units, mobile homes, mixed-use development, and second units. The development of units affordable to moderate- and above moderate-income residents is expected to be achieved through the construction of low-density multifamily units (e.g., duplexes) and single-family homes.

In addition to new construction units, ~~70-85~~ lower-income housing units should be rehabilitated between 2024 and 2029, while ~~102-169~~ low-income units will be preserved through the Housing Choice Voucher Program. Furthermore, certain actions—the results of which are not shown in this table, such as a first-time homebuyer program—may help create homeownership opportunities for lower-income families.

TABLE 2-1  
SUMMARY OF QUANTIFIED OBJECTIVES FOR UNINCORPORATED TEHAMA COUNTY

Income Group	New Construction	Rehabilitation/ <u>Conservation</u>	Preservation	Total
Extremely Low Income	63	<del>2045</del>	60	<del>14338</del>
Very Low	60	<del>105</del>	7	<del>650</del>
Low	180	<del>5550</del>	102	<del>15348</del>
Moderate	100	<del>2545</del>	30	<del>8277</del>
Above Moderate	125	<del>4025</del>	30	<del>1794</del>

Note: \* Extremely low-income group was determined using 50 percent of the very low-income group.

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## **3. Background Report**



## BACKGROUND REPORT

### HOUSING NEEDS ASSESSMENT

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the unincorporated area of Tehama County. This information is used to determine existing and future housing needs in the county. It serves as the foundation for the development of the County’s goals, policies, and programs that are designed to meet its identified housing needs.

#### POPULATION

According to the California Department of Finance (DOF), the estimated population of unincorporated Tehama County was 42,440 in 2020. The population increased by approximately 0.5 percent between 2010 and 2020 but decreased from 2020 to 2023 by 1.5 percent. **Table 3-1** shows the population trends in unincorporated Tehama County from 1970 to 2020.

The unincorporated portion of the county, while growing in population, has experienced a steadily declining growth rate over the past quarter century. Part of this is explained by a significant decline in net migration to the county. Net migration is based mainly on the abundance or lack of jobs in an area. The decline in net migration occurred during a time of economic recession in California, which may partially explain the decline.

TABLE 3-1  
POPULATION GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

Year	Population	Numerical Change	Percentage Change
1970	17,951	—	
1980	24,288	6,337	35.3%
1990	30,991	6,703	27.6%
2000	35,719	4,728	15.3%
2010	41,306	5,587	1.0%
2020	42,440	1,134	0.5%
2023	41,414	-1,026	-1.5%

Sources: 1. US Census Bureau Decennial Census 1970 to 2020

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of the future population of that jurisdiction. **Table 3-2** shows the projected population for Tehama County, both overall and for the unincorporated areas. These projections are based on interim county population estimates prepared by the DOF.

TABLE 3-2  
POPULATION PROJECTIONS

Year	County Population	Unincorporated Population
2013	63,772	41,538
2018	77,457	51,462
2029	91,677	63,385

Source: DOF 2013; Tehama County 2009–2029 General Plan EIR, Table 4.11-3

### Population by Age

The age distribution of the county’s population is shown in **Table -3**. Compared with the state as a whole, the population of Tehama County is older. The median age in the county was 40 in 2021, while the median age in the state was 37. Approximately 22.9 percent of the county’s population is 19 years old or younger, compared with 25.5 percent of the state’s population. However, the proportion of county residents aged 65 and over is greater than that of the state (23.2 percent versus 14.3 percent).

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This age group represents just 20.2 percent of the population in the unincorporated area of Tehama County, compared to 28.6 percent of the population in the state. As illustrated by **Table 3-3**, the greatest decrease in population occurred in the number of people between 45 and 54. This anomaly may be due to significant global events, which occurred during this current housing element cycle due to the Covid 19 pandemic, which temporarily changed social behavior in Tehama County and may have attributed to this portion of the labor force moving. However, the trend, which will continue to fluctuate is based on the baby boomer generation as they continue to age. Increases occurred in the population of people over 65. While life expectancy rates have dropped in California from 81.4 in 2019 to 79 in 2020 (CDC), the babyboom generation still maintains a large percentage of the demographic population in Tehama County. A major factor that contributes to this phenomenon is the attraction of the county to persons of retirement age, mainly through its rural character, lower housing costs, and availability of services for seniors.

TABLE 3-3  
POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY

Age Group	2017		2021		Percentage Change, 2017-2021
	Number	Percentage of Population	Number	Percentage of Population	
Under 5 Years	2,077	5.0%	2,165	5.1%	4.2%
5–9 Years	2,233	5.4%	2,221	5.3%	-0.5%
10–14 Years	2,883	7.0%	3,040	7.3%	5.5%
15–19 Years	2,785	6.8%	2,180	5.2%	21.7%
20–24 Years	2,024	4.9%	2,031	4.8%	0.4%
25–34 Years	4,180	10.1%	4,450	10.5%	6.5%
35–44 Years	4,263	10.4%	4,135	9.7%	-3.0%
45–54 Years	6,018	14.6%	5,557	13.1%	-7.7%

Age Group	2017		2021		Percentage Change, 2017-2021
	Number	Percentage of Population	Number	Percentage of Population	
55–59 Years	3,179	7.7%	2,970	7.1%	-6.6%
60–64 Years	3,033	7.4%	3,655	8.7%	20.5%
65–74 Years	5,020	12.2%	5,669	13.5%	12.9%
75–84 Years	2,436	5.9%	3,083	7.3%	26.6%
Over 85 Years	1,063	2.6%	993	2.4%	-6.6%

Source: ACT 2013-2017, ACS 5Y2021 DP05 data

## Population by Race and Ethnicity

The County of Tehama is a community with a predominately white population, as indicated by statistics from the 2018 to 2022 ACS data. Caucasians constitute approximately 74.5 percent of the total population within the county, which is comparable, yet slightly higher than that of other rural communities in the region. However, due to the manner in which the census was conducted, the county's Hispanic (or Latino) population has been included under the Caucasian and other ethnic groups in the census.

The major ethnic groups in the County of Tehama have remained relatively stable as a percentage of the county's total population and reflect the state's rural averages. The Black, Asian/Pacific Islander, and American Indian/Alaskan Native populations have slightly declined as a percentage of the overall population within Tehama in recent years. The ethnic breakdown in the county in 2022 is detailed in **Table 3-4**.

TABLE 3-4  
RACE AND ETHNICITY

Ethnic Group	Total Population	Percent of Total Population
White	48,781	74.5%
Black or African American	626	1.0%
American Indian and Alaskan Native	911	1.4%
Asian	1,236	1.9%
Native Hawaiian/Other Pacific Islander	28	<1%
Some other race	4,530	6.9%
Two or more races	9,372	14.3%
Hispanic	<b>17,585</b>	<b>26.9%</b>
<b>Total</b>	<b>65,484</b>	

Source: 2018-2022 ACS, Table B02001.

## EMPLOYMENT

**Table 3-5** shows the unemployment rate in Tehama County over the past five years. Historically, the county unemployment rate has been higher than that of the state overall. This is a pattern typical of rural counties in which agriculture has a predominant role in the economy. For example, in 2023, the county’s unemployment rate was 2.2 percent higher than the state’s unemployment rate of 4.2 percent.

TABLE 3-5  
AVERAGE ANNUAL EMPLOYMENT, TEHAMA COUNTY

Year	Employed	Unemployed	Unemployment Rate
2019	24,156	1,448	5.7%
2020	23,386	2,338	9.1%
2021	23,773	1,843	7.2%
2022	24,513	1,248	4.9%
2023	24,060	1,653	6.4%

Source: California Employment Development Department April, 2023

**Table 3-6** shows employment in the unincorporated area of Tehama County by industry. According to the American Community Survey (ACS) 5 Year 2020 Table S2405, the largest number of persons employed in Tehama County worked in the Educational, Health and Social Services sector, with 3,940 persons or 23.6 percent of the workforce. The second and fourth largest employers, respectively, were the Retail Trade sector (2,128 persons – 12.8 percent) and the manufacturing sector (1,390 persons – 8.3 percent). Agriculture and forestry, which historically have been the mainstays of the county economy, still employ a significant number of workers and moved from the 7<sup>th</sup> largest sector to the 3<sup>rd</sup> largest sector (1,438 persons – 8.6 percent) replacing Art, Entertainment, and recreation, and accommodation and food services.

Even though **Table 3-6** illustrates an increase of over 300 people to the Agriculture, forestry, fishing and hunting, and mining. Overall, the local rural character of Tehama County is shifting the economy from basic industries, such as agriculture and lumber, to a more service-based economy as retail trade is still number two even with the covid pandemic affecting the service industry. The manufacturing sector has started to decline leaving the largest numerical increase in employment since 2016 to Educational, health and social services, with an increase of 677 persons, followed by Transportation and warehousing with 457 persons. Transportation and warehousing experienced the largest percentage increase in employment, with a 49.4 percent increase. A 30 percent increase was seen in other services.

The largest numerical decrease in employment since 2016 occurred in the Arts, entertainment and recreation, and accommodation and food services, with a decrease in 391 employed persons, followed by manufacturing, with a loss of 270 employees. The greatest percentage decreases in employment since 2016 occurred in the wholesale trade sector (-32.7 percent) and Finance, insurance, real estate, and rental and leasing (-27.9 percent). Despite recent losses in these sectors only account for 18.7 percent of all employed persons in Tehama County.

TABLE 3-6  
EMPLOYMENT BY INDUSTRY, UNINCORPORATED TEHAMA COUNTY

Industry Type	2016		2020		Percentage Change
	Number*	Percentage	Number*	Percentage	
Agriculture, forestry, fishing, hunting and mining	1,133	7.2%	1,438	8.6%	26.9%
Construction	1,270	8.1%	1,347	8.1%	6.1%
Manufacturing	1,660	10.6%	1,390	8.3%	-16.3%
Wholesale trade	349	2.2%	235	1.4%	-32.7%
Retail trade	2,159	13.8%	2,128	12.8%	-1.4%
Transportation and warehousing, and utilities	925	5.9%	1,382	8.3%	49.4%
Information	185	1.2%	163	1.0%	-11.9%
Finance, insurance, real estate, and rental and leasing	667	4.3%	481	2.9%	-27.9%
Professional, scientific, management, administrative	1,239	7.9%	1,158	6.9%	-6.5%
Educational, health and social services	3,263	20.8%	3,940	23.6%	20.8%
Arts, entertainment and recreation services	1,405	9.0%	1,014	6.1%	-27.8%
Other services	596	3.8%	777	4.7%	30.0%
Public administration	824	5.3%	1,228	7.3%	49.0%
<b>Total</b>	<b>15,675</b>	<b>100.0%</b>	<b>16,681</b>	<b>100.0%</b>	<b>6.4%</b>

Source: ACS 2012-2016; DP-03 and ACS 5Y2020; Table S2405

\* Employed persons 16 years of age and older.

**Table 3-7** shows the major employers, those that have more than 100 employees, in Tehama County, as recorded by the California Employment Development Department. The major employers represent a range of industries. The private sector is heavily represented in the listing, with only two of the largest employers in the county in the public sector (Cal Fire and Tehama County). Some of the largest employers are located in Corning, and include Sierra Pacific Industries, Bell-Carter Olive Company, and Rolling Hills Casino.

TABLE 3-7  
TEHAMA COUNTY MAJOR EMPLOYERS

Employer Name	Location	Industry
Bell-Carter Olive Co.	Corning	Olives (wholesale)
Cal Fire	Red Bluff	Fire Departments
Country Market	Corning	Grocers-Retail
Forestry & Fire Protection (CAL FIRE)	Red Bluff	Government–Forestry Services
Home Depot	Red Bluff	Home Centers
I-5 RV Park at Rolling Hills Casino	Corning	Casinos
Pactiv	Red Bluff	Packaging Materials
Petro Stopping Center	Corning	Truck Stops & Plazas
Precision Towing	Red Bluff	Wrecker Service
Raley's	Red Bluff	Grocers-Retail
Red Bluff Nursing Centers	Red Bluff	Convalescent Homes
Red Bluff Union High School	Red Bluff	Schools
Sierra Pacific Industries	Corning	Millwork (manufacturers)
Sierra Pacific Industries	Red Bluff	Lumber–Manufacturers
Sierra Pacific Windows	Red Bluff	Windows
St. Elizabeth Community Hospital	Red Bluff	Hospitals
Tehama County Sheriff/Records & Coroner	Red Bluff	Government Offices– County
Tehama County Department of Education	Red Bluff	Government Offices– County
Tehama County Health Svc	Red Bluff	County Government– Public Health Programs
Tehama County Health Svc Agency	Red Bluff	Government Offices– County
Tehama County Mental Health	Red Bluff	Government Offices– County
Tehama County Social Svc Dept.	Red Bluff	County Government– Social/Human Resources
Wal-Mart Distribution Center	Red Bluff	Distribution Centers (wholesale)
Wal-Mart	Red Bluff	Department Stores

Source: California Employment Development Department 2023

## HOUSEHOLD CHARACTERISTICS

### Household Growth

As of January 1, 2023, there were 18,290 households in the unincorporated portion of Tehama County. **Table 3-8** shows the household growth trends in the county from 1980 to 2023. As depicted, the growth in the number of households in the unincorporated portion of the county has been steady in recent years,

although the Covid-19 Pandemic impacted the growth trend causing a decline between 2018 and January 2023 based on the Department of Finance’s formula and data presented here.

**TABLE 3-8**  
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

Year	Households	Numerical Change	Percentage Change
1980	8,893	—	—
1990	11,493	2,600	29.3%
2000	13,303	1,810	15.8%
2010	18,049	4,746	12.3%
2023	18,290	169	0.9%

Sources: US Census Bureau; California Department of Finance Table E-5; Updated January 2023  
Estimated from California Department of Finance figures for population and persons per household.

### Household Type

A summary of unincorporated Tehama County household characteristics is provided in **Table 3-9**. According to the 2020 and 2021 American Community Survey’s, the majority of households in unincorporated Tehama County are family households (68.6 percent). Family households decreased between 2016 and 2021. Non-family households decreased by 1.2 percent between 2016 and 2021, with persons living alone increasing by 5.4 percent. Households with individuals 65 years of age or older decreased between 2016 and 2021, while households with persons under 18 increased by 10.6% for the same period of time.

**TABLE 3-9**  
HOUSEHOLD CHARACTERISTICS, UNINCORPORATED TEHAMA COUNTY

Household Type	2016		2020		Percentage Change
	Number	Percentage	Number	Percentage	
<b>Total Households</b>	<b>16,133</b>	<b>100.0%</b>	<b>15,892</b>	<b>100%</b>	<b>-1.5%</b>
Female-Headed Householders	1,388	8.6%	1,661	15%	19.7%
<i>Female householder, with children</i>	855	5.3%	668	6%	-2.2%
<i>Female householder, no children</i>	533	3.3%	993	9%	86.3%
Family Households*	11,554	71.6%	10,905	68.6%	-5.6%
Non-Family Households*	4,579	28.4%	4,522	28.5%	-1.2%
Householder living alone*	3,377	NA	3,558	NA	5.4%
Households with Individuals <18 years old*	4,429	NA	4,898	NA	10.6%
Households with Individuals >65 years old*	4,999	NA	4,396	NA	-12.1%

Source: ACS 2012-2016 (B17012), ACS 5YR2020 (B17012) and \* ACS5Yr2021-Table S2501(No Statistical Percentage of total or does not equal 100% due to different Table Household total B17012 verses S2501).

Note: NA- reflects the different statistical total as the Households are subcategories of Family/Non-Family/Other in ACS 5yr 2021-Tables S2501.

## Households by Tenure

As is shown in **Table 3-10**, a majority of households in unincorporated Tehama County are owner occupied (78.8 percent in 2020). Proportionally, the ownership tenure rate for the county increased slightly between 2016 and 2020 (4.3 percent in 4 years).

TABLE 3-10  
HOUSEHOLDS BY TENURE, UNINCORPORATED TEHAMA COUNTY

Tenure	2016		2020		Percentage Change, 2016-2020
	Number	Percentage	Number	Percentage	
Owner	12,013	78.2%	12,530	78.8%	4.3%
Renter	3,348	21.8%	3,362	21.2%	0.04%
<b>Total</b>	<b>15,361</b>	<b>100.0%</b>	<b>15,892</b>	<b>100.0%</b>	<b>3.2%</b>

Source: ACS 2012-2016 (B17012) and ACS 5Yr2020 Table B25003

## Households by Size

**Table 3-11** shows the breakdown of household sizes by tenure. Two to four-person households constitute the largest percentage of owner-occupied units, as well as rental units. However, the percentage of two- to four-person owner-occupied units is about triple that of the next largest percentage of owner-occupied units by household size (one- person). In contrast, among renter-occupied units Two- to four-person households only account for about 1.75 times that of the next largest percentage of renter-occupied units by household size (one- person). Another item of note is that while a majority of households of five persons or more are in owner-occupied units (1,236), the percentage of such households in renter-occupied units is higher at 13 percent.

The average household size for the unincorporated area of Tehama County, as of 2023, according to the DOF, was 2.54 persons per household.

TABLE 3-11  
HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY, 2020

Household Size	Owner Occupied	Percentage of Owner Occupied	Renter Occupied	Percentage of Renter Occupied
1 person	2,878	22.9%	1,061	31.6%
2-4 persons	8,416	67.2%	1,861	55.4%
5+ persons	1,236	9.9%	440	13.0%
<b>Total</b>	<b>12,530</b>	<b>100.0%</b>	<b>3,362</b>	<b>100.0%</b>

Source: ACS 5Yr2020-Table B25009

## Overcrowded Households

The US Census Bureau defines overcrowding as a situation in which more than one person occupies a housing unit per room, excluding kitchens and bathrooms. Units with 1.5 persons per room or more are considered severely overcrowded and indicate a significant housing need.

**Table 3-12** shows the number of overcrowded households in unincorporated Tehama County. As shown in the table, overcrowding is not a housing problem in the county, in terms of percentage of total households. According to the 2020 ACS, there were a total of 776 overcrowded households, representing only 4.9 percent of the total households. Of these 776 households, 238 (1.5 percent) were severely overcrowded. Therefore, there is no need to construct larger houses in the unincorporated area of Tehama County or maintain a program in the Housing Element to address overcrowding.

TABLE 3-12  
OVERCROWDED HOUSEHOLDS 2020

Households	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Households	12,530	78.8%	3,362	21.2%	15,892	100.0%
Total Overcrowded Households	627	3.9%	149	<1%	776	4.9%
1–1.5 Persons per Room (Overcrowded)	439	2.8%	99	<1%	538	3.4%
1.5 or More Persons per Room (Severely Overcrowded)	188	1.2%	50	<1%	238	1.5%

Source: ACS 5yr2020, Table B25014

## Household Income

According to the ACS 5Yr2020, the median household income for Tehama County was \$52,901 even though the unincorporated area income for \$100,000 dollars or more went up over 50% . This was a decrease for the county as a whole of approximately 9.9 percent from the 2017 median household income of \$58,732. When compared with California as a whole, the county's 2020 median household income is significantly less than the state's at \$78,672, which is down 18.1 percent from the 2017 statewide median household income of \$96,104.

**Table 3-13** shows the household incomes in unincorporated Tehama County. The number of households earning less than \$10,000 increased by 8.6 percent between 2017 and 2020, while households earning over \$100,000 increased by 51.3 percent during the same period. In 2017, 12.3 percent of the households in the unincorporated county earned between \$75,000 and \$100,000 annually. By 2020, this proportion had increased to 12.7 percent. One factor in the shift to higher income could be the increase in employment in sectors that have jobs paying higher wages, most notably the transportation, warehousing and utilities sector (see **Table 3-6**), but more likely it is the continued shift of retirees out of the bay area, which has been pick-up over the past 5 years (See **Table. 3-3**).

TABLE 3-13  
HOUSEHOLD INCOME, UNINCORPORATED TEHAMA COUNTY

Annual Income	2017		2020		Percentage Change
	Number	Percentage	Number	Percentage	
Less than \$10,000	824	5.4%	892	5.6%	8.6%
\$10,000–\$14,999	846	5.5%	1,167	7.3%	3.8%
\$15,000–\$24,999	2,143	13.9%	1,467	9.2%	-31.5%
\$25,000–\$34,999	1,639	10.6%	1,426	9.0%	-13.0%
\$35,000–\$49,999	2,293	14.9%	1,824	11.5%	-20.5%
\$50,000–\$74,999	2,816	18.3%	2,633	16.6%	-6.5%
\$75,000–\$99,999	1,900	12.3%	2,025	12.7%	6.6%
\$100,000 or more	2,947	19.1%	4,458	28.1%	51.3%
<b>Median Income*</b>	<b>\$58,732</b>		<b>\$52,901</b>		<b>-9.9%</b>

\* For county overall, including incorporated areas. Source: US Census Bureau ACS 2013–2017 and ACS 5Yr2020-Table DP03 (Total Households in 2020-15,892).

### State Income Limits

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Tehama County, the area median income (AMI) for a household of four in 2023 was \$83,800.

- Extremely Low Income Up to 30% of AMI
- Very Low Income 31%–50% of AMI
- Low Income 51%–80% of AMI
- Moderate Income 81%–120% of AMI
- Above Moderate Income Above 120% of AMI

Table 3-14 shows the maximum annual income level for each income group adjusted for household size for Tehama County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 3-14  
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, TEHAMA COUNTY, 2018

Household Size	Income Level Category			
	Extremely Low	Very Low	Low	Moderate
1-Person	\$17,350	\$28,900	\$46,200	\$70,400
2-Person	\$19,800	\$33,000	\$52,800	\$80,450
3-Person	\$24,860	\$37,150	\$59,400	\$90,500
4-Person	\$30,000	\$41,250	\$65,950	\$100,550
5-Person	\$35,140	\$44,550	\$71,250	\$108,600
6-Person	\$40,280	\$47,850	\$76,550	\$116,650

Source: HUD/HCD 2023

## Households Overpaying

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

~~According to 2017-2021 CHAS data, there were 8,090 households overpaying for housing, representing 33.0 percent of all households in Tehama County. Among these households, 17.6 percent were owner households, and 15.4 percent were renter households. This overpayment rate is 2.2 percent higher for owner households compared to renter households. an estimated 8,110 households (51.6 percent) were overpaying for housing in 2019. Of those households, 6,336 were lower-income households. Table 3-15 provides additional overpayment data by income level.~~

~~As shown in Table 3-15, there were 11,625 lower income households in Tehama County. Of those 6,780 were overpaying for housing (27.6 percent). When looking at lower income households overpaying by tenure, there were 3,480 renter households (51.3 percent) and 3,300 owner occupied households (47.7 percent). Looking at extremely low income households, there were 3,760 extremely low-income (ELI) households, representing 15.3 percent of the total households in Tehama County. Of those households, 75 percent (2,795 households) were overpaying for housing. When looking at ELI households overpaying by tenure, 56 percent were renter occupied, and 44 percent were owner occupied. Table 15 illustrates households overpaying by income groups and housing tenure in Tehama County.~~

Typically, lower-income households, especially those categorized as extremely low and very low, experience a higher percentage of housing problems (including cost burden) than do higher-income households with an exception in rental households, which due to the aging housing stock would not be uncommon.

**TABLE 3-15**  
**HOUSEHOLDS BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME FOR HOUSING COST**  
**(OVERPAYMENT BY INCOME CATEGORY OVERPAYING BY TENURE, TEHAMA COUNTY (2017-2021))**

<b>Total Households Characteristics</b>	<b>Number</b>	<b>Percent of Total Households</b>
<b>Total occupied units (households)</b>	<b>24,550</b>	<b>100.0%</b>
Total Renter households	8,055	32.8%
Total Owner households	16,495	67.2%
Total lower income (0-80% of HAMFI) households	11,625	47.4%
Lower-income renters (0-80%)	5,300	21.6%
Lower-income owners (0-80%)	6,325	25.8%
Total extremely low-income (0-30% of HAMFI) households	3,760	15.3%
Extremely low-income renters (0-30%)	2,150	57.2%
Extremely low-income owners (0-30%)	1,610	42.8%
Lower-income households paying more than 50%	3,815	15.5%
Lower-income renter HH severely overpaying	2,005	52.6%
Lower income owner HH severely overpaying	1,810	47.4%
Extremely Low Income (0-30%) households paying more than 50%	2,450	10.0%

<b>Total Households Characteristics</b>	<b>Number</b>	<b>Percent of Total Households</b>
<u>ELI Renter HH severely overpaying</u>	1,360	55.5%
<u>ELI Owner HH severely overpaying</u>	1,090	44.5%
<u>Income between 30%-50%</u>	3,575	14.6%
<u>Income between 50% -80%</u>	4,290	17.5%
<u>Lower income households paying more than 30%</u>	6,780	27.6%
<u>Lower income renter HH overpaying</u>	3,480	51.3%
<u>Lower income owner HH overpaying</u>	3,300	48.7%
<u>Extremely Low Income (0-30%) households paying more than 30%</u>	2,795	11.4%
<u>ELI Renter HH overpaying</u>	1,570	56.2%
<u>ELI Owner HH overpaying</u>	1,225	43.8%
<b>Total Households Overpaying</b>	<b>8,090</b>	<b>33.0%</b>
<u>Total Renter Households Overpaying</u>	3,775	46.7%
<u>Total Owner Households Overpaying</u>	4,315	53.3%

<b>Household Type</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate &amp; Above Moderate</b>	<b>Total</b>	<b>Total Lower Income</b>
<b>Householders paying more than 30% of gross income</b>						
Overpaying owner and renter households	1,081	1,491	1,251	1,647	5,470	3,823
Percentage of overpaying owners and	6.9%	9.5%	8.0%	10.5%	34.7%	24.3%
<b>Householders paying more than 50% of gross income</b>						
Overpaying owner and renter households	910	900	375	455	2,640	2,185
Percentage of overpaying owners and renter households	5.8%	5.7%	2.4%	2.9%	16.8%	13.9%
<b>Total Households</b>	<b>1,560</b>	<b>2,315</b>	<b>2,461</b>	<b>9,366</b>	<b>15,702</b>	<b>6,336</b>

Source: Tehama County Data Package June 2023 7th Cycle HCD Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2017-2021.  
 Note: Data may exhibit slight variations due to sampling variability.

## Extremely Low-Income Households

Extremely low income is defined as households earning less than 30 percent of area median income. According to the 2023 state income limits produced by HCD, the area median household income in the county was \$83,800 for a household of four. For extremely low-income households, this results in an income of \$30,000 or less for a four-person household, or \$17,350 or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households.

Existing Needs (Housing Problems)

~~In~~ According to the 2021-2021 CHAS ~~2023~~ ACS data, ~~2019~~, there ~~are~~ were approximately ~~3,760~~ ~~1,560~~~~2,385~~ extremely low-income households resided in ~~the unincorporated area of~~ the county, representing ~~149.6~~ ~~9~~ 15.3 percent of the total households (~~15,702~~~~24,550~~). As indicated in Table 3-16 below, ~~2,970~~ households (12.1 percent of total households) faced housing problems ~~most extremely low-income households are homeowners. More than two thirds (74.44 percent) of extremely low income households faced housing problems-~~ (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). ~~Among extremely low-income households, 79.0 percent of total extremely low-income households had at least one housing problem, with 46.0 percent of these households being renter-occupied and 33.0 percent owner-occupied.~~

TABLE 3-16  
HOUSING PROBLEMS FOR ALL HOUSEHOLDS

	Total Renters	Total Owners	Total Households
Household income ≤30% MFI	1,030	1,255	2,285
Percentage with at least 1 housing problem	73.3%	75.3%	74.4%
Percentage with cost burden >30%	70.0%	73.1%	71.7%
Household income >30% to ≤50% MFI	776	1,940	2,716
Percentage with at least 1 housing problem	83.2%	64.7%	70.0%
Percentage with cost burden >30%	80.0%	59.1%	65.1%
Household income >50% to ≤80% MFI	730	1,835	2,005
Percentage with at least 1 housing problem	51.5%	45.9%	60.8%
Percentage with cost burden >30%	48.1%	42.1%	56.0%

Household Type	Renters	Percent of total households	Owners	Percent of total households	Total	Percent of total households
<u>Household income ≤30% MFI</u>	<u>2,150</u>	<u>8.8%</u>	<u>1,610</u>	<u>6.6%</u>	<u>3,760</u>	<u>15.3%</u>
<u>Household at least 1 housing problem</u>	<u>1,730</u>	<u>7.0%</u>	<u>1,240</u>	<u>5.1%</u>	<u>2,970</u>	<u>12.1%</u>
<u>Household income &gt;30% to ≤50% MFI</u>	<u>1,610</u>	<u>6.6%</u>	<u>1,965</u>	<u>8.0%</u>	<u>3,575</u>	<u>14.6%</u>
<u>Household at least 1 housing problem</u>	<u>1,050</u>	<u>4.3%</u>	<u>1,230</u>	<u>5.0%</u>	<u>2,280</u>	<u>9.3%</u>
<u>Household with at least 1 housing problem</u>	<u>1,050</u>	<u>4.3%</u>	<u>1,230</u>	<u>5.0%</u>	<u>2,280</u>	<u>9.3%</u>
<u>Household income &gt;50% to ≤80% MFI</u>	<u>1,540</u>	<u>6.3%</u>	<u>2,750</u>	<u>11.2%</u>	<u>4,290</u>	<u>17.5%</u>
<u>Household at least 1 housing problem</u>	<u>940</u>	<u>3.8%</u>	<u>1,160</u>	<u>4.7%</u>	<u>2,100</u>	<u>8.6%</u>

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, ~~2015~~~~2017~~-~~2019~~~~2021~~, >80% to 100% MFI are not represented due to consistency with the housing needs targets (Low Income) in order to maintain a consistent analysis between Table 3-15 and 3-16.

## HOUSING STOCK CHARACTERISTICS

### Housing Units by Type

**Table 3-17** illustrates the type of housing in the unincorporated portion of Tehama County in 2018 and 2023. According to the DOF, there were 18,628 housing units in the unincorporated portion of the county in 2018 and 18,290 housing units in unincorporated Tehama County in 2023. As depicted, the growth in the number of households in the unincorporated portion of the county has been steady in the previous decades, however the Covid-19 Pandemic impacted the growth trend causing a decline between 2018 and 2023 based on the Department of Finance’s formula and data presented here.

As indicated by **Table 3-17**, as of 2023, the majority of housing units in unincorporated Tehama County are single-family detached residences, representing approximately 71.8 percent of all housing units. Single-family detached units experienced the greatest increase between 2018 and 2023 (929 units), while five or more units, Mobile homes and others all other categories decreased with Mobilome/other units decreasing the most to 4,498.

TABLE 3-17  
HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY

Housing Unit Type	2013		2023		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family, detached	12,163	65.3%	13,092	71.8%	929	7.6%
Single-family, attached	280	1.5%	305	1.7%	25	8.9%
2–4 units	260	1.4%	289	1.6%	29	11.2%
5 or more units	204	1.1%	45	1.1%	-159	-22.1%
Mobile homes, other	5,721	30.7%	4,498	23.8%	-1,374	-24.0%
<b>Total</b>	<b>18,628</b>	<b>100%</b>	<b>18,229*</b>	<b>100%</b>	<b>-399</b>	<b>-2.1%</b>

Source: DOF-E-5 Population and Housing 2018 and Tehama County Data Package June 2023 7<sup>th</sup> Cycle HCD; \*These numbers reflect an anomaly, as the county records do not show 399 units of housing being demolished and/or a complete void of housing permits being issued for the five year period.

### Vacancy Rate

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed earlier.

According to the California Department of Finance Table E-5 dated January 2023, Tehama County had a vacancy rate of 11.6 percent overall. According to the 2021 ACS one year, the rental unit vacancy rate was 4.6 percent, and it was 7 percent for owner occupied (for sale units). An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units.

Overall Tehama County's vacancy rate is higher but when looking at rental vacancy rates, and owner occupied (for sale units) the numbers are within an appropriate range.

## Age of Housing Stock

**Table 3-18** shows the age of the housing stock in unincorporated Tehama County. The largest percentage of the unincorporated county's housing stock, 17.7 percent (3,248 units), was built between 1980 and 1989. Approximately 69.4 percent of the county's housing stock was built since 1969. The 1980-1989 period coincides with a significant increase in population experienced by the county during that decade.

TABLE 3-18  
HOUSING UNITS BY YEAR BUILT, UNINCORPORATED TEHAMA COUNTY

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	1,200	6.6%	6.6%
1940 to 1949	338	1.8%	8.4%
1950 to 1959	1,643	9.0%	17.4%
1960 to 1969	2,411	13.2%	30.6%
1970 to 1979	2,622	14.3%	44.9%
1980 to 1989	3,248	17.7%	62.6%
1990 to 1999	2,877	15.7%	78.3%
2000 to 2009	2,967	16.2%	94.5%
2010 to 2019	1004	5.5%	100%
<b>Total</b>	<b>18,310</b>	<b>100.0%</b>	<b>—</b>

Source: US Census Bureau ACS 2021; DP04

## Condition of Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking facilities such as plumbing or kitchens, and units constructed before 1950 that have not had significant maintenance. Overcrowding conditions were discussed previously in this section (**Table 3-11**). **Table 3-19** shows the number of housing units by tenure in unincorporated Tehama County that lacked telephone service, plumbing, and kitchens in 2021. As shown in the table, tenure makes relatively little difference in the existence of potentially substandard conditions. Some housing units may have more than one of these substandard conditions, but the number of such units is unknown.

TABLE 3-19  
UNITS LACKING TELEPHONE, PLUMBING, AND KITCHENS, TEHAMA COUNTY

	Owner Occupied	Renter Occupied	Total
Lacking complete plumbing facilities	13	3	16
Lacking complete kitchen facilities	16	5	21
No telephone service available	204	53	257

Source: US Census Bureau ACS 2021; DP05

HCD indicates that housing that is more than 30 years old is potentially in need of upgrades or rehabilitation. As shown in **Table 3-18**, 11,462 housing units were built before 1989 in the unincorporated areas of Tehama County, or approximately 62.6 percent of the total units. The County’s Building Department estimates that consistent with the age of the housing stock, approximately 60 percent (6,877 units) is of the units are in need of some type of rehabilitation. However, this rehabilitation could range from needing a new roof, to more aesthetics or weatherization needs such as replacing older single pained windows. When looking at building permit information regarding substandard and/or dwellings in need of rehabilitation due to life, health and safety issues there were 21 code enforcement cases that resulted in property owners obtaining building permits. Based on this minimal number it is safe to assume that approximately 10-15 percent of the housing stock may be in need of some type of substantial rehabilitation.

Housing conditions in the unincorporated area of Tehama County can vary based on the tenure of the structure as well as the location. For instance, structures located in FEMA flood hazard areas, regardless of their age are more likely to need some form of repair or enhanced maintenance at some point in their tenure due to unpredictable weather events. Therefore, as maintenance and repairs are a property owner responsibility, the number of structures within the unincorporated areas of Tehama County that are in need of rehabilitation may exceed the annual permits granted by the Tehama County Building Department for rehabilitations. ~~The request for a Building Permit regarding substandard and/or dwellings in need of rehabilitation due to Life, Health and Safety issues are often a result of Code enforcement action. For 2023 there were 21 code enforcement cases that resulted in property owners obtaining building permits. Building Permit requests for repairs/rehabilitations within Tehama County by property owners are accounted for annually with in Tehama County’s Annual Housing Element progress report, which is submitted to the State Department of Housing and Community Development on an annual basis.~~

## Housing Costs

Recent sales data in **Table 3-20** shows median home prices for different areas of Tehama County by zip code in 2019 and 2024. As illustrated in the table, single-family home prices have started to increase. The Corning area has had the largest increase in median sales price with an increase of over 52 percent between 2019 and 2024. As of 2023, the Red Bluff Zip code nudged out Los Molinos for the highest median price at \$450,950.

It should be noted that the prices given in **Table 3-20** are median prices and that homes in these local communities sell at a range of prices. Also, median sales prices as recorded by Trulia.com vary from month to month, so **Table 3-20** should be regarded as a “snapshot” of the Tehama County home market at a particular point in time.

TABLE 3-20  
2023 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SELECTED COUNTY COMMUNITIES

Area by Zip Code	Median Sales Price (Mar. 2019)	Median Sales Price (April 2023)
Cottonwood (96022)	\$216,500	\$429,900
Red Bluff/Antelope (96080)	\$179,000	\$450,950
Gerber/Las Flores (96035)	\$75,000	\$399,000
Corning/Rancho Tehama (96021)	\$209,500	\$260,000

Area by Zip Code	Median Sales Price (Mar. 2019)	Median Sales Price (April 2023)
Los Molinos (96055)	\$267,545	\$449,000

Source: Trulia.com 2019; Trulia.com 2023

Based on a review of the Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements, the following are samples of rental rates for specific housing types in Tehama County in April of 2023:

- One-bedroom apartment: \$750-\$1,175 (Red Bluff)
- Two-bedroom apartment: \$1300 (Red Bluff)
- Studio apartment: \$ 1,000 -\$1,075 (Red Bluff)
- One-bedroom duplex: \$1,000 (Red Bluff)
- Two-bedroom duplex: \$975-\$1,195 (Red Bluff)
- Two-bedroom fourplex: \$995 (Red Bluff)
- Two-bedroom house: \$1,250-\$1,600 (Corning and Red Bluff)
- Three-bedroom house: \$1,650—\$2,000 (Red Bluff and Los Molinos)
- One-bedroom mobile home: \$750 (Red Bluff)
- Two-bedroom mobile home: \$1,200 (Red Bluff)

## Housing Affordability

The ability of households to obtain housing that is affordable on their incomes—whether purchasing a home or renting a unit—is an issue of significant concern in California. Increased demand for housing, coupled with lagging housing production, has led to increases in both housing and rental costs. This has made housing less affordable to households in California, particularly lower-income households. One result of this is that California has one of the lowest homeownership rates in the nation based Q4 2022, with only 55.3 percent of households in the state owning homes.

Housing affordability problems are more acute in the major metropolitan areas of California than in the non-metropolitan areas. Nevertheless, housing and rental costs in Tehama County have increased significantly. While this increase has several causes, one is the relative affordability of housing in the county as compared with the metropolitan areas of the state. This, plus the rural character and the perceived better quality of life in the county, has encouraged many people to sell their high-dollar-value homes in the metropolitan areas and purchase new homes in Tehama County with the proceeds from their sales. The purchases from these “equity refugees” reduce the number of available homes in the county, thus driving up home prices and making it more difficult for local residents to purchase homes of their own.

As previously described, housing is considered affordable if a household pays no more than 30 percent of its monthly income for monthly housing costs. **Table 3-21** illustrates affordable monthly rents for households of very low, low, and moderate income, using the 30 percent standard and HCD’s maximum income levels in these categories (see **Table 3-12** in Section One of the Background Report). Given that the county’s median monthly rent was \$1,195 as of 2023, this table indicates that rent is not affordable for extremely low- or very low-income households but is affordable for most low-income households. Moreover, this does not take into consideration issues such as housing quality and overcrowding.

**Table 3-21** also shows the affordable home sales price for households of very low, low, and moderate income, again using the 30 percent standard. While the median homes sales price is lower than in much of the state, at \$429,900, low-income and moderate-income households in Tehama County could not access a property with a residence at the median housing cost; taxes and Insurance plus utilities would cost \$2,721 a month assuming 5 percent interest rate and 10 percent down payment.

TABLE 3-21  
HOUSING AFFORDABILITY

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities <sup>1</sup>	Taxes and Insurance (for homeowners) <sup>2</sup>	Ownership <sup>3</sup>	Monthly Rental <sup>4</sup>
<b>Extremely Low</b>						
One Person	\$17,350	\$434	\$117	\$64	\$52,400	\$317
Two Person	\$19,800	\$495	\$142	\$71	\$58,300	\$353
Three Person	\$24,860	\$622	\$167	\$92	\$75,200	\$455
Four Person	\$30,000	\$750	\$192	\$113	\$92,200	\$558
<b>Very Low</b>						
One Person	\$28,900	\$723	\$117	\$123	\$100,000	\$606
Two Person	\$33,000	\$825	\$142	\$138	\$112,800	\$683
Three Person	\$37,150	\$929	\$167	\$154	\$125,800	\$762
Four Person	\$41,250	1,031	\$192	\$170	\$138,600	\$839
<b>Low</b>						
One Person	\$46,200	\$1,155	\$117	\$210	\$171,400	\$1,038
Two Person	\$52,800	\$1,320	\$142	\$238	\$194,500	\$1,178
Three Person	\$59,400	\$1,485	\$167	\$266	\$217,600	\$1,318
Four Person	\$65,950	\$1,649	\$192	\$295	\$240,600	\$1,457
<b>Moderate</b>						
One Person	\$70,400	\$1,760	\$117	\$309	\$252,800	\$1,643
Two Person	\$80,450	\$2,011	\$142	\$353	\$287,600	\$1,869
Three Person	\$90,500	\$2,262	\$167	\$395	\$322,300	\$2,095
Four Person	\$100,550	\$2,514	\$192	\$438	\$357,300	\$2,349

Source: 2023 State Income Limits (HCD provided)

Notes:

1. Monthly utility costs are assumed as \$117 per person and \$25 for each additional person; source: Livingcost.org July 19, 2023-California (Note. Source breakdown of utility cost per each additional person after the single person cost estimate for a four-person family was actually 21 dollars, but for consistency purposes the county decided to use the previous amount of 25 dollars for each person after the single rate estimate.)
2. Monthly Taxes and Insurance cost based on values derived from Zillow Mortgage Calculator; Zip Code 96080
3. Total affordable mortgage based on a 10% down payment, an annual 5% interest rate, 30-year mortgage, and monthly payment equal to 30% of income (after utilities, taxes and insurance).
4. Monthly affordable rent based on 30% of income less estimated utilities costs.

As with rental housing, issues such as housing quality and overcrowding are not considered. The general perception of “affordable housing” tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower-income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. In fact, the definition of affordable housing is that housing should cost a household no more than 30 percent of its income. Also, the definitions of very low and low income are based on the median income of the area being considered. Therefore, a household with a certain income may be considered low income in an area where the cost of living is high but would be considered moderate or above moderate in a lower-cost area. Moreover, the entry-level income of many professions may qualify those employed as having a lower-household income. Also, households with retirees may also be lower-income households, particularly those relying on relatively fixed incomes and living alone.

**Table 3-22** lists various occupations and their monthly incomes. These incomes are then compared to the median rent and the estimated monthly mortgage payment on the median priced home in Tehama County. The listed occupations should not be considered a representative sample of employment in the county, but they encompass a fairly broad range. The table provides a gauge as to the affordability of housing in the county for selected occupations, particularly those earning an entry-level wage. Since most people earning entry-level wages are more likely to rent than to buy a home, entry-level wages are compared to the median rent, while mean monthly wages are compared to the mortgage payment for a median-priced house. As can be seen in **Table 3-22**, individual households earning near minimum wage would have a more difficult time finding affordable housing.

Overall, housing costs in the county, as with the state have surpassed income and wage growth leading to less affordable housing in California over the past 5 years, unless you account for having two incomes in the same household which would make homeownership more affordable. As indicated in the Background Report section of this document, most families have two parents able to work. However, those single parent families with only one wage earner will find housing at the median level property challenging to secure. However, in some occupations, renting would be more affordable than homeownership, even if the mean monthly income is earned.

TABLE 3-22  
INCOME AND HOUSING AFFORDABILITY, TEHAMA COUNTY

Occupation	Entry-Level Monthly Income <sup>1</sup>	Housing Allocation <sup>2</sup>	Median Rent	Monthly Rent Surplus (Deficit)	Mean Monthly Income <sup>3</sup>	Housing Allocation <sup>2</sup>	Monthly Mortgage Payment <sup>4</sup>	Monthly Mortgage Surplus (Deficit)
Retired couple on Social Security	\$3,090	\$927	\$1,195	-\$268	\$3,090	\$927	\$2,721	-\$1,794
Minimum wage couple (full time)	\$3,813	\$1,144	\$1,195	-\$51	\$3,813	\$1,144	\$2,721	-\$1,577
Elementary school teacher	\$4,171	\$1,251	\$1,195	\$56	\$6,252	\$1,876	\$2,721	-\$1,603
Secondary school teacher	\$4,171*	\$1,251	\$1,195	\$56	\$6,252*	\$1,876	\$2,721	-\$1,603
Home health aide	\$1,843	\$553	\$1,195	-\$642	\$2,162	\$649	\$2,721	-\$2,072

Occupation	Entry-Level Monthly Income <sup>1</sup>	Housing Allocation <sup>2</sup>	Median Rent	Monthly Rent Surplus (Deficit)	Mean Monthly Income <sup>3</sup>	Housing Allocation <sup>2</sup>	Monthly Mortgage Payment <sup>4</sup>	Monthly Mortgage Surplus (Deficit)
Registered nurse	\$3,449	\$1,035	\$1,195	-\$160	\$4,429	\$1,329	\$2,721	-\$1,392
Firefighter	\$3,426	\$1,028	\$1,195	-\$167	\$4,555	\$1,367	\$2,721	-\$1,354
Police officer	\$4,553	\$1,365	\$1,195	\$170	\$7,063	\$2,119	\$2,721	-\$602
Janitor	\$1,843	\$553	\$1,195	-\$642	\$2,674	\$802	\$2,721	-\$1,919
Retail salesperson	\$1,821	\$546	\$1,195	-\$649	\$2,313	\$694	\$2,721	-\$2,027
First line supervisor, retail sales	\$1,898	\$569	\$1,195	-\$626	\$2,822	\$847	\$2,721	-\$1,874
Secretary	\$2,242	\$673	\$1,195	-\$522	\$3,225	\$968	\$2,721	-\$1,753
Farmworker (crop)	\$1,812	\$544	\$1,195	-\$651	\$2,075	\$623	\$2,721	-\$2,098
Construction laborer	\$2,140	\$642	\$1,195	-\$553	\$3,771	\$1,131	\$2,721	-\$1,590
Automotive mechanic	\$2,132	\$640	\$1,195	-\$555	\$3,458	\$1,037	\$2,721	-\$1,684
Maintenance/repair worker	\$2,086	\$626	\$1,195	-\$569	\$3,347	\$1,004	\$2,721	-\$1,717
Carpenter	\$2,725	\$818	\$1,195	-\$373	\$4,192	\$1,258	\$2,721	-\$1,463
Computer programmer	\$5,066	\$1,520	\$1,195	\$325	\$8,704	\$2,611	\$2,721	-\$110
General/operations manager	\$3,487	\$1,046	\$1,195	-\$149	\$8,336	\$2,501	\$2,721	\$220
Civil engineer	\$3,972	\$1,192	\$1,195	-\$3	\$7,226	\$2,168	\$2,721	-\$565

Sources: California Employment Development Department Q1 2018 (No Change reviewed July 2023); Social Security Administration 2023 Average Payment at age 65; Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements (May 2023)

1. Based on 40-hour work week for four weeks (160 hours) at entry-level hourly wage, unless otherwise noted.
2. Assumes 30% of annual income is allocated to housing costs.
3. Based on 40-hour work week for four weeks (160 hours) at mean hourly wage, unless otherwise noted.
4. Based on 30-year fixed loan with a 5% interest rate and 10% down payment on Tehama County median price home (\$429,900).

\* Estimated Monthly Income from Occupation (Elementary School Teacher).

## Units At- Risk of Converting to Market Rate

State law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents during the next 10 years (California Government Code Section 65583). This requirement stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the 10-year period from 2019 to 2029. This housing is considered at risk of losing its affordability controls and converting to market-rate housing.

There is one project, Sherwood Manor Apartments, located in unincorporated Tehama County. This project includes 35 units affordable to seniors. Sherwood Manor Apartments has an expiration of 2068 and is not at-risk of converting to market rate.

Although no housing units within the unincorporated county currently are considered at risk, this situation may change as time passes. Eventually, the County may have to consider options on preserving affordable units. Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities would need to be made aware of the future possibilities of units becoming at risk. Groups with whom the County has an ongoing association are the logical entities for future participation. A list of potential organizational preservation resources (Entities Interested in California’s First Right of Refusal Program) is provided below.

Qualified Entities

TABLE 3-23  
FIRST RIGHT OF REFUSAL PROGRAM ENTITIES (QUALIFIED)

Organization	Address	Phone Number
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621	(510) 632-6712
Community Housing Improvement Program, Inc.	1001 Willow St. Chico, CA 95928	(530) 891-6931
Eskaton Properties Inc.	5105 Manzanita Ave. Carmichael, CA 95608	(916) 334-0810
Mercy Housing Corp.	2512 River Plaza Drive, Ste. 200 Sacramento, CA 95833	(916) 414-4400

Source: Cal. Department of Housing and Community Development. HCD does not evaluate or attest to any entity’s qualifications.

**SPECIAL HOUSING NEEDS**

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, veterans, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

**Seniors**

For the purposes of this Housing Element, seniors are defined as people aged 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, and conservators to assist with financial affairs.

**Table 3-24** shows the number of seniors living in unincorporated Tehama County. According to the 2021 American Community Survey, seniors accounted for 23.1 percent of the total population in the unincorporated county. The senior population in the United States is primarily comprised of the Baby

boomer generation, which has steadily increased between 1990 and 2021. However, as the baby boomer population continues to age it has begun to decrease.

TABLE 3-24  
SENIOR POPULATION, UNINCORPORATED TEHAMA COUNTY

Year	Population	Numerical Change	Percentage Change
1980	5,833	—	—
1990	8,340	2,507	43.0%
2000	8,923	583	7.0%
2010	10,102	1,179	13.2%
2017	8,519	1,583	15.7%
2021	9,745	1,226	14.4%

Source: 2023 HCD Data Package Table 3 ACS 20215yr (DP05)

**Table 3-25** illustrates the breakdown of householder age groups by tenure. According to the 2020 American Community Survey, approximately 5,705 senior householders (over 65 years old) reside in unincorporated Tehama County, which is approximately 35.9 percent of the total households. Of these senior households, 577 were renters (10.1 percent of all senior households). This indicates a strong ownership trend among seniors.

TABLE 3-25  
ESTIMATED HOUSEHOLDERS BY TENURE BY AGE UNINCORPORATED TEHAMA COUNTY

Householder Age	Owners	Renters	Total
55–59 years	1,158	146	1,304
60–64 years	1,735	375	2,110
65–74 years	2,902	287	3,189
75–84 years	1,666	270	1,936
85 plus years	560	20	580
<b>Total</b>	<b>12,530</b>	<b>3,362</b>	<b>15,892</b>

Source: 2023 HCD Data Package Table 10 ACS 20205yr (B25007)

**Table 3-26** lists the licensed residential care facilities for seniors in unincorporated Tehama County. Other residential care facilities are available in the cities of Red Bluff and Corning, as well as residential developments that specifically serve senior citizens. In addition, several mobile home parks in the county allow only residents who are 55 years of age or older.

TABLE 3-26  
RESIDENTIAL CARE FACILITIES FOR THE ELDERLY, UNINCORPORATED TEHAMA COUNTY

Facility Name	Address	Capacity
All About Seniors-Walnut Street	1155 Walnut Street, Red Bluff	15 beds
Aloha House	13765 Lisa Way, Red Bluff	6 beds
Adobe Residential	21492 Adobe Rd, Red Bluff	6 beds
Aquino Shady Oaks Rest Home	70 Gilmore Road, Red Bluff	22 beds
Emeritus At Lassen House	705 Luther Road, Red Bluff	86 beds
By the River Living	1095 Lakeside Dr, Red Bluff	6 beds
Olive City Care Home	423 Walnut Street, Corning	9 beds
PRS-Southpointe Retreat	1340 Southpointe, Red Bluff	6 beds
Rehg's Chateau Assisted Living	15535 China Rapids Drive, Red Bluff	2 beds
Rose Care Home	25168 Rose Street, Los Molinos	6 beds
Vintage Rose Inn	130 Gurnsey Avenue, Red Bluff	6 beds
<b>Total</b>		<b>170 beds</b>

Sources: California Department of Social Services and Community Care Licensing Division; California Registry (2023)

The senior population has fluctuated over the years and remains a significant part of the county's total population. Many seniors face challenges related to healthcare access, affordable housing, transportation, and social support services. The following are resources available to support and meet the housing needs of senior households:

- The Tehama County Social Services Department offers essential public assistance programs, including CalFresh for food security, Medi-Cal and Covered California for health coverage, and CalWORKs for temporary cash aid and supportive services, including housing assistance. Additionally, they provide aid to refugees, non-citizens, and victims of trafficking or severe crimes through various cash assistance programs such as Refugee Cash Assistance, Trafficking and Crime Victims Assistance Program, and Cash Assistance Program for Immigrants, aiming to uplift vulnerable populations and promote community well-being. Tehama County Health and Human Services also offers General Assistance/General Relief cash aid loans for adults without minor dependents.
- The Tehama County Healthy Connections Program offers balanced and nutritious meals to seniors in Tehama County from Monday to Friday at the Red Bluff Community Center. For seniors aged 60 or older who are unable to drive, home delivery is also available.
- Tehama County provides transportation services for seniors through Partnership Transportation Services, ensuring they have reliable access to medical care and essential appointments. Non-Medical Transportation (NMT) offers transportation by car, bus, train, or taxi for seniors needing assistance in getting to medical appointments. This service helps ensure that individuals without personal transportation can access healthcare without difficulty. For seniors requiring specialized transportation, Non-Emergency Medical Transportation (NEMT) is available for those who need wheelchair-accessible vans, gurneys, or medical observation during transport. This service is designed to accommodate individuals with mobility limitations or medical conditions that require additional support while traveling.

The County is incorporating Programs HE-4.C, HE-4.E, and HE-4.F to address the needs of senior households. In addition, Program HE-5.B seeks to re-establish a County-led housing rehabilitation program, which can assist senior homeowner households (which makes up roughly 80% of all senior households in the County) with repairs to ensure this demographic can remain living in safe, sanitary conditions.

## Persons with Disabilities

**Table 3-27** illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of the population with disabilities is in the working age group (17 to 64).

Persons with disabilities have special housing needs because of employment and income challenges; the need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with a disability. A disability is defined by the US Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many people with disabilities live in their own home in an independent situation or with other family members. The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- **Hearing difficulty:** Deafness or serious difficulty hearing.
- **Vision difficulty:** Blindness or serious difficulty seeing even when wearing glasses.
- **Cognitive difficulty:** Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- **Ambulatory difficulty:** Serious difficulty walking or climbing stairs.
- **Self-care difficulty:** Difficulty dressing or bathing (Activities of Daily Living [ADL]).
- **Independent living difficulty:** Difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition.

People with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable showerheads) and special sensory devices including smoke alarms and flashing lights.

According to the 2013-2017 American Community Survey, a total of 5,626 persons in unincorporated Tehama County had a disability, approximately 23.7 percent of the total population (**Table 3-27**). Approximately 61.3 percent of the number of disabled persons was age 65 and over. Approximately 30.6 percent of persons aged 17 to 64 who had a disability, or 4.9 percent of all persons with disabilities, were unemployed.

TABLE 3-27  
PERSONS WITH DISABILITIES,  
UNINCORPORATED TEHAMA COUNTY

Disability Category	Number	Percentage
Persons Age 5–17 with a Disability	250	<1%
Age 18-34 with a Disability	1,844	4.4%
Age 35–64, with a Disability	3,260	7.8%
Persons Age 65 Plus with a Disability	3,643	8.7%
Total Persons with a Disability	8,997	21.4%
Total Population in Unincorporated Area	42,080	100.0%

Source: ACS 2021 5Yr.; Table S1810

The American Community Survey lists six types of disabilities for this survey period: hearing, vision, cognitive, ambulatory, self-care, independent living. **Table 3-28** provides more detail on the disabilities recorded for residents of unincorporated Tehama County. There were 926 persons between 5-64 years of age with a self-care limitation. Approximately 53.3 percent of the persons with a self-care disability were seniors.

TABLE 3-28  
PERSONS WITH DISABILITIES BY DISABILITY TYPE, UNINCORPORATED TEHAMA COUNTY

Disability by Type	Number	Percentage
<b>Total Disabilities Talled</b>	20,118	<b>100.0%</b>
<b>Total Disabilities for Ages 5–64</b>	<b>12,191</b>	<b>60.6%</b>
<i>Hearing disability</i>	1,298	10.7%
<i>Vision disability</i>	2,698	22.1%
<i>Cognitive disability</i>	2,488	20.4%
<i>Ambulatory disability</i>	2,252	18.5%
<i>Self-care disability</i>	926	7.6%
<i>Independent disability</i>	2,529	20.7%
<b>Total Disabilities for Ages 65 and Over</b>	<b>7,927</b>	<b>39.4%</b>
<i>Hearing disability</i>	1,671	21.1%
<i>Vision disability</i>	1,121	14.1%
<i>Cognitive disability</i>	677	8.5%
<i>Ambulatory disability</i>	1,973	24.9%
<i>Self-care disability</i>	1,055	13.3%
<i>Independent disability</i>	1,430	18.1%

Source: ACS 2021 5Yr.; Table S1810

Percentages may not add to exact totals due to rounding.

### Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

In accordance with state law, the County must allow group facilities for six persons or fewer in any area zoned for residential use and may not require licensed residential care facilities for six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Consequently, group care facilities, classified as “intermediate care facility/developmentally disabled” facilities for six and fewer individuals, are allowed by right in all residential zones; they are treated for permitting purposes in the same way as one-family dwelling units (Tehama County Code of Ordinances 17.08.013).

Residential care facilities serving more than six persons are permitted by right in R-3 and R-4 and upon securing a conditional use permit in all other residential districts (likewise as “rest homes” or “sanitariums”). No special design or permitting standards have been established for residential care facilities other than those required by state law. Use permits for residential care facilities of seven or more persons may have conditions attached that would make the facility more compatible with surrounding land uses.

To ensure compliance with State law, the County has included **Program HE 4.G** to allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State’s definition of family.

**Table 3-29** lists the facilities located in Tehama County. There are 25 licensed adult residential facilities in all of Tehama County that provide accommodations for persons with disabilities. The majority of these facilities are located in Red Bluff and Corning.

TABLE 3-29  
FACILITIES FOR ADULT DISABLED, UNINCORPORATED TEHAMA COUNTY

Facility Name	Address	Capacity
Adobe Residential	21492 Adobe Rd., Red Bluff	6 beds
Adobe Residential Gilmore	85 Gilmore Rd., Red Bluff	4 beds
Casa Serenity, LLC	100 Orchard Way, Red Bluff	16 beds
Coffman Home II	280 Agua Verde Rd., Red Bluff	2 beds
Gilmore Ranch Home	22030 Gilmore Ranch Rd., Red Bluff	4 beds
Holiday Homes Larkspur	1215 Larkspur Ln., Red Bluff	4 beds
Imagine	25347 Lee St., Los Molinos	6 beds
Inspired Residential Walker Ranch	12810 Walker Way, Red Bluff	6 beds
Liberty	22891 Oak View Dr., Red Bluff	4 beds
Lyford Family Home	1880 Aloha St., Red Bluff	1 bed
Mason’s Residence	125 Trent Ln., Red Bluff	4 beds
Mason’s Residence II	820 Otis Ct., Red Bluff	6 beds
Mason’s Residence III	60 Sherman Dr., Red Bluff	5 beds
North Valley Services – Lucknow Home	592 Lucknow Ave., Red Bluff	3 beds

Facility Name	Address	Capacity
North Valley Services – McCoy Home	16993 McCoy Rd., Cottonwood	4 beds
North Valley Services-Oak Creek	18850 Oak Creek Ct. Cottonwood	4 beds
North Valley Services – Rawson Home	10770 Rawson Rd., Red Bluff	4 beds
North Valley Services – Specialized Res. Services	20064 Live Oak Rd., Red Bluff	3 beds
Northern Oaks	14119 Baker Rd., Red Bluff	6 beds
PRS-Baker House	14062 Baker Rd., Red Bluff	6 beds
PRS – Mary Lane	200 Mary Ln., Red Bluff	6 beds
PRS-Sherman House	75 Sherman Dr., Red Bluff	6 beds
PRS – Walbridge House	2035 Walbridge, Red Bluff	6 beds
PRS Wilder House	12875 Wilder Rd., Red Bluff	4 beds
Sail House, Inc.	21125 Luther Rd., Red Bluff	23 beds
<b>Total</b>		<b>143 beds</b>

Source: California Department of Social Services, Community Care Licensing Division 2023

Obtaining affordable housing for the mentally ill and the physically and developmentally disabled, particularly housing that meets the changing needs of these populations, is challenging. Among disabled and mentally ill individuals living independently, there is a significant need for modestly sized, safe, and easily maintained dwelling units.

### Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers charged by the State of California to provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit

community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information (**Table 3-30**) from the Far Northern Regional Center provides a closer look at the disabled population.

TABLE 3-30  
DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code	0–17 Years	18+ Years	Total
96021	136	93	229
96035	22	19	41
96055	23	28	51
96059	<11	<11	>0
96075	<11	<11	>0
96080	225	325	550
96090	<11	0	>0
Tehama County	406	465	871

Source: California Department Developmental Services Quarterly Data, 2021

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the considerations that are important in serving this needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach, and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. **Program HE-4.D** indicates that the County will provide assistance to prospective developers to identify specific sites and permit requirements and to facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. **Program HE-4.E** requires the County to make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

## Large Families

Large households are defined as households with more than five people. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. The more people in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four or five bedrooms, and a seven-person household would require four to six bedrooms.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation, with overcrowded situations representing approximately 4.2 percent of the households. **Table 3-31** shows household sizes by tenure. Approximately 5.6 percent of the renter households in the county had five or more people in 2021. In unincorporated Tehama County, approximately 94.5 percent of all housing units had two or more bedrooms and 10.4 percent had four or more bedrooms (ACS 2021 DP04). This indicates that the county generally does not have a significant lack of housing for larger families—a conclusion supported by the relatively low incidence of overcrowding (see **Table 3-12**). However, as previously noted, adequate rental housing for larger families is a concern.

TABLE 3-31  
HOUSEHOLD SIZE BY TENURE  
UNINCORPORATED TEHAMA COUNTY – 2021

Tenure	1–4 Persons		5+ Persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	11,315	94.1%%	716	5.9%	12,031	78.3%
Renter	3,139	94.4%	187	5.6%	3,326	21.7%
<b>Total</b>	<b>14,454</b>	<b>94.1%</b>	<b>903</b>	<b>11.5%</b>	<b>15,357</b>	<b>100.0%</b>

Source: 2021 ACS, B25009

## Female-Headed Households

Female-headed households are households with a female parent and children under the age of 18, but no male parent present. These households generally have living expenses that take up a larger share of income than is generally the case in two-parent households. Moreover, female-headed households tend to have a lower income level on average. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training, and rehabilitation programs.

The American Community Survey provides data on the total number of households with a female head, the number of those with children, and the number with incomes below the poverty level. **Table 3-32** presents information on female-headed households in unincorporated Tehama County. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise just 15 percent of the total households in unincorporated Tehama County, but account for 5 percent of families that are below the poverty level.

## Veterans

A Veteran is defined as a person who served in the active military, naval, or air service and who was discharged or released under conditions other than dishonorable. A veteran can be in a low-income household, a Female-headed households, mentally and/or physically disabled, a senior and/or homeless. This protected class of people may struggle in a day to day work environment, and/or to pay their bills while finding secure and stable shelter for themselves and their family members. For this reason, the Federal Government along with State Agencies have established and defined resources for their special needs. Among these resources and institutions is the Department of Veterans Affairs, which was signed into law by President Ronald Reagan on October 25, 1988; before that the Veterans Administration was cobbled together consolidating three veterans benefit programs on July 21, 1930 through an executive Order (No. 5398) signed by President Herbert Hoover. However, veterans benefits and programs can be traced back to the 1600's and the pilgrims. Furthermore, On June 6, 1939, Governor Culbert Olson signed AB 1270 into law, which permitted Boards of Supervisors to "appoint, prescribe the qualifications of and fix the compensation of an officer to be termed 'county service officer.'" The bill furthermore stated that, "It shall be the duty of the county service officer to administer the aid provided for in this chapter, to investigate all claims, applications or requests for aid made pursuant to the terms of this chapter, and to perform any other such services as may be detailed to him for performance by the board of supervisors."

County Veterans Service Officers (CVSOs) are county employees whose job it is to assist veterans, service members, and their families within the county to obtain their earned federal veterans' benefits. The services they provide are 100% free to veterans and their families. While the mission of the CVSO is to assist the county's veterans in obtaining their earned benefits from the U.S. Department of Veterans Affairs (VA), they also connect veterans to other state and county benefits.

In FY 2021-22, California's CVSOs assisted veterans to obtain about \$425 million in VA claims, which are paid directly to the veteran, usually for the rest of their life. VA healthcare is also a key benefit for veterans. VA benefits are unique to each veteran's service and are therefore complex to qualify for, hence the need for the assistance of a trained CVSO and Veterans Service Representatives (VSRs).

The Tehama County VSO has provided data on the number of veterans in Tehama County, which is estimated to be over 5,900 people making up 9.3 percent of the total county population in 2023. While a large portion of the County VSO's time is spent on claims, non-claim services are increasing and also include: Referrals to Housing, Employment Resources, Social Services, Nations Finest, P.A.T.H (Poor And The Homeless), and the County Assessor's Office. For this reason, this housing element will need to address funding and resources for this household group with special needs. Therefore, Tehama County shall utilize, federal, state and county fiscal resources to enhance the VSO's service capabilities in order to address the needs of veterans in Tehama County that cross over multiple special needs categories, see program HE-4.F-Special Needs Households including Veterans in the 2024-2029 Housing Element.

Applying for Social Security and other federal benefits is a simple, uncomplicated process. The opposite is true of veterans' benefits. Without professional assistance, many veterans lose benefits they have earned by their service — often thousands of dollars a year in eligible funding and housing programs, such as the VA Home Loan Program, Home Improvement and Structural Alterations (HISA), Specially Adapted Housing Grants (SAH), Temporary Residence Adaptation Grant (TRA), VA Special Housing Adaptation Grant (SHA) along with other forms of state level housing assistance. Unlike other federal benefits, veterans' benefits are extremely individualized and must be applied for, otherwise benefits are lost. They depend on a wide variety of factors — when and where you served, if you served in combat or served during a

congressionally approved war-time period, the cause and severity of a disability, and other individual factors, such as homelessness.

**TABLE 3-32**  
**FEMALE-HEADED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY – 2020**

Householder Type	Number	Percentage
Total Female-Headed Households	1,661	15%
Female Heads with Own Children	668	6%
Female Heads without Children	993	9%
Total Households	11,135	100.0%
Female-Headed Households Under the Poverty Level	533	5%
<b>Total Families Under the Poverty Level</b>	<b>1,241</b>	<b>11%</b>

Source: 2020 5YrACS, B17012

## Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the ACS 5Y2020; Table S2405, 8.6 percent of all employed persons in unincorporated Tehama County worked in the farming, forestry, fishing and hunting, and mining industries (see **Table 3-5**).

According to the ~~2022~~ 2022 US Department of Agriculture (USDA) Census of Agriculture, there were ~~2,222~~ 2,222 farmworkers in Tehama County (**Table 3-33**). ~~This represents a 18.9 percent decrease from the 2017 Census of Agriculture figure of 2,740 farmworkers and a 54.7 percent decrease from the 2012 figure of 4,905 farmworkers. This represents a 44.1 percent decrease from the 2012 Census of the Agriculture figure of 4,905 farmworkers. The total number of farms decreased between 2012 and 2017. In 2012 there were 1,743 farms in the county, while in 2017 this number decreased to 1,479. This trend continues with the total acreage in farmland decreasing during this time by 2,870 acres, from 616,521 acres in 2012 to 613,651 acres in 2017. The total number of farms which hired workers in the county also decreased from 537 in 2012 to 398 in 2017. While farmland acreage declined from 616,521 acres in 2012 to 613,651 acres in 2017, it increased to 627,913 acres by 2022. Similarly, the total number of workers in farms with 10 or more employees decreased from 694 in 2012 to 467 in 2017 but then rose to 1,375 in 2022.~~

In part, this is explained by the local Olive farmers and industry being replaced by foreign produce. Historically, the Corning area benefited from the local the supply of olives and olive related products that were shipped to localized refiners and packagers, however, a trend has developed over that past 5 years leading to the outsourcing of olives for the local refiners and packagers to process. More and more of the olives appear to be imported from outside of California, which are then shipped to the ports and moved to corning processors for refining and packaging.

Another factor may be that the Census of Agriculture defines a “farm” as any place from which \$1,000 or more of agricultural products were produced and sold during the census year. This definition would likely include small farms that would have little need for farmworkers. A third factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Most of the farmworkers in Tehama County were employed by farms that employed the workers for less than 150 days. ~~In 2022, These farms account for approximately 2.8 percent of all farms in the county and employ 49.02 percent of the farmworkers. Approximately 1,343-354 farmworkers worked fewer than 150 days in a year, while. There were 900-868 farmworkers who were known to were employed workfor~~ more than

150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms but that can accommodate work at other locations.

As shown in **Table 3-33**, the number of farmworkers who worked 150 days or more decreased— by approximately 3.6 percent between 2017 and 2022 ~~by approximately 25.12 percent between 2012 and 2017~~, a decrease of approximately 0.72 ~~5.02~~ percent annually. In contrast, the number of laborers working fewer than 150 days increased by 0.8 percent annually during the same period. Housing needs for farmworkers working 150 days or more are considered more urgent, since these workers will stay in the county longer. Given the overall trend in farmworker employment in the county, this decrease in growth is expected to continue.

TABLE 3-33  
NUMBER OF FARMWORKERS, TEHAMA COUNTY

	2012	2017	2022
<b>Total Farms</b>	1,743	1,479	<u>1,154</u>
<b>Total Acreage in Farmland</b>	616,521	613,651	<u>627,913</u>
<b>Hired Farm Labor</b>			
Farms	537	398	<u>319</u>
Workers	4,905	2,740	<u>2,222</u>
<b>Farms with 10 Workers or More</b>			
Farms	32	17	<u>40</u>
Workers	694	467	<u>1,375</u>
<b>Laborers Working 150 Days or More</b>			
Farms	246	110	<u>178</u>
Workers	1,202	<del>900</del> <u>900</u>	<u>868</u>
<b>Laborers Working Fewer Than 150 Days</b>			
Farms	80	42	<u>222</u>
Workers	2,861	1,343	<u>1,354</u>

Source: USDA Census of Farmworkers, 2012 and 2017; Tables 7 and 8

The Tehama County Zoning Code allows farm labor housing in all agriculture zoning districts—AG-1, AG-2, AG-3, and AG-4—without a conditional use permit. Under California Health and Safety Code Section 17021.5, subdivision (b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. Additionally, California Health and Safety Code Section 17021.6, subdivision (b), states that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for any other agricultural activity in the same zone. Such farmworker housing units for six or fewer employees or 36 beds designed for use by a single-family household are specifically allowed through Tehama County Code Section 17.08.012.

A Farmworker Health Study conducted by the University of California, Merced, provides insight into the characteristics of farmworker housing needs (tenure, income, housing conditions) for farmworkers in the State. Using the San Joaquin Valley as a proxy, due to the study not being conducted in the Sacramento Valley, results show most farmworkers live in single-family homes, often with one to three children in the

home. The median household income for farmworkers, according to the study, is \$25,000. Most respondents did not note significant issues related to housing conditions, with the study asking respondents whether the residence had any housing problems such as: keeping house warm during winter, peeling paint, water color, mold, etc.

In summary, the number of farmworkers in Tehama County is decreasing as shown by comparing data from 2022 to 2017. As noted in further detail on page 2-11, Program HE-4.A commits to applying for funding and providing technical assistance to assist in the development of at least 2 farmworker housing projects for 50 units total. These additional units anticipated during the planning period, in conjunction with existing employee housing units as listed on page 4-33 and the declining farmworker population in Tehama County, demonstrate that **Program HE-4.A** and others listed in the “Housing Programs” section can close the existing need gap.

## **Families and Individuals in Need of Emergency Shelter**

California law requires that housing elements estimate the need for emergency shelter for homeless persons. Individuals and families in need of emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Another factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients.

According to the 2023 point-in-time homelessness count, there were 304 individuals homeless in Tehama County. On the date of the survey, 19 individuals stayed in an emergency shelter, 38 in transitional housing, and 247 on the street or outside. (The count was taken on January 30, 2023 when the Empower Tehama’s Domestic Violence Emergency Shelter was open.) If only those in emergency shelters and transitional housing are counted, then only 19 percent of the local homeless population was sheltered on the date of the survey. While the total number of individuals identified in Tehama County’s 2023 point in time homeless survey went down by approximately 14 percent so did the number of individuals that were sheltered; since the information in the County’s point in time count does not differentiate between locations, such as city or unincorporated areas, this is about the same percentage as the statewide average individuals sheltered. Most homeless are located in cities due to the access to services, and with Tehama County Homeless numbers down, it appears that the current efforts to ameliorate the problems of homeless individuals in Tehama County are having an effect. However, the number of homeless may vary with the seasons, with more transient homeless persons passing through Tehama County during the warmer times of the year than in winter. Also, events such as natural disasters and fires may increase the number of people needing emergency shelter at any given time. The county’s first year-round emergency shelter serving people experiencing homelessness, PATH Plaza Navigation Center, opened on May 1, 2024. PATH Plaza’s services include a 64-bed overnight shelter and comprehensive day shelter services, including meals, a clothing closet, pet food, mail services, and case management services. The development of this project was a collaborative effort between the County of Tehama and cities of Red Bluff, Corning, and Tehama, the Tehama County Continuum of Care (Tehama CoC), and Poor and the Homeless Tehama County Coalitions (PATH), who serves as the project’s operation and primary service provider. PATH Plaza’s opening has increased Tehama County’s shelter capacity to allow between 36 and 45 percent of the countywide homeless population to be sheltered on any given night, depending on household configuration.

An indicator of potential homelessness is the number of individuals and households that live below the poverty level. Many of these individuals and households are potentially at risk of becoming homeless, and a few may already be in that condition. **Table 3-34** shows the percentage of those in poverty by household type for the unincorporated county. Overall, the unincorporated county has a similar percentage of individuals and families living in poverty compared to the state, and a slightly higher percentage of female-headed households living in poverty.

TABLE 3-34  
HOUSEHOLDS BELOW POVERTY LEVELS,  
UNINCORPORATED TEHAMA COUNTY

Household Type	County	State
Individuals	12.0%	12.3%
Families	11.0%	9.0%
Female-Headed Households	5.0%	4.0%

Source: 2021 1yrACS; Table S1701 and 2020 5Yr; Table B17012

**AB 2011/AB1743/AB2094/AB2653/AB2097.**

The Planning and Zoning Law authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards. These respective bills create the Affordable Housing streamline application objective standards for developers that meet specific criteria, while clarifying multifamily housing opportunities in local jurisdiction including those being located within a zone where office, retail, or parking are a principally permitted use, and would make the development a use by right and subject to one of 2 streamlined, ministerial review processes.

Traditional planning concepts define housing permitted in zoning districts designated for office, retail, or parking that are a principally permitted use as “mixed-use”. Mixed use concepts date back hundreds of years and are efficient and effective development patterns that reduce urban sprawl and promote climate friendly and sustainable transportation systems. These land use practices typically revolve around a central business district with concentric or block shaped rings that extend outward and from high density urban areas, which allows their transportation systems to rely more on mass transit and less on automobiles. Mass transit systems allow more goods and people to be moved efficiently, thereby reducing an individual’s greenhouse gas footprint.

Tehama County complies with the Assembly Bills noted above, as mixed use is permitted by right in C-1 Neighborhood Commercial, and C-2; General Commercial. Furthermore, the Tehama County Planning Department has a streamlined permit process policy that only requires a Plot Plan to be signed off for permitted-by-right developments, which verifies use(s) and building setbacks. This form is submitted to the Building Department along with the contractor/owner developer information necessary to process the permit in accordance with state law, which requires labor information such as proof of Workers Compensation Insurance etc. Other policies and programs are available, which supplement and/or support the Planning Departments affordable housing goals as indicated below:

The programs listed below are provided by Tehama County and its partner agencies to assist with short-term emergency needs for shelter, as well as rental and mortgage assistance to either prevent homelessness or to assist tenants with rents at units throughout the county, including market-rate units:

- Section 8 Program. Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. Tehama County has contracted with the Plumas County Community Development Commission for the delivery and administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County. Once a family is eligible for placement on the waiting list, it can expect to wait up to two years before receiving assistance.
- Community Services Block Grant (CSBG). Tehama County Community Action Agency (TCCAA) administers these funds from the California Department of Community Services and Development. A portion of the funding from this grant is used to provide housing and utility deposits to assist households in need through the Housing Deposit Assistance Program. In addition to internal programs, TCCAA also contracts with a local nonprofit agency, the Poor and the Homeless (PATH), who administers Tehama County's winter shelter.
- Emergency Food and Shelter Program. Tehama County Community Action Agency administers these funds from the Federal Emergency Management Agency (FEMA). Funding from this grant is used to provide emergency food and shelter to households in need. The County received approximately \$25,956 in 2023; 70% was dispersed for emergency housing and utilities and 30% for emergency food.
- Housing Support Program. CalWORKs Housing Support Program (HSP) is a rapid rehousing with progressive engagement program which is administered by Tehama County Community Action Agency. HSP serves Welfare to Work eligible families who are currently homeless and are experiencing multiple barriers preventing them from becoming housed. The purpose of HSP is to assist families with becoming stably housed, in accordance with the Housing First Model, while providing financial assistance, practical support/case management, and connection to resources. HSP has the capacity to assist clients with rent & utility deposits, monthly rent, and other costs preventing families from either obtaining or remaining in housing.
- Home Safe Program. Adult Protective Services (APS) Home Safe Program is a homeless prevention program which will be administered by Tehama County Community Action Agency. The Home Safe Program will serve APS clients who are victims of abuse and are either at risk of losing their housing or are recently homeless. Home Safe will begin serving clients in July 2019.
- Homeless Assistance Program. Administered by the Tehama County Department of Social Services, Cash Aid Assistance is a Temporary Assistance for Needy Families (TANF) program, called California Work Opportunity and Responsibility for Kids (CalWORKs). The purpose of Cash Aid Assistance is to provide financially for children who lack financial support and care and to promote and encourage work to enable families to become self-sufficient. Eligible households receiving CalWORKs through the Tehama County Department of Social Services may receive funds for emergency shelter costs or the deposit for permanent housing. Funding is limited to a percentage of the household's monthly public assistance grant and is a one-time per rolling year benefit.
- PATH. Located in Red Bluff, Poor and the Homeless Tehama County Coalition (PATH) is a non-profit organization that provides services to people experiencing homelessness in Tehama County. Through the PATH Plaza Navigation Center in Red Bluff, PATH offers overnight shelter and day shelter services, which include meals, a clothing closet, pet food, mail services, showers, laundry

services, case management and resource navigation. PATH's Street Outreach Services provides mobile assistance with basic needs and connections to supportive services, including housing services, to unsheltered individuals throughout the county. PATH also operated a comprehensive transitional housing program, with accommodations for single men, single women and families with children, as well as a rapid rehousing program that assist households experiencing homelessness with obtaining and retaining permanent housing through provision of targeted supportive services and intensive case management paired with financial assistance with move-in costs like security deposits and utility deposits and time-limited rental assistance,

- Tehama County Probation Sportsman's Lodge, provides 24 hotel rooms for individuals exiting jail, along with wrap-around supportive services. The facility helps individuals build self-sufficiency and transition back into the community. These beds are not counted as part of the CoC for HUD applications and reporting because they are not dedicated to homeless individuals, and it is not a "housing-first" project by the HUD definition (e.g. they require sobriety in order to participate). However, this facility is critical in preventing homelessness and houses many individuals who would otherwise become homeless.
- No Place Like Home Program (NPLH). This is a new statewide funding program that will allocate funds to counties and housing developers for the development of permanent supportive housing that assists homeless persons with mental illness.

Outside of County agencies, the main provider of services to homeless persons is PATH, a nonprofit organization that provides year-round emergency shelter for homeless persons. PATH estimated that it provides services for 25 to 40 persons per night during the times the shelter is open and serves between 200 and 300 unduplicated individual each winter. PATH also operates a transitional housing facility for men. Pathways, PATH's transitional housing program for men, can accommodate up to 6 men, and provides housing and supportive services designed to help them find work and permanent housing. PATH's transitional housing program for women and children can accommodate up to 12 individuals, including children. PATH's Rapid Rehousing Program provides short- to medium-term flexible financial assistance related to obtaining permanent housing to individuals and families experiencing homelessness in conjunction with case management services designed to increase their likelihood of retaining permanent housing. This program maintains a caseload of approximately 8 to 10 households at a time, and the average length of time a household stays on the caseload is between 12 and 18 months.

Another agency that provides emergency shelter is Empower Tehama. This nonprofit operates a shelter for victims of intimate partner violence and their children who are homeless due to victimization. The shelter, located in Red Bluff but serving all of Tehama County, consists of 3 family rooms, each with the capacity to shelter a family with 4 to 8 members, and a dorm-style room for up to 3 single women. In 2018, Empower Tehama opened a transitional housing facility co-located on-site with its Business Center and Domestic Violence drop-in center. This program houses survivors and their children for between 6 and 24 months as they transition from emergency shelter to permanent housing in the community. Empower Tehama also operates a Rapid Rehousing-like program for survivors of domestic violence called Domestic Violence Housing First (DVHF). DVHF provides short- to medium-term flexible financial assistance related to obtaining permanent housing to households homeless due to domestic violence in conjunction with case management services designed to increase their likelihood of retaining permanent housing and traditional victim support services.

In compliance with SB 2 (2007), the Tehama County Zoning Code clearly states that “transient lodging” “lodging houses,” includes emergency shelters and transitional housing. As indicated in **Table 2-6 Permitted Uses**, R-3/R-4 and C-1/C-2 Zoning Districts allow Emergency Shelters as a permitted “by right”.

The County’s undeveloped R-3 Neighborhood Apartment zoned land includes 12 vacant parcels ranging in size from approximately .29 to 1.25 acres for a total of 5.15 acres. These sites are located along Lakeside Dr. and Center Ave. within the City of Red Bluff’s Sphere of Influence (SOI) and adjacent to the City’s core. This area is located within 1.25 miles of County health services and has direct access to City supportive Services including transit.

The County’s undeveloped R-4 General Apartment zoned land includes 6 vacant parcels ranging in size from approximately .40 to 10 acres for a total of 47.34 acres. These sites are located primarily along Baker Rd. within the City of Red Bluff’s Sphere of Influence (SOI) and adjacent to the City’s western service area. This area is located within 1.79 miles of County health services and has direct access to City supportive Services including transit.

The County’s undeveloped C-1/C-2 Neighborhood and General Commercial zoned land includes 477 parcels ranging in size from about .14 acre to approximately 46.18 acres for a total of 965.87 acres. These sites are located along major City and County Corridors adjacent in multiple community’s dispersed throughout the county; from Cottonwood, Lake California and Manton in the north to Paskenta, Corning and Vina in the south, from Rancho Tehama in the west thru Proberta/Gerber, Los Molinos to the Tehama/Plumas County line along State Route 36 in the East. These parcels are located near and far from health services that are located in the City of Red Bluff and City of Corning, but they all have direct access to City supportive Services through public transit.

Residential care homes for seven or more persons are allowed in the General Commercial zone districts with a use permit, while residential care homes for six or fewer persons are allowed in all residential zone districts. There is currently one shelter serving people experiencing homelessness in Tehama County, located within the PATH Plaza Navigation Center. Currently, area churches provide shelter for the homeless. No homeless shelters have been proposed in the unincorporated area of the county, and sites within cities would likely be more useful due to their proximity to services such as health centers, employment, and transit. ~~and until services and infrastructure are available, such a project would be extremely costly.~~

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## **4. FAIR HOUSING ASSESSMENT**



## FAIR HOUSING ASSESSMENT

### INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

California Government Code Section 65583(10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. This section is organized by fair housing topics. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this AFH, Tehama County identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-4, Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing.

This section also includes an analysis of the Housing Element’s sites inventory compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to countywide patterns to understand how the projected locations of units will affirmatively further fair housing.

### LOCAL HISTORY

Tehama County is in the northern Sacramento Valley, nestled between Sacramento and the Oregon border. Early settlement in the county occurred primarily through Mexican land grants with approximately 31,379 acres awarded in a total of seven land grants.<sup>1</sup> These land grants were distributed throughout present-day Tehama County, including areas formerly known as Rancho de los Saucos, Rancho de los Flores, and Rancho Barranca Colorada. Early settlements also occurred outside of land grants and purchasing land; William C. Moon, Ezekiel Merritt, and Henry L. Ford settled in an area south of Thomes Creek and west of the Sacramento River, in what is now known as the town of Corning. Prior to the establishment of the county, many settlers were drawn to the area in the 1840s by the discovery of gold, triggering an influx in migration to the West. The Gold Rush played a significant role in the county’s early development, which was officially established as a county in 1856, encompassing parts of surrounding counties, including Butte, Colusa, and Shasta Counties.<sup>2</sup>

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<sup>1</sup> California State Lands Commission. 1982. *Grants of Land in California Made by Spanish or Mexican Authorities*. <https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/>.

<sup>2</sup> Tehama County Resource Conservation District. 2006. “Section 2, General History.” *Tehama West Watershed Assessment*. <https://www.tehamacountyrca.org/files/b38080c49/Tehama+West+Watershed+Assessment.pdf>.

The land presently known as Tehama County was originally inhabited and populated by the Nomlaki tribe, split between two divisions, the River Nomlaki and the Hill Nomlaki. The Nomlaki lived off of the land; primarily consuming vegetation, such as acorns, grass seeds, and tubers, and meats, such as deer, elk, rabbit, and fish. The tribe was selective when it came to altering the land; they are believed to be the first to practice controlled forest burning in the area. When the Nomlaki first had contact with settlers in the latter part of the nineteenth century, it was believed that they had a population of 2,000 people divided into groups ranging from 25 to 200 residents. There is little to no record of contact or that settlers went through the Nomlaki territory in the first half of the nineteenth century; however, that does not exclude the probability that there were interactions between the Nomlaki and settlers, and that they were unaffected by their presence. By 1851, as the boom of the area not yet declared Tehama County flourished, some settlers expressed a desire for segregation between the Indigenous population and the White population through the creation of a reservation, while others wanted to keep the indigenous population to subject them to degrading labor. Using the Nomlaki for cheap labor was in demand for the over-farmed and over-grazed area.<sup>3</sup>

In the mid-1800s, steamboats were a prominent mode of transportation for delivering essential supplies for mining camps, with Tehama being the head of river navigation and the City of Red Bluff being the primary location. Although the Sacramento River was an essential transportation zone for the northern part of the state, its inconsistent nature made it difficult and unreliable. Different environmental factors, such as sand bars, shallow seasonal depths, and snags, made the river accessible for only eight months of the year. A railway soon came to Tehama County, with the completion of the Central Pacific Railroad in 1872 in Red Bluff. The railroad played a crucial role in the early stages of development in the county, particularly for infrastructure and storage facilities along the tracks to store agricultural goods being transported out of the area. As settlement in Tehama County progressed, it became largely based on small communities throughout the county's boundaries, including cities like Corning and Red Bluff. These communities economically developed through agricultural resources, including orchards, farming, cropland, and livestock production. Water has historically and presently played a key deciding factor in settlement and land use in Tehama County. Irrigation played a significant role in the intensification of development in the county, the first irrigation system being in Rancho Bosque, a Mexican land grant area, followed by creating irrigation ditches in the mid 1800s, becoming a common irrigation method to retrieve water for irrigation purposes. The growing livestock industry played a key role in the development of stock ponds and reservoirs in the county designed to hold water year-round, with as many as 554 stock ponds by 1954. In 1935, the Central Valley project authorized the construction of the Shasta Dam, completed in 1945, which became a significant water source for the county. The development of the Sacramento Canal Unit, completed in 1965, is 110.9 miles with eight different canal reaches completed by 1980. It has a capacity of 2,530 cubic feet per second and is a crucial source of water for irrigation purposes. The county also has access to the Corning Canal, a 21-mile-long canal completed in 1959 with a capacity of 500 cubic feet per second.<sup>4</sup>

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<sup>3</sup> Walter Goldschmidt. 1951. *Nomlaki Ethnography*. <https://digitalassets.lib.berkeley.edu/anthpubs/ucb/text/ucp042-005.pdf>.

<sup>4</sup> Tehama County Resource Conservation District. 2006. "Section 2, General History." *Tehama West Watershed Assessment*. <https://www.tehamacountyrctd.org/files/b38080c49/Tehama+West+Watershed+Assessment.pdf>.

## ZONING AND LAND USE PATTERNS

The majority of land in the unincorporated county is zoned for agricultural uses. Small areas of land zoned for residential or planned development uses are clustered in the Rancho Tehama area, along the Interstate (I-) 5 corridor south of Red Bluff and in Los Molinos, Gerber, Proberta, Dairyville, Lake California, Manton, Vina, Mineral, and in the areas immediately surrounding Red Bluff and Corning. A collection of larger areas zoned for planned development uses are also in the section of I-5 north of Red Bluff and just east of this corridor. There are few areas zoned for higher-density residential uses in the unincorporated county. No residentially zoned areas in the unincorporated county are proximate to industrial land uses and are primarily surrounded by agricultural uses. However, some agricultural uses have the potential to produce negative environmental impacts.

## OPPORTUNITY, SEGREGATION, AND DISPLACEMENT

### TCAC Opportunity Area Designation

Since 2017, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities in their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource. Census tract and neighborhood boundaries don’t exactly align with County boundaries, so some areas discussed may cover both incorporated and unincorporated communities.

Areas designated as “highest resource” are the highest-scoring census tracts in the region, falling in the 0 to 20th percentile. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic opportunities, and education attainment. “Moderate resource” areas are in the 41st to 70th percentile, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic opportunities, and education attainment; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation is “high segregation and poverty.” These are census tracts that have an overrepresentation

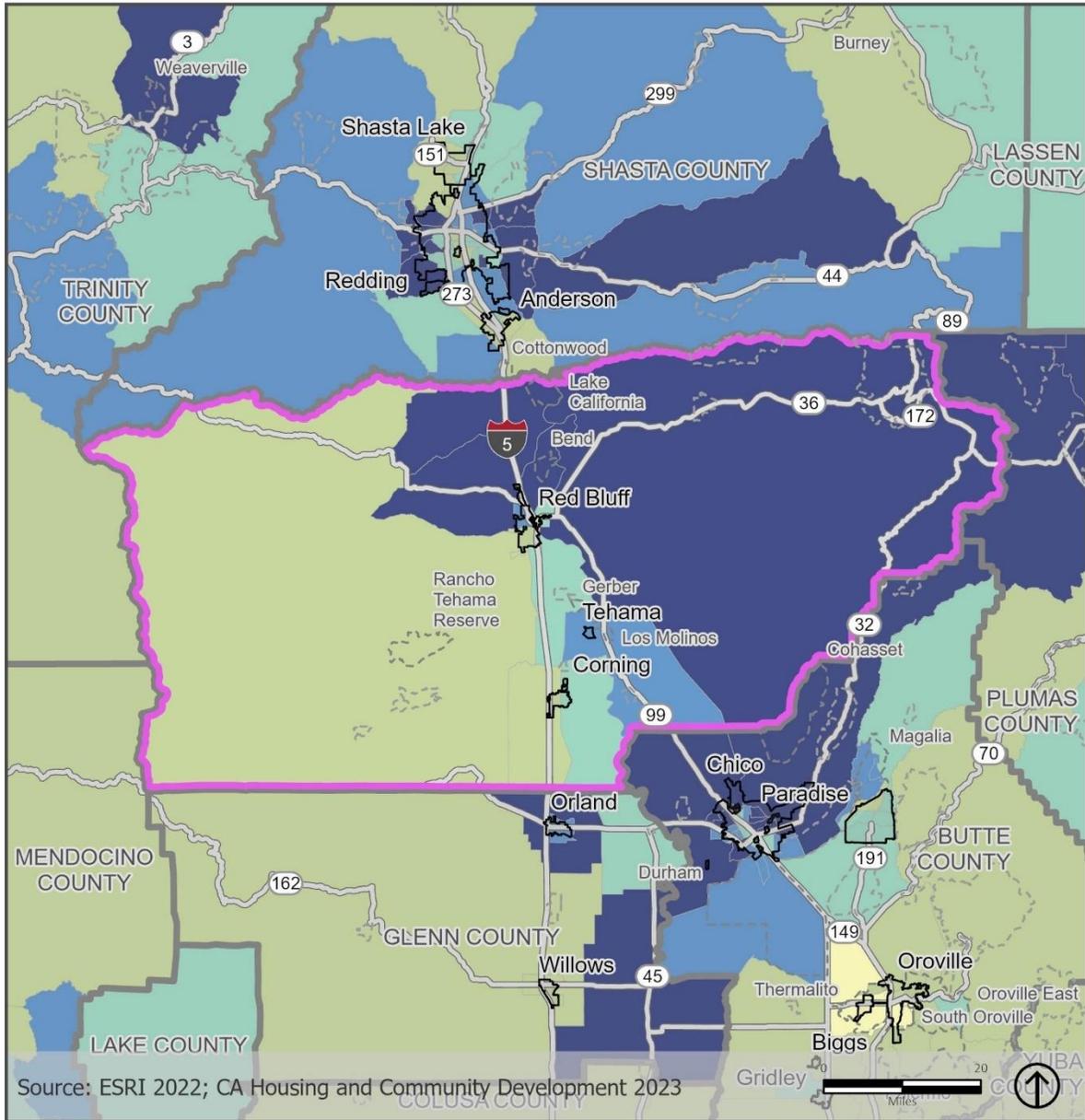
of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023).

As seen in **Figure 4-1, TCAC/HCD Opportunity Areas, 2023**, the two census tracts on the southwest side of the county, including the unincorporated communities of Paskenta, Flournoy, and Rancho Tehama Reserve and the west side of Corning, are considered low resource areas by this analysis. The south side of Red Bluff also falls into this category. Many census tracts in adjacent counties are also considered low resource areas, including the south side of Trinity County, the majority of Glenn County, and the north and northeast areas of Mendocino County. To the north, parts of Anderson, Redding, and Shasta Lake are also low resource areas, as is the unincorporated community of Lakehead. Each of these areas tends to have less positive scores in the economic domain sub-analysis of the TCAC/HCD assessment, which suggests that these factors likely play a significant role in the low resource designations that were assigned to these areas. The economic domain assessment considers factors such as levels of education among adults, poverty levels, proximity to jobs and employment levels, and median home values.

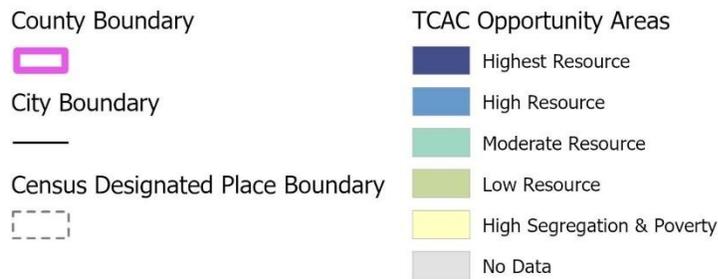
The east side of Corning is considered a moderate resource area in the 2023 TCAC/HCD analysis, as are several unincorporated communities in the Sacramento River valley, including Proberta, Las Flores, Gerber, and Richfield. The northeast side of Red Bluff is also considered a moderate resource area. Regionally, the unincorporated community of Hamilton City and the surrounding area is also a moderate-resource area, as are parts of Chico, the town of Paradise, and the unincorporated communities of Butte Valley and Stirling City in Butte County. In Shasta County, parts of Redding are moderate resource areas, as are the unincorporated communities of Mountain Gate and Happy Valley and part of the City of Anderson.

Several census tracts in the north and northeast areas of the county are considered areas of highest resource. These include the unincorporated communities of Mineral, Manton, Paynes Creek, Dales, Lake California, and Bend, and the area immediately north and northwest of Red Bluff, including the far northern edge of the city boundary. The north side of Red Bluff is considered a high resource area, as are the unincorporated communities of Los Molinos and Vina and all of Tehama City. Regionally, census tracts on the north side of Plumas County and the north side of Butte County are also considered to be highest resource areas. In Shasta County, many census tracts that include unincorporated areas are considered high or highest resource areas, including the tracts that include Shingletown, Round Mountain, French Gulch, Cottonwood, and Platina. While the majority of these areas have resource designations that appear to be heavily influenced by more positive economic domain scores, that relationship is weaker at the regional level, particularly in Shasta County, where economic domain scores are also less positive but resource designations are higher. More positive environmental ratings may play a more significant role in this area.

Figure 4-1, TCAC/HCD Opportunity Areas, 2023



Source: ESRI 2022; CA Housing and Community Development 2023



## Areas of High Segregation and Poverty

As previously discussed, areas designated by TCAC as being areas of “high segregation and poverty” (HS&P) are census tracts with an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). There are no HS&P areas in Tehama County. Regionally, the only area of HS&P in an adjacent county is in Butte County, in Oroville and areas to the northwest of Oroville.

## Racially Concentrated Areas of Affluence

Where the HS&P areas reflect concentrations of poverty, HCD has developed an alternative metric focused on areas of Racially Concentrated Areas of Affluence (RCAAs). An RCAA is defined as a tract in which the percentage of a population tract that identifies as White is 1.25 times higher than the percentage that identifies as White in the entire Council of Governments (COG) region (also called the Location Quotient), and where the median income is at least 1.5 times greater than the COG area median income (AMI). There are no RCAAs in Tehama County, its cities, or in the surrounding counties.

## Income and Poverty

The majority of the census tracts in Tehama County have median household incomes as of the 2017-2021 ACS that are below \$90,100; the statewide median household income in 2021 was \$84,097. The county’s highest median income (\$105,951) is found in the census tract that includes the northernmost section of Red Bluff, the unincorporated area to the northwest of Red Bluff, and the unincorporated community of Bend. The remaining cities and many unincorporated communities in the central parts of Tehama County have median household incomes under \$55,000, including Corning, the majority of Red Bluff, Tehama City, Los Molinos, Proverta, Las Flores, Gerber, Vina, and the majority of Richfield. The county’s lowest median household incomes are in the tracts that include south and central Red Bluff (\$35,446 and \$36,625, respectively). The census tracts at the far east and west sides of the county, as well as the tract just to the west of Corning, have median household incomes that are less than the statewide median but higher than \$55,000.

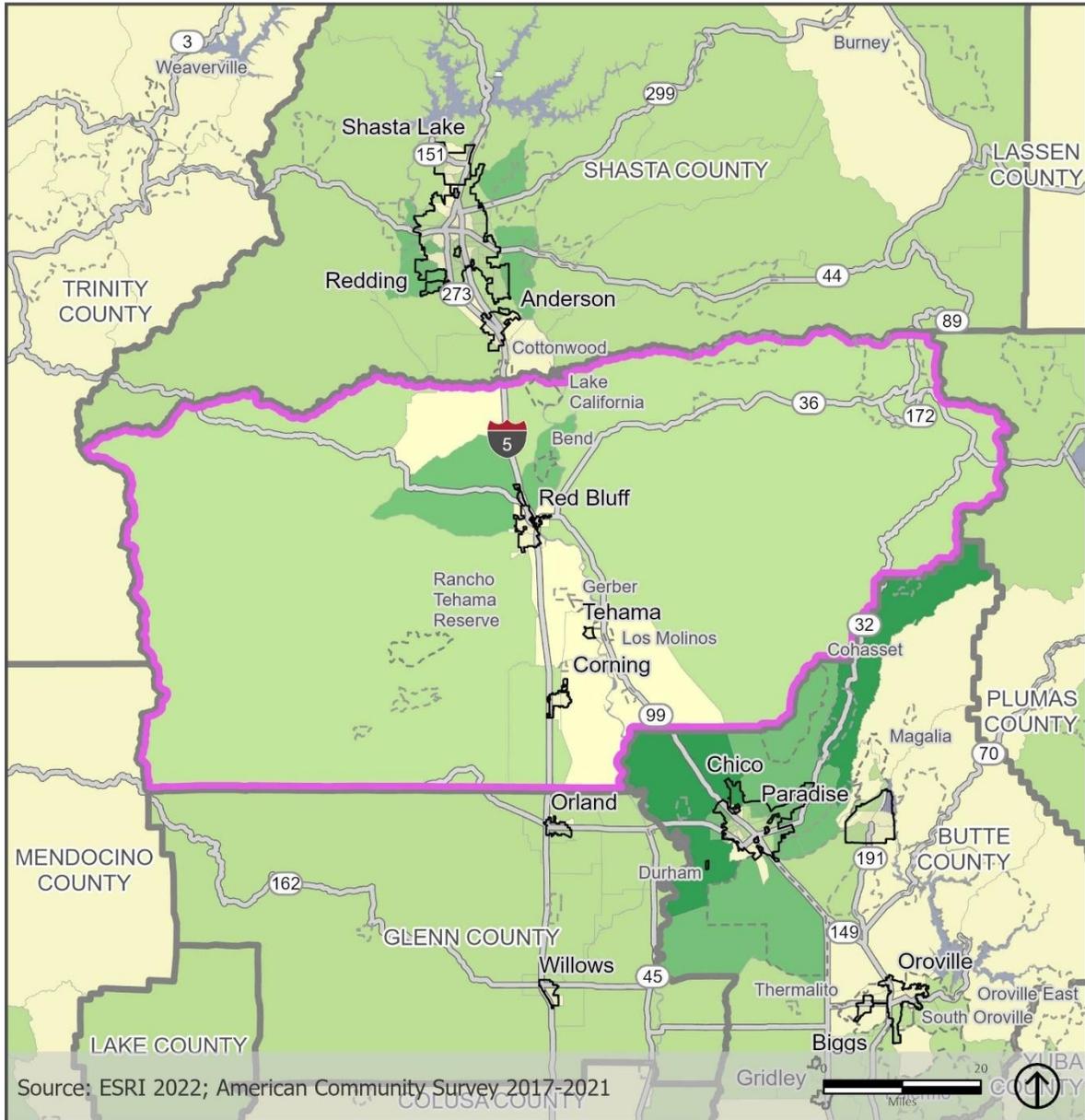
These low incomes are typical for much of the surrounding region. As shown in **Figure 4-2, Median Household Incomes, 2021**, most census tracts in the region have median household incomes below the statewide median. Exceptions to this pattern are in unincorporated areas surrounding Redding and Chico. The census tracts in Butte County, which include the communities of Forest Ranch and Nord, have the area’s highest incomes at \$136,551 and \$128,704, respectively. Though median incomes have increased statewide since the 2010-2014 ACS, spatial distributions of lower incomes have been relatively consistent over this time period.

Spatial patterns of the concentration of residents with incomes below the poverty line tend to follow the same distribution in the county that median household incomes do, with some exceptions (see **Figure 4-3, Incomes Below Poverty Line, 2021**). In the majority of census tracts in the county, one quarter or fewer of residents have incomes below the poverty line, with most having poverty rates below 15 percent. The lowest concentration of poverty is in the higher-income census tract that includes Bend and north Red Bluff, as well as the unincorporated area northwest of Red Bluff (4.8 percent of the population). Poverty tends to be more highly concentrated in Tehama County’s communities in the Sacramento River valley, which is similar to median household income patterns previously discussed. In the area to the west of Corning, almost one-third of residents (31.0 percent) have incomes below the poverty line.

Regionally, many adjacent communities in Mendocino and Trinity County have poverty rates between 25 and 30 percent, while many communities near Redding and Chico have poverty rates at or below 10 percent. However, these cities and nearby cities, such as Anderson, tend to have pockets of higher concentrations of poverty, as high as 33.0 percent in central Redding or 44.8 percent of residents in central Chico.

The County has included several implementation programs in the Housing Element that will assist extremely low-income households to access affordable housing, especially in higher-resource areas. Through **Program HE-1-A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing. Through **Program HE-2-A**, the County will work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Figure 4-2, Median Household Incomes, 2021



County Boundary



City Boundary



Census Designated Place Boundary



Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)

Less than \$55,000

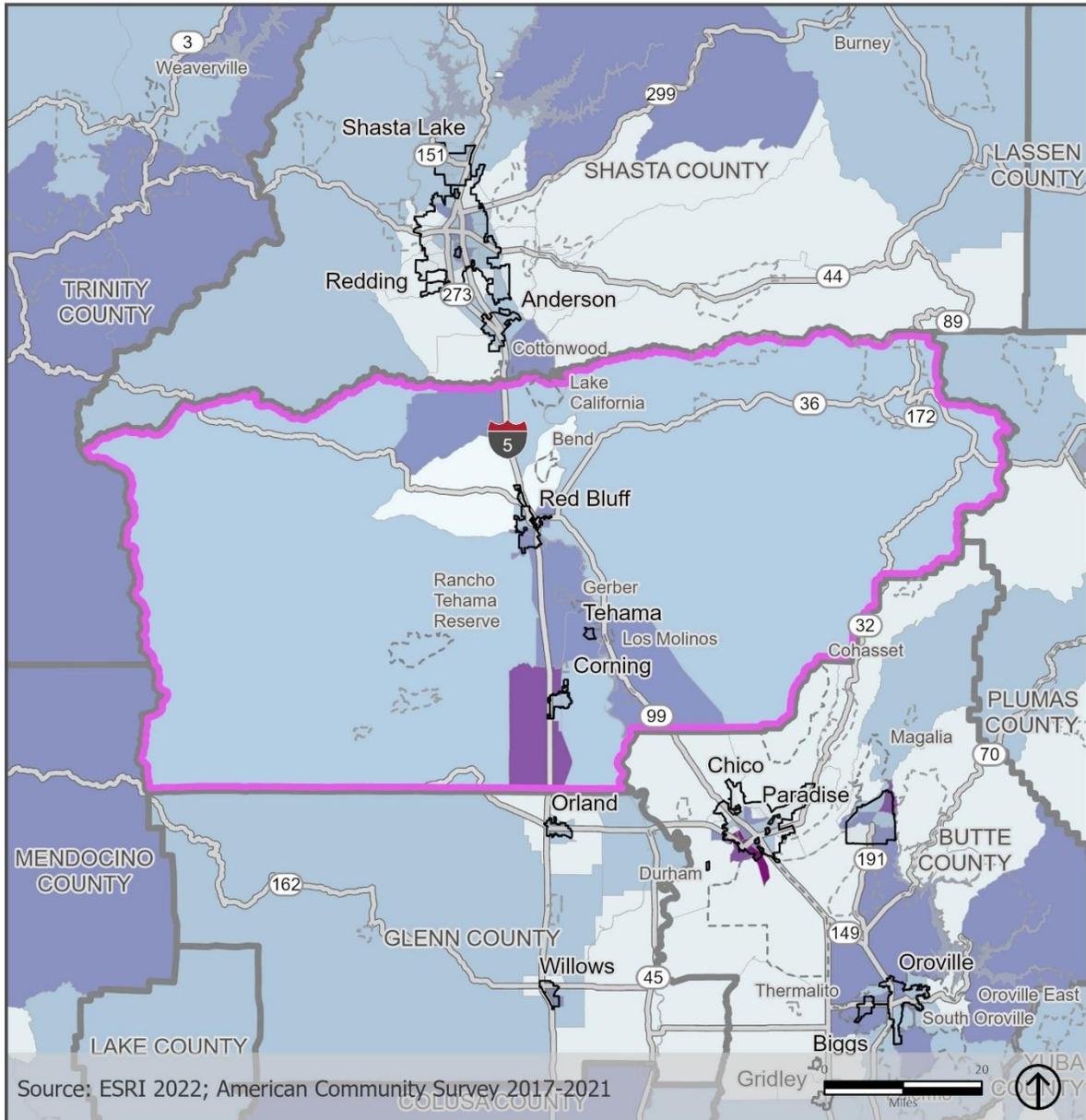
\$55,000 - \$90,100

\$90,100 - \$120,000

\$120,000 - \$175,000

Greater than \$175,000

Figure 4-3, Incomes Below Poverty Line, 2021



Source: ESRI 2022; American Community Survey 2017-2021

County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population whose income in the past 12 months is below poverty level



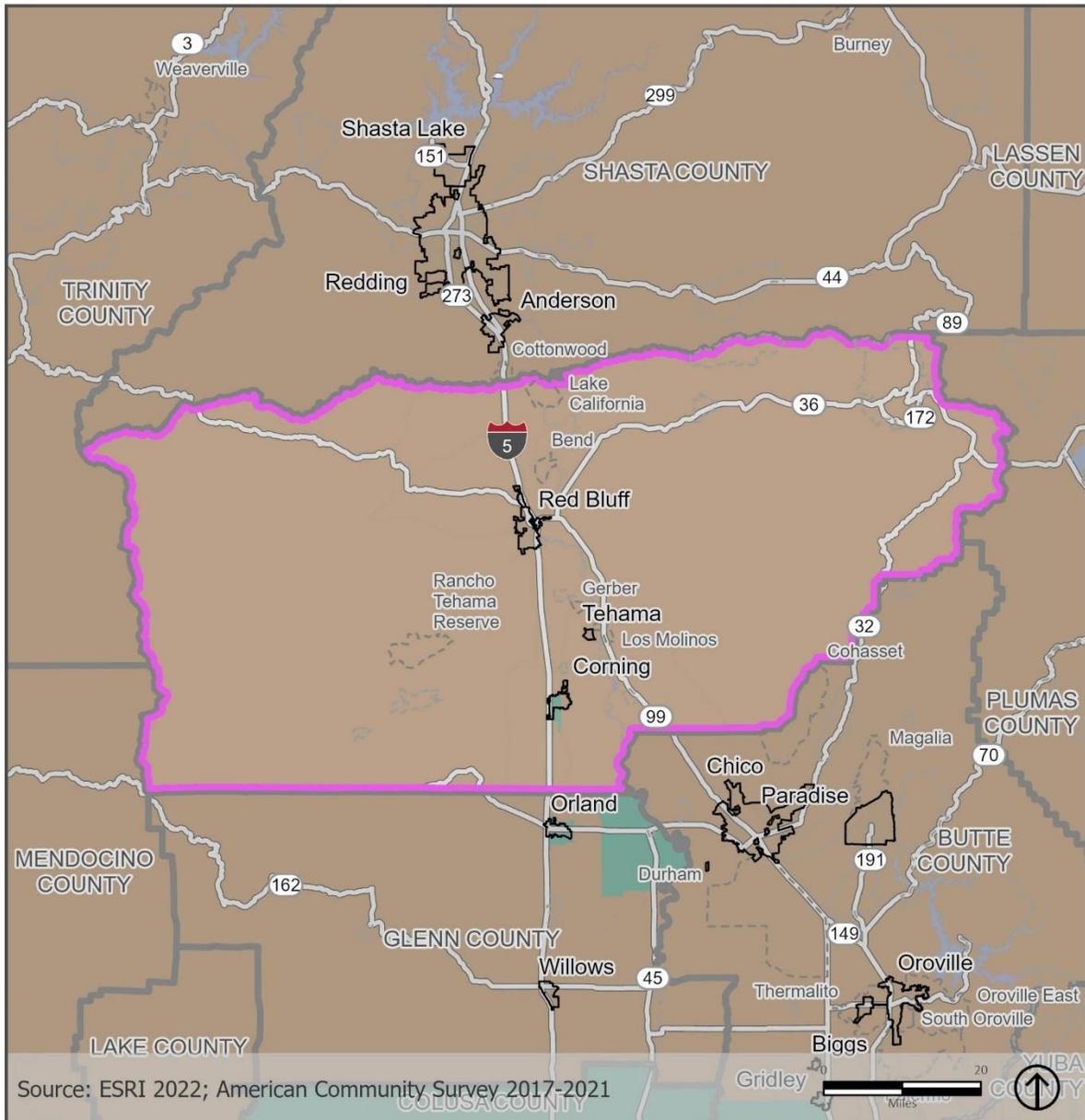
## Race

Across Tehama County, White, non-Hispanic or Latino residents are the predominant population, with varying levels of predominance (see **Figure 4-4, Predominant Population**). The only exception within Tehama County is the census tract that includes the west side of Corning, which is predominantly Hispanic or Latino. Regionally, this is also true across much of the adjacent counties, with exceptions in the city of Orland and the census tract in Glenn County that includes the unincorporated community of Hamilton City. Both of these areas are predominantly Hispanic or Latino.

However, according to an analysis completed by UC Berkeley's Othering and Belonging Institute in 2020, several census tracts in Tehama County are considered racially integrated, including the tracts that include Los Molinos, Tehama City, Proberta, Flournoy, Rancho Tehama Reserve, and central Red Bluff. The rest of the County's census tracts were either evaluated as having low to medium segregation or were not assigned a value due to lack of data for the census tract.

Regionally, most census tracts that were evaluated as part of this study were designated as having low to medium segregation. Adjacent census tracts to the southwest in Mendocino County were designated as having high segregation of people of color (POC). The census tract surrounding Orland and a collection of tracts in Chico were determined to be racially integrated.

Figure 4-4, Predominant Population



Source: ESRI 2022; American Community Survey 2017-2021

County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

- White alone, not Hispanic or Latino
- Hispanic or Latino
- Black or African American alone, not Hispanic or Latino
- Asian alone, not Hispanic or Latino

- American Indian and Alaska Native alone, not Hispanic or Latino
- Two or more races, not Hispanic or Latino
- Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino
- Some other race alone, not Hispanic or Latino

## Communities Vulnerable to Displacement

Unincorporated areas in the county are not considered to be areas at high risk for displacement in spite of lower income levels. In a 2022 analysis performed by UC Berkeley’s Urban Displacement project, all but one census tract in Tehama County was determined to be a lower displacement risk area (see **Figure 4-5, Displacement Risk**). The census tract containing the southern half of Red Bluff was the only tract that was designated as being an area at risk of displacement, which may be strongly influenced by conditions in Red Bluff rather than indicative of displacement patterns in the unincorporated county. Regional patterns are similar, with the few census tracts at risk of displacement in the cities of Redding, Chico, and Willows.



## Sites Analysis: Opportunity, Segregation, and Displacement

Sites identified to meet the RHNA are clustered in two areas of the county, as identified in **Figure 4-6, RHNA Sites and Census Tracts**. As is shown in **Table 4-1, RHNA Sites by Census Tract**, one cluster of sites is in the Lake California area (Census Tract 2.01), which includes primarily above moderate-income sites with a small number of moderate-income sites. This area was not identified as an RCAA. The second cluster is in two census tracts (Census Tracts 5 and 6) around the edges of Red Bluff on the northwest and east sides of the city. These two tracts include all of the lower-income sites and the remaining moderate and above moderate-income sites. None of these tracts was identified as an area of high segregation and poverty, and none were identified by the Othering and Belonging Institute as having low to medium segregation, though Tract 2.01 was not evaluated by the study.

**Census Tract 2.01:** Census Tract 2.01 was designated a highest-resource area by TCAC and has one of the county's higher median income levels (\$88,318). It is estimated that by identifying capacity for 81.0 percent of moderate-income units in this census tract, moderate-income households will have increased mobility to live in highest-resource areas. While some above moderate-income unit capacity was also identified in this area, only 35.5 percent of the above moderate-income unit capacity were was identified in this tract, so it is not expected to create a concentration of affluence.

**Census Tract 5:** The majority of lower-income unit capacity (98.6 percent) was identified in Census Tract 5. This tract was designated a high-resource area by TCAC, though it has a relatively low median household income (\$50,996). This Census Tract is in close proximity to the northern Red Bluff city limit, and adjacent to an area noted as "Highest Resource". This Census Tract represents the best, and most feasible, opportunity for multifamily residential development in the unincorporated County due to the potential to access vital infrastructure such as water and wastewater systems. Though there is a higher amount of lower-income unit capacity is concentrated in Census Tract 5, it is expected that identifying sites in a high-opportunity area in close proximity to Red Bluff will create housing mobility opportunities for lower-income households and will not exacerbate or create a concentration of poverty. Additionally, 64.5 percent of above moderate-income unit capacity was identified in this census tract. Because this is a lower-income area, the development of housing for above moderate-income households is not expected to create a concentration of affluence, but instead will balance income levels in the census tract.

**Census Tract 6:** A small number of sites were identified in Census Tract 6, including 1.4 percent of lower-income unit capacity and 19.0 percent of moderate-income unit capacity. This tract was designated a moderate-resource area and has a relatively low median household income of \$46,411. While a small amount of lower-income unit capacity was identified in this area, the majority of sites in this census tract were identified as accommodating moderate-income housing development (19.0 percent of moderate-income unit capacity in the inventory).

The inclusion of lower-income unit capacity in this census tract is therefore not expected to exacerbate any concentration of poverty, but instead to promote a small amount of additional investment in affordable housing in a low-income area. Additionally, the identification of moderate-income unit capacity in this area is expected to facilitate a more income-integrated area. Although the County is relying on Census Tract 5 to accommodate a majority of the lower-income RHNA, this Census Tract provides perhaps the greatest access to fair housing out of all locations in the unincorporated County. The proximity to services available in Red Bluff, the seat of Tehama County, means residents of future developments in Census Tract 5 will have plentiful access to services. Nevertheless, Table 4-1B shows the relationship between the Census Tracts and prominent AFFH factors. The AFFH section provides more information on the specific factors as they relate to affirmatively furthering fair housing.

TABLE 4-1A  
RHNA SITES BY CENSUS TRACT

Tract	Lower Income		Moderate Income		Above Moderate Income	
	Units	Percentage of <u>Low Income Unit Capacity</u> <u>Income Level</u>	Units	Percentage of <u>Moderate Income Unit</u> <u>Capacity</u> <u>Income Level</u>	Units	Percentage of <u>Above Moderate Income</u> <u>Unit Capacity</u> <u>Income</u> <u>Level</u>
Census Tract 2.01	0	0.0%	68	81.0%	65	35.5%
Census Tract 5	215	98.6%	0	0.0%	118	64.5%
Census Tract 6	3	1.4%	16	19.0%	0	0.0%

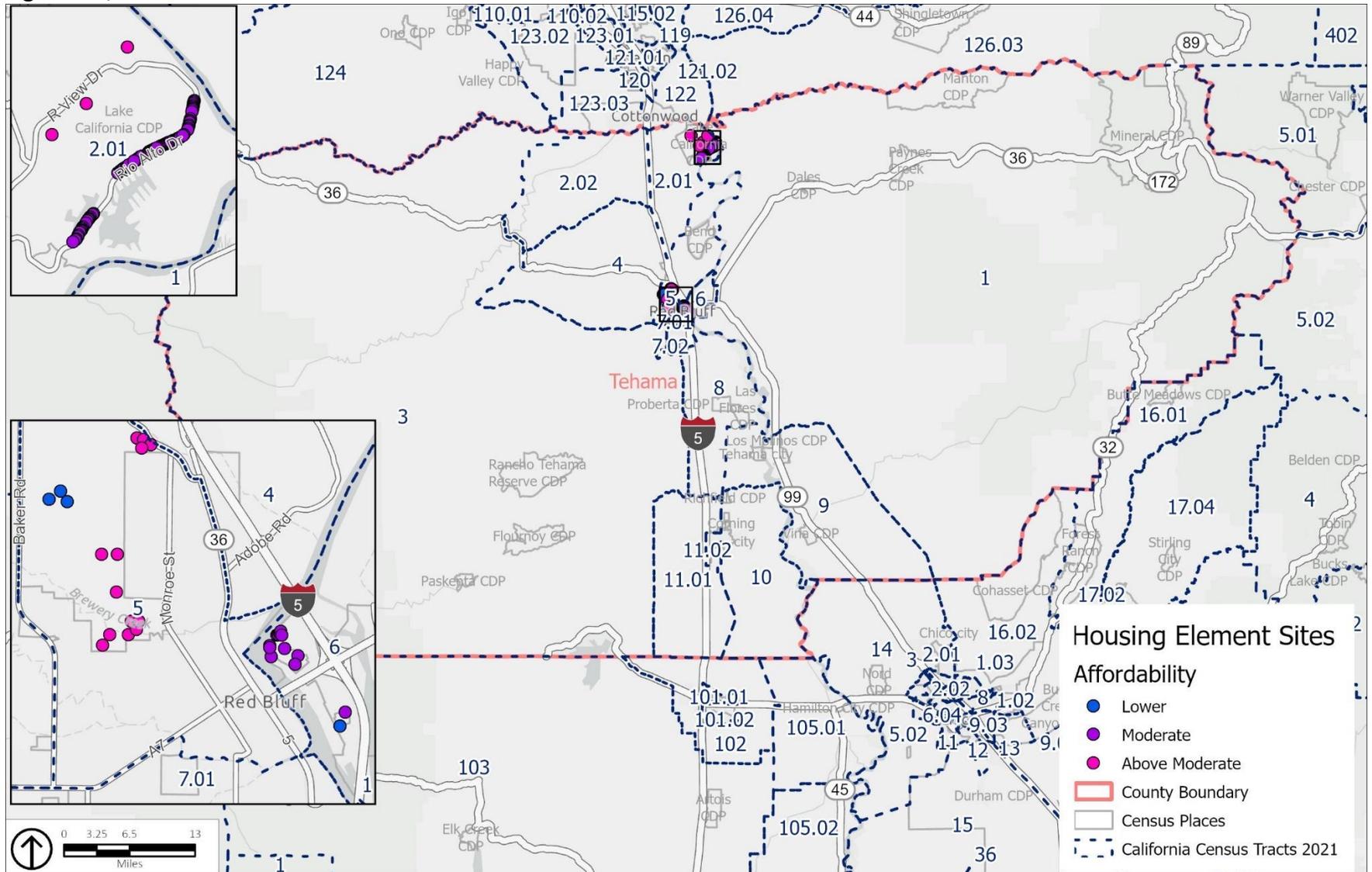
Sources: Tehama County, 2024; U.S. Census, 2021

TABLE 4-1B  
CENSUS TRACT – AFHH FACTORS

Tract	Income	CalEnviroScreen 4.0	Population with a disability	Overpayment by Renters	Overcrowding
<u>Census Tract 2.01</u>	<u>\$90,100 - \$120,000</u>	<u>20-40</u>	<u>13%</u>	<u>57%</u>	<u>4%</u>
<u>Census Tract 5</u>	<u>Less than \$55K</u>	<u>60-80</u>	<u>14%</u>	<u>61%</u>	<u>4%</u>
<u>Census Tract 6</u>	<u>Less than \$55K</u>	<u>40-60</u>	<u>25%</u>	<u>67%</u>	<u>2%</u>

Sources: Tehama County, 2024; U.S. Census, 2021

Figure 4-6, RHNA Sites and Census Tracts



Source: Tehama County, 2024; US Census, 2021

## ACCESS TO RESOURCES: EDUCATION, ECONOMIC, TRANSPORTATION, AND ENVIRONMENT

### Education

Education outcomes across the county are starkly divided between the southwest and northeast sides of the county. According to the 2023 TCAC/HCD analysis of education outcomes, census tracts that include Flournoy, Rancho Tehama Reserve, Proberta, Las Flores, Gerber, and the west side of Corning have scores in the least-positive quintile countywide, while the tracts that include the east side of Corning, Richfield, and the south side of Red Bluff are in the second-lowest quintile. In contrast, the unincorporated communities of Mineral, Manton, Paynes Creek, Dales, and Bend are in census tracts in the second-most positive quintile, and the communities of Lake California, Vina, Los Molinos, and the City of Tehama City are all in the most positive quintile.

Schools are assigned by geography, though Reeds Creek Elementary School in Red Bluff is a higher-demand school. Private or charter options are located in cities rather than the unincorporated county. As is shown in **Table 4-2, School Performance**, many schools in the county have student performance scores on standardized tests that are below standards for the grade. Vina Elementary is one exception, with students in the school performing above the State standards in both English Language Arts and Math. Evergreen Middle School in Cottonwood and Lassen View Elementary in Los Molinos also have English Language Arts scores that are above the standard. Some schools do not report this data, typically because of low enrollment numbers; for example, Plum Valley Elementary had an enrollment of 19 students in 2023, and so did not report standardized test scores for that year. Across the county, many schools have high percentages of students that are considered socioeconomically disadvantaged, and many schools in Flournoy, Los Molinos, and Corning have high percentages of students that are English Language Learners, which can influence student performance on standardized tests. There are no organizations that provide services like tutoring that could help to improve educational outcomes within the unincorporated county.

No higher education opportunities, including vocational opportunities, are available within the unincorporated county, though Shasta College has a campus within the City of Red Bluff. There have not been any past or current local efforts to improve access to education opportunities within the unincorporated county.

TABLE 4-2  
SCHOOL PERFORMANCE

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Woodson Elementary	Corning	-86.3	-99.2	20.2%	4.4%	90.4%	0.7%	43.1%
West Street Elementary	Corning	-80.1	-85.3	25.2%	0.9%	90.1%	0.6%	38.6%
Olive View Elementary	Corning	-65	-72.3	18.3%	1.8%	89.2%	0.4%	47.3%
Maywood Middle	Corning	-74.2	-104	17.3%	10.8%	87.8%	0.7%	35.3%
Rancho Tehama Elementary	Corning	-120	-84.6	39.4%	3.7%	100.0%	2.2%	34.4%
Columbia Academy	Corning	n/a	n/a	54.4%	48.3%	81.8%	18.2%	9.1%
Corning Independent Study	Corning	n/a	n/a	n/a	0.0%	64.3%	0.0%	14.3%
Centennial Continuation High	Corning	-187.4	-206.4	n/a	24.4%	86.1%	2.5%	31.6%
Corning High	Corning	-38.5	-136.7	n/a	8.7%	76.9%	1.1%	26.9%
Kirkwood Elementary	Corning	-35.4	-25.3	2.9%	2.8%	45.1%	0.0%	5.9%
Richfield Elementary	Corning	0	-27.1	4.9%	0.0%	43.3%	0.0%	27.7%
Evergreen Community Day School (K-5)	Cottonwood	n/a	n/a	n/a	n/a	100.0%	0.0%	0.0%
Evergreen Community Day School (5-8)	Cottonwood	n/a	n/a	n/a	n/a	80.0%	0.0%	0.0%
Evergreen Institute of Excellence	Cottonwood	-31	-86.6	0.0%	0.0%	54.8%	0.0%	0.7%
Evergreen Elementary	Cottonwood	-9.9	-0.5	26.0%	0.4%	59.2%	1.9%	5.5%
Evergreen Middle	Cottonwood	+7	-16.9	25.3%	8.8%	56.5%	1.5%	4.8%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Flournoy Elementary	Flournoy	-35.9	-107.5	18.4%	0.0%	60.0%	0.0%	8.9%
Gerber Elementary	Gerber	-74.9	-110	24.8%	2.5%	83.7%	0.0%	35.1%
Lassen View Elementary	Los Molinos	+8.9	-0.7	12.8%	0.0%	48.6%	0.8%	4.7%
Los Molinos High	Los Molinos	-7.5	-85.2	n/a	5.4%	66.7%	0.5%	10.8%
Los Molinos Elementary	Los Molinos	-33.2	-53.4	26.4%	3.1%	81.8%	0.8%	33.9%
Plum Valley Elementary	Paynes Creek	n/a	n/a	n/a	0.0%	94.7%	5.3%	10.5%
Tehama Oaks High	Red Bluff	n/a	n/a	n/a	0.0%	100.0%	12.5%	12.5%
Lincoln Street	Red Bluff	-58.7	-97.9	6.8%	0.0%	77.5%	1.4%	7.0%
Tehama eLearning Academy	Red Bluff	-55.2	-165.4	26.9%	0.0%	75.9%	0.9%	1.7%
Antelope Elementary	Red Bluff	-9	-16.8	21.8%	0.0%	58.8%	1.3%	6.1%
Lassen-Antelope Volcanic Academy (LAVA)	Red Bluff	-30.5	-100.8	3.7%	0.0%	75.5%	0.0%	0.0%
Berrendos Middle	Red Bluff	-6.5	-23.8	20.8%	15.4%	57.4%	0.4%	2.0%
Bend Elementary	Red Bluff	-6.1	-25.9	17.0%	2.0%	53.1%	0.0%	6.1%
Bidwell Elementary	Red Bluff	-49.3	-64.7	29.9%	3.3%	76.2%	0.5%	6.0%
Jackson Heights Elementary	Red Bluff	-53.5	-55.2	33.3%	7.2%	82.6%	0.7%	14.6%
Vista Preparatory Academy	Red Bluff	-68.8	-124.8	33.7%	16.0%	83.8%	1.1%	14.0%
William M. Metteer Elementary	Red Bluff	-70	-82.3	22.9%	3.3%	88.1%	0.9%	22.2%
Red Bluff Community Day	Red Bluff	n/a	n/a	n/a	36.4%	100.0%	0.0%	0.0%
Salisbury High (Continuation)	Red Bluff	-125	-219.7	n/a	5.8%	79.1%	0.0%	15.5%

TEHAMA COUNTY HOUSING ELEMENT

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Red Bluff High	Red Bluff	-15.3	-80.8	n/a	4.6%	66.1%	0.9%	5.1%
Reeds Creek Elementary	Red Bluff	-7.7	-58.2	10.9%	0.5%	58.0%	1.7%	0.6%
Vina Elementary	Vina	+16.7	+28	20.2%	0.0%	63.6%	0.0%	15.2%

Source: California Schools Dashboard, 2023

Note: Chronic absenteeism is measured only for schools and districts with students in K-8 grades and refers to the percentage of students who were absent for 10 percent or more of instructional days.

## Employment Opportunities

The rural nature of Tehama County's unincorporated area can create economic challenges due to limited access to employment opportunities. While 8.6 percent of residents of the unincorporated county work in agriculture, forestry, fishing, hunting, and mining, the largest share of employment is in the educational, health, and social services sector (23.6 percent of workers), followed by retail trade (12.8 percent of workers). These jobs are most frequently performed in-person, so residents in more remote communities may experience a greater challenge in accessing jobs in these fields. Additionally, agricultural jobs may have lower salaries than positions in education, health, and social services. According to the Economic Domain indicator of the TCAC/HCD Opportunity Areas analysis, the more remote areas of the west side of the county have the least positive economic outcomes, with scores in the lowest quintile. This includes the Rancho Tehama Reserve, Paskenta, and Flournoy areas. This index is based on measures of poverty, levels of adult education, employment levels, proximity to jobs, and median home values.

However, the rural western areas of the county are not the only lower-scoring areas of the unincorporated county. The census tract that includes Tehama City, Los Molinos, and Vina also has an economic domain score in the least positive decile. As previously discussed, these areas have some of the lowest incomes in the region, which may play a major role in their scores in the economic domain index. Corning, which has a relatively low median household income, has an economic domain score in the second-lowest quintile, which may be related to closer proximity to employment opportunities in the city. Similarly, the census tract that includes the unincorporated community of Las Flores has a score in the second-highest quintile despite having a median household income of \$47,127. This may indicate higher employment levels facilitated by its proximity to employment opportunities in both Corning and Red Bluff. The census tract that includes the communities of Paynes Creek, Manton, Dales, and Mineral has moderate economic domain scores in the middle quintile with moderately low median household incomes, which may be influenced by the limited number of jobs in the area.

Areas with higher economic domain scores tend to follow similar patterns to income, with some exceptions. The census tract that includes the northern edge of Red Bluff, the community of Bend, and the area to the northwest of Red Bluff has both the county's highest median household income and an economic domain score in the top quintile. Similarly, the census tract that includes Lake California has one of the county's highest median household incomes with an economic domain score in the second-highest quintile; this may be influenced by a higher percentage of retirees in this area. In contrast, the census tract that includes part of the Hooker community, just south of Cottonwood, has a relatively low median household income of \$48,327 but an economic domain score in the second-highest quintile. This may be related to the area's proximity to job opportunities in both Red Bluff and Shasta County, as well as to agricultural employment opportunities in the immediate area.

Major employers in the area include Crain Shelling, Walmart Distribution, Tehama County, Sierra Pacific, Anderson & Sons. Residents that work outside the county typically commute to Shasta County, Butte County, or the City of Chico. There are no new areas of development within the unincorporated area of the county, nor are there any areas of commercial or industrial uses that have fallen out of use in the recent past. There are no known economic development programs or initiatives planned or in place in the unincorporated county that are expected to influence the jobs landscape in the next ten years.

All the areas in the unincorporated area of Tehama County have trouble with cell signal access. In 2023, the County completed a Broadband Planning and Feasibility Study, which identified that many areas of the unincorporated county do not have access to internet service that is fast enough to allow for full digital

participation. Across Tehama County, 14.2 percent of households were considered to be unserved by sufficient broadband access, and 6.7 percent were considered to be underserved, where only basic, low-speed service was available. The analysis considered this rate to be moderately high.

Regionally, communities in the Chico area and parts of Plumas County around Lake Almanor that have higher incomes also have higher scores on the economic domain index. Much of the area of Trinity County that is adjacent to Tehama County, which has median household income of \$35,379, also has an economic domain score in the lowest quintile. Much of the area around Redding has both higher incomes and higher economic domain scores, while more rural areas of Shasta and Plumas Counties that are farther from areas with seasonal tourist economies tend to have lower economic domain scores that correlate with lower median household incomes.

Through Program HE-6.A, the County will facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development. Additionally, as part of the Economic Development chapter of the General Plan, the County has included Policy ED-3.1 and its associated implementation measures to recruit industries that provide above-average wages to employees.

### Transportation Mobility

Tehama County has a relatively low level of transit connectivity as measured by the Center for Neighborhood Technology’s AllTransit Score system. The index scores the percentage of commuters who use transit, the number of transit trips taken per week, the number of jobs that are available within a 30-minute trip, and the number of routes available. The index is evaluated on a 10-point scale, where scores of 10 indicate the maximum amount of transit connectivity. As is shown in **Table 4-3**, AllTransit Score, Tehama County’s overall score, which is inclusive of the cities, is slightly higher than those of Trinity County and Tehama City, while the cities of Red Bluff and Corning have higher transit connectivity rates, as local transit service is focused on these urban areas.

TABLE 4-3  
ALLTRANSIT SCORE

Jurisdiction	AllTransit Score
Tehama County	1.0
Tehama City	0.8
Red Bluff	2.5
Corning	1.5
Trinity County	0.9

Source: AllTransit, Center for Neighborhood Technology. Accessed March 2024.

Tehama Rural Area eXpress (TRAX), governed by the Tehama County Transportation Commission, provides public transportation service for the residents of Tehama County, including the cities of Corning, Red Bluff, and Tehama, as well as the unincorporated communities along Highway 99E and Highway 99W. According to the 2019 Regional Transportation Plan adopted in 2020, 61 percent of Tehama County residents live within three-quarter miles of a transit route. TRAX services include local fixed routes within Red Bluff. Routes include Routes 1 and 2, bi-directional routes that serve Red Bluff and its surrounding communities (Routes 3A and 3B), and a local Corning Route (Route 5). Route 1 runs weekdays from 7 a.m. to 5:55 p.m., completing 11 runs daily, while on Saturday, there is an abbreviated Route 1 service that

begins service at 9 a.m. and ends at 3:55 p.m. Route 3A operates nine runs weekdays from 7:10 a.m. to 6:40 p.m., which begins by passing through Red Bluff before continuing south through Dairyville and Los Molinos, then heads back north through Gerber and Proberta. Similarly, Route 3B completes nine runs each weekday from 6:20 a.m. to 5:25 p.m., heading towards Proberta after leaving Red Bluff. On Saturday, Route 3A runs six times from 8:20 a.m. to 3:20 p.m., and Route 3B completes six runs between 8:40 a.m. and 3:40 p.m. Route 5 operates solely in Corning, running seven weekly runs between 7 a.m. and 5 p.m. The route navigates through Corning and stops at significant commercial, social, and residential sites, including the Senior Center, Garden Apartments, and City Hall. The route runs south to Rolling Hills Casino and north to Spring Mountain Apartments, providing residents with access to various facilities throughout the City of Corning.

Additionally, there are two intercity routes connecting to more distant communities, Rancho Tehama Express and Glenn-Tehama Connection. The Rancho Tehama Express provides transportation between Red Bluff and the community of Rancho Tehama Reserve in the western region of the county. It operates two roundtrips on Wednesdays and Fridays from 8:40 a.m. to 4:40 p.m. The Glenn-Tehama Connection, on the other hand, runs from Red Bluff to Corning and continues south to the City of Orland in Glenn County. This route operates on weekdays from 6:05 a.m. to 6:40 p.m., completing six roundtrips daily. On Saturdays, Route 6 operates from Red Bluff south through Corning and to Rolling Hills Casino, completing four roundtrips daily from 8:30 a.m. to 3:30 p.m.

TRAX also provides a dial-a-ride transit service called ParaTRAX for seniors 55 years and older and persons with disabilities. ParaTRAX operates Monday through Saturday. Many individuals aged 65 and older choose to use their senior passes and ride TRAX for free. In addition, the Medical Transportation Service (METS) is a transportation program that employs volunteer drivers to transport eligible residents to and from medical appointments. It serves residents of Tehama who need alternative transportation options. METS transports residents within Tehama County and to Shasta, Glenn, and Butte Counties. Volunteer drivers are reimbursed for mileage at a rate determined by the Internal Revenue Service.

There are very limited independent bicycle facilities currently available. Tehama County has been putting efforts into planning and constructing multiuse trails, bicycle lanes, and other facilities; however, there is still a need to connect infrastructure to ensure pedestrian and bicyclist safety throughout the county, including the Cities of Red Bluff, Corning, Tehama, the community of Los Molinos, and the community of Lake California. As described in the 2019 Tehama County Active Transportation Plan, Los Molinos currently has three existing bike routes. These include Class II lanes that span approximately one mile along Highway 99, four blocks on Grant Street, and one block on Sherwood Boulevard. A Safe Route to School (SRTS) project recently implemented bike lanes on Grant Street between Highway 99 and Los Molinos High School. The County also received another SRTS grant from the State to construct a safe travel-way for pedestrians and students walking and biking, which has not yet been constructed. This route will connect Los Molinos Elementary School to Los Molinos High School along Stanford Avenue.

The 2020 Tehama County Regional Transportation Plan indicates that 74 percent of total collisions and 93 percent of fatal collisions occurred in unincorporated communities. In particular, the unincorporated communities of Probert, Richfield, Las Flores, Los Molinos, and Gerber, between Interstate 5 and Highway 99, have a significantly high collision rate, including fatal collisions and involvement with bicycles and pedestrians compared to other communities in the county.

A combination of road and bridge projects have been completed and more are planned in the coming years. The County performed a pavement condition survey in 2022 of roads in the unincorporated county. Road surface quality varies throughout the county and low volume rural areas also have gravel roads.

Conditions vary between gravel, chip sealed and paved. The quality of surface varies significantly. The incorporated cities of Red Bluff and Corning have street lights and traffic lights. There are street and traffic lights on the State Highway System in the unincorporated areas of the County. Some neighborhood areas in the unincorporated County have sidewalks.

Within the Transportation and Circulation Element of the County's 2020 General Plan, the County has included policies such as Policy CIR-4.1 and its associated implementation measures, through which the County will work towards developing a comprehensive and safe system of bicycle and pedestrian facilities. Additionally, as part of Policy CIR-4.2 and its associated implementation measures, the County will encourage and support the construction and improvement of bicycle lanes and pedestrian paths as part of the SRTS program. The County will provide convenient and accessible transit facilities through Policy CIR-5.1 and its associated implementation measures and will work to expand the number of public transit stops and locations throughout the county as part of Policy CIR-5.2 and its associated implementation measures.

## Environmental and Health Outcomes

According to Version 3.0 of the Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California, the majority of census tracts are in the lower two quartiles of its ranking system, indicating conditions associated with less positive health outcomes. The census tract that includes the City of Red Bluff is the only exception within the county, ranking in the 52.7th percentile when compared to other census tracts in the state. Regionally, most census tracts in unincorporated areas in surrounding counties are also within the bottom two quartiles, with some tracts in the cities of Redding, Susanville, and Chico ranked in the top two quartiles. Social, economic, and neighborhood design factors play a significant role in the HPI evaluation. While Tehama County's "Clean Environment" scores are consistently within the top quartile compared to other census tracts in the state, both in the unincorporated area and within cities, low enrollment in both high school and preschool, low employment levels, high levels of poverty, and moderate levels of housing cost burden contribute to low rankings in this analysis. Other factors that play a role in the county's low rankings include lack of park access and limited access to commercial areas, but these characteristics are not unusual for rural areas. None of the census tracts in Tehama County are considered a Disadvantaged Community under Senate Bill (SB) 535, which is based on having a CalEnviroScreen score in the 75th percentile or higher.

The CalEnviroScreen environmental health evaluation system, which also combines social and environmental conditions to evaluate environmental conditions and their potential effects on health outcomes, generally agrees with the trends identified by the HPI (see **Figure 4-7, CalEnviroScreen Scores**), but identifies several pollution factors that could be considered areas of concern. On the census tract covering much of the west side of the unincorporated county, including Rancho Tehama Reserve and the Paskenta, Fournoy, and Henleyville communities, solid waste pollution, drinking water contaminants, and pesticides were the three top areas of environmental concern. In the central area of the county, the tract that includes the communities of Gerber-Los Flores and Proberta, pesticides were the area of greatest concern by a wide margin. On the far east side of the unincorporated county (including the communities of Mineral, Paynes Creek, and Manton), where CalEnviroScreen scores are also moderate, solid waste is also the biggest environmental challenge, followed by pesticides and impaired water bodies.

The areas that include the north tip of Red Bluff, Bend, and Lake California have the most positive CalEnviroScreen scores in the county. In Bend and areas northwest of Red Bluff, pesticides and ozone are two areas of environmental concern. Nearer to the county line, in the census tract that includes Lake

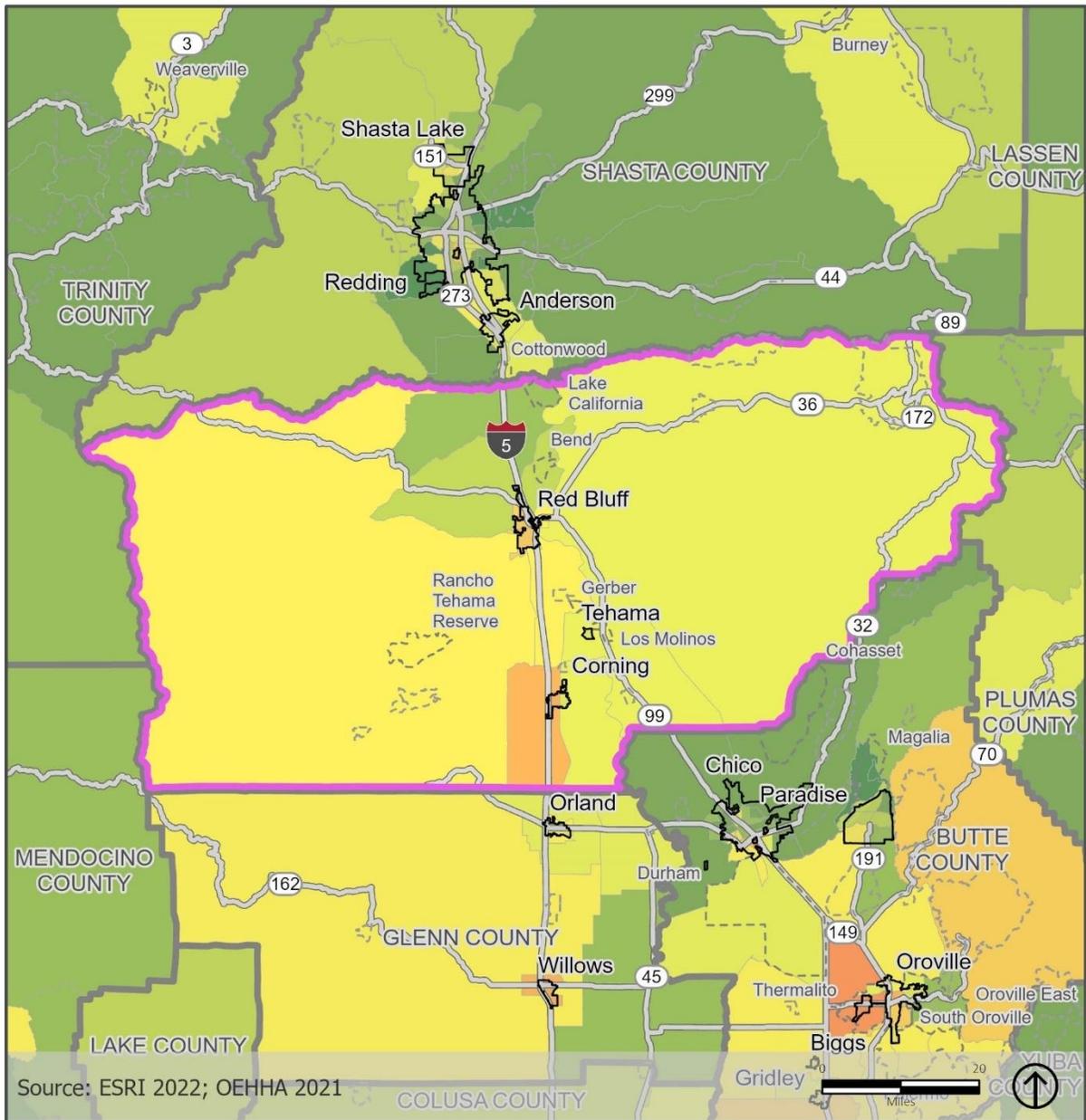
California, environmental concerns are similar. In both of these areas, pollution exposures represent a relatively low area of concern in the CalEnviroScreen score overall.

In the tract that includes the west side of Corning and the Paskenta Rancheria, which has the least positive CalEnviroScreen score in the county, groundwater threats are the most significant area of environmental concern, followed by cleanup sites from harmful chemicals and hazardous waste. Hazardous waste concerns are less typical in the rest of Tehama County. On Corning's east side, pesticides are an area of significant concern, with groundwater threats and impaired water bodies identified as areas of moderate concern. Two tracts in central Red Bluff also had similar scores, with proximity to solid waste, cleanup sites, and ozone exposure representing the environmental issues of the greatest concern.

There are no differences between communities with respect to access to shopping and healthy foods, as residents of all areas of the unincorporated areas of the county need to travel to the cities to shop. There have not been any public safety reports related to environmental resources or their related infrastructure (e.g., water quality, sewer, circulation). There are no known major sources of pollution in the area, nor are there places where residential development should be avoided due to environmental conditions, or where existing environmental conditions are negatively effecting residents. As a rural community, Tehama County residents have ample access to open spaces.

Regionally, CalEnviroScreen scores tend to be moderate to positive in rural and unincorporated areas, while central cities may have census tracts with more negative scores. This includes a small area of central Redding. In Butte County, the Thermalito area is the only census tract in the region that is considered a Disadvantaged Community under SB 535, and population characteristics are more negatively scored factor in this ranking, rather than environmental concerns.

Figure 4-7, CalEnviroScreen Scores



County Boundary



City Boundary



Census Designated Place Boundary



CalEnviroScreen 4.0 - Percentile Score

1 - 10% (Lowest Scores)

11 - 20%

21 - 30%

31 - 40%

41 - 50%

51 - 60%

61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)

## Sites Analysis: Education, Economic, Transportation, and Environment

The majority of Tehama County's schools have standardized test scores below State standards, so identifying sites that are in universally high-performing school areas would prove challenging. Students in census tract 2.01 are in the Evergreen Union Elementary District and attend Red Bluff High School. Evergreen Elementary is among the higher-performing elementary schools in the county, as is Evergreen Middle School, though like many schools in the county, more than half of the students in this area are considered socioeconomically disadvantaged. Both schools have rates of chronic absenteeism around 25 percent. Red Bluff High School has a relatively low suspension rate and English Language Arts (ELA) scores relatively close to the State standard. It is not estimated that the identification of 81.0 percent of moderate-income unit capacity and 35.5 percent of above moderate-income RHNA unit capacity in this area will negatively reinforce patterns of lack of access to higher-performing schools for students in moderate-income households.

Students living in the area where housing development sites were identified in Tract 5 attend Bidwell Elementary and Jackson Heights Elementary, with all of the sites in this tract where 98.6 percent of lower-income units were identified in the Jackson Heights Elementary catchment area and 64.5 percent of above-moderate unit capacity is split between the two schools. Both schools have ELA and math scores between 49 and 65 points below the State standard and rates of chronic absenteeism above 25 percent. Middle school students attend Vista Preparatory Academy, which has standardized test scores in both math and ELA that are significantly below the State standard, including the lowest math scores of any non-continuation or alternative education program in the county. Students in this area attend Red Bluff High School. As previously discussed, Red Bluff High School has low standardized test scores in math but ELA scores that are close to the State standard, as well as a relatively low suspension rate. The identification of the majority of lower-income unit capacity in this area therefore concentrates lower-income unit capacity in an area with lower-performing schools. However, very few schools identified in the County or incorporated cities are high-performing schools, as identified Table 4-2. Additionally, because the lower-income unit capacity was identified in close proximity to Red Bluff, students in these areas may have shorter trips to school than their peers in more rural areas and will likely have closer access to services such as tutoring and after-school programming.

Students in the area of Tract 6 where RHNA unit capacity was identified are divided between two school districts. Students in the northern cluster of moderate-income sites attend elementary schools from the Antelope Elementary School District and Berrendos Middle School, while students in the small number of sites to the south in this tract attend Jackson Heights Elementary and Vista Preparatory Academy, both previously discussed. Antelope Elementary School is the closest elementary school in this district to the RHNA sites. Antelope Elementary and Berrendos have ELA and math scores below the State standards, but relatively close to the standard compared to other schools in Tehama County. As with many other schools in the county, rates of chronic absenteeism are above 20 percent at both schools. Students in both sections of Tract 6 attend Red Bluff High School. Students in this area will have similar access to any tutoring and after-school programming in Red Bluff as were discussed for students in Tract 5.

As part of Program HE-4.I, the County will meet with school district representatives to analyze whether housing security poses a barrier to student achievement. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the County will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding applications at least once during the planning period. Additionally, through this program the County will require developers to coordinate with the school district to conduct marketing to district households As

affordable projects are completed. The County will coordinate with any similar efforts occurring in Red Bluff and Corning to ensure students from unincorporated areas who attend schools in these cities also have access to improved educational resources.

The future development of sites in close proximity to the I-5 corridor, and particularly around Red Bluff, will put residents of all income levels in close proximity to economic opportunities in Red Bluff (Tracts 2.01, 5, and 6) and Redding (Tract 2.01). Sites in Tract 5, which includes the majority of lower-income and above moderate-income site capacity, are in a tract with one of the county's highest-scoring areas in the TCAC's economic domain assessment. Sites in Tract 2.01, which includes the majority of the moderate-income site capacity, are in a moderately high-scoring area per TCAC's economic domain assessment, and are roughly equidistant from both Red Bluff and Redding, both of which are economic centers for the region. For the small percentage of unit capacity in Tract 6, while the census tract has only a moderate score per the TCAC economic domain assessment, the sites are in close proximity to Red Bluff, and so residents of future housing that may be developed in that area will have access to the economic opportunities available in and around the city.

Transit access is not available to the sites identified to accommodate moderate- and above moderate-income unit capacity in the Lake California area (Tract 2.01). In Tract 5, only a small number of sites are within 0.5 miles of a transit stop, though for residents willing to travel more than 0.5 miles to reach a stop, transit is more accessible in the area surrounding Red Bluff than it is in most areas of the county. In Tract 6, where 1.4 percent of lower-income unit capacity and 19.0 percent of moderate-income unit capacity was identified, all of the unit capacity is near to transit, with only two sites located just beyond the 0.5 radius from the nearest transit stop. Though transit access may be a challenge for future residents of housing developed on sites identified to meet the RHNA, the limited availability of transit countywide means that most potential sites in the county would have equally limited transit access.

Though environmental conditions in the county are not severely negative and there are no Disadvantaged Areas in the county under SB 535, some areas of the county around both Red Bluff and Corning experience exposure to certain negative environmental factors. Tract 5, where the majority of lower-income and above moderate-income unit capacity was identified, has a CalEnviroScreen score that is among the more negative scores in the county. The presence of chemical cleanup sites and groundwater threats are among the biggest areas of concern in this area. However, both lower-income and above moderate-income sites were identified in this area, indicating that the RHNA inventory does not place a disproportionate burden on lower-income households. Tract 6, where a small number of lower-income and moderate-income unit capacity was identified, has a moderate CalEnviroScreen score, with pesticides the highest area of concern. This is the case in many areas with a significant agricultural economic base. The CalEnviroScreen assessment also identified moderate concern about drinking water quality and lead from older housing, though lead paint will not be an issue in any newly constructed housing on these sites. Tract 2.01, where the majority of moderate-income unit capacity was identified, has one of the most positive CalEnviroScreen scores in the county, though there are some moderate concerns about ozone and pesticide exposure in this area as well due to the presence of highways and agricultural operations in the area.

## SPECIAL HOUSING NEEDS

### Persons with a Disability

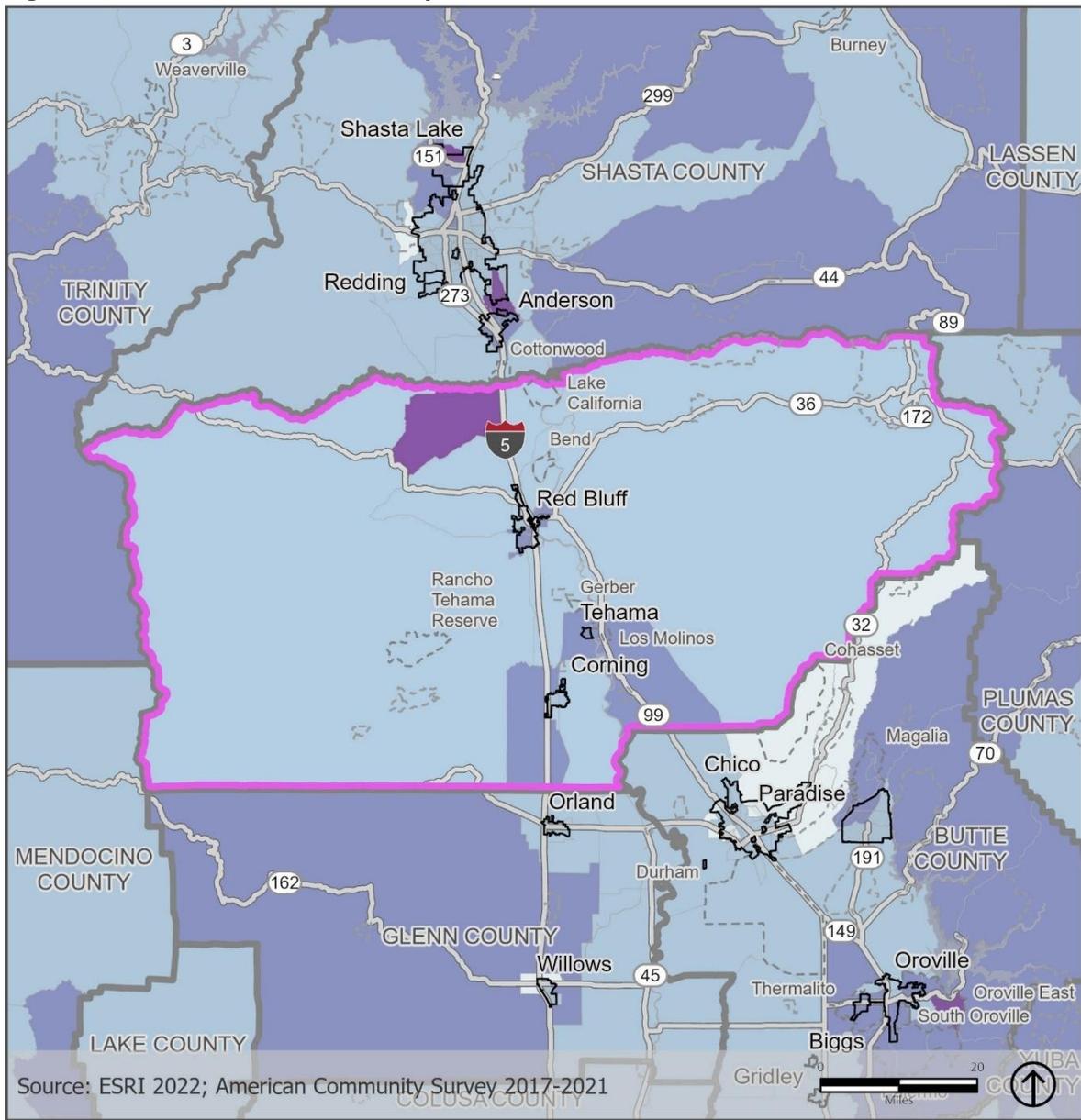
According to the 2017-2021 ACS, approximately 19 percent of Tehama County residents live with at least one disability. This countywide figure has not changed since 2014, at which time 19 percent of county

residents also lived with at least one disability. Most census tracts in Tehama County see rates of disability between 10 and 20 percent. However, several census tracts see rates of disability above 20 percent, notably in two low-resource tracts immediately west of the City of Corning (23 percent) and in the southern half of the City of Red Bluff (27 percent), extending out past the City boundary into unincorporated Tehama County (see **Figure 4-8, Persons with a Disability**). The census tract with the highest rate of residents living with a disability (33 percent) is found in unincorporated Tehama County bounded by Cottonwood Census-designated place (CDP) to the northeast, I-5 to the east, Basler Road to the south, and Bowman Road to the west. This highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, higher than the countywide rate of 20 percent. The disproportionate older population in this tract may potentially account for a relatively higher rate of disability. The spatial distribution of residents living with disabilities in unincorporated Tehama County has remained relatively consistent between 2014 and 2021, except for the large, low-resource tract that covers most of the western portion of the county, including Paskenta, Flournoy, and the Rancho Tehama Reserve. This tract had a rate of 25 percent in 2014, which lowered to 16 percent in 2021. The tract includes a geographically large area with a relatively low overall population, which, in combination with shifting tract boundaries between survey years, may account for this change. Rates of residents living with one or more disabilities in unincorporated Tehama County are consistent with other low-density rural and semi-rural areas in neighboring counties.

There are no concentrations of group homes or residential care facilities in the county, as they are distributed throughout the county. There have been permits issued for construction of ramp or other accessibility modifications to homes in the county, but they were not concentrated in any area. There have been no requests for reasonable accommodation made during the last planning period.

The County has included **Program HE-4.C** in the Housing Element to annually review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints, if their removal would not jeopardize the health and safety of the residents. This program can also assist residents with disabilities where those groups overlap. Through **Program HE-4.D**, the County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding. As part of **Program HE-4.E**, the County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed, including for persons with physical disabilities and developmental disabilities. Through a combination of regulatory incentives or amendments to the zoning standards, new housing construction programs, and supportive services programs when adequately justified as needed by the developer. Additionally, the County will provide financial assistance, as budget allows, on an annual basis for the County Veterans Services to process claims and referrals for all veterans as part of **Program HE-4.F**.

Figure 4-8, Persons with a Disability



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population with a Disability

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%

## Family Status

The percentage of children living in married-couple households is generally high in Tehama County, with rates in most tracts ranging between 66 and 100 percent. Three census tracts comprising the northern half of the City of Red Bluff see relatively lower rates of 51 percent, 40 percent, and 37 percent. These tracts are found in high, moderate, and low-resource TCAC designated areas, respectively.

Due to their reliance on one income, and compounded by gender-based pay disparity, female-headed single-parent households tend to face disproportionately greater housing insecurity in comparison with other household types. While the percentage of children living in female-headed single-parent households is generally low county-wide (12 percent), relatively higher rates are found in tracts that include more densely populated areas and low-resource areas, including the areas in and around the Cities of Corning and Red Bluff (see **Figure 4-9**, Percentage of Children in Female-Headed Households). Two census tracts, one low resource and one moderate resource, encompass the City of Corning and extend into substantial areas of unincorporated Tehama County, and see rates of 25 and 23.5 percent, respectively. It is likely that this data primarily reflects residents living in the City of Corning rather than the unincorporated areas. The four census tracts with the highest rates of children living in female-headed, single-parent households are found in and around the City of Red Bluff, in the city's low-resource south side (28 percent), high-resource northwest side (35 percent), low-resource central area (40 percent), and moderate-resource northeast side (49 percent). Each of these tracts extend beyond the city boundary into unincorporated Tehama County, though greater population density in the jurisdiction boundaries makes it likely that statistics for these tracts primarily reflect living conditions for residents of the incorporated areas. As in other counties in the region, rates of single-parent households, and single-parent female-headed households, are higher in more densely populated urban areas and in low-resource areas. Rates of this household type in unincorporated Tehama County are consistent with other low-density rural and semi-rural areas in neighboring counties. There are no concentrations of larger or smaller homes within the county, there are different sized homes located throughout the county, so no area is more or less likely to have housing available that would suit larger families.

State Preschool programs are available in Red Bluff and Corning as well as in the unincorporated community of Gerber. These programs are free to income-qualifying families. Head Start and Early Head Start programming in Tehama County is provided by Northern California Child Development, Inc (NCCDI). According to NCCDI's 2024 Community Assessment, between 2019 and 2021 Tehama County has seen a decrease of 7 percentage points in the percent of children under 12 with parents in the labor force for whom a licensed childcare space is available, from 31 percent in 2019 to 24 percent in 2021, which may be due to pandemic-related reductions in class sizes.<sup>5</sup> Head Start and Early Head Start programs are located in the cities of Red Bluff, Tehama, and Corning.

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<sup>5</sup> Northern California Child Development, Inc. *Community Assessment Update*. (2024). [https://www.nccdi.com/uploads/4/1/8/2/41820821/ca\\_update\\_2024\\_final.pdf](https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf)



## Farmworkers

As of the 2022 United States Department of Agriculture (USDA) Census of Agriculture, approximately 2,222 farmworkers were employed in the county, with only 900-868 of those farmworkers working 150 days or more. This number has decreased since the 2012 USDA Census of Agriculture, with the amount of land available for farms also decreasing. As of April 2024, there were 55 sites in Tehama County registered with the State to provide employee housing. The largest site on the State's permit search tool listed 200 employees served, though most did not list a number of employees served. Many of these facilities are in the Los Molinos, Corning, and Red Bluff areas, with others in Vina, Flournoy, Gerber, Cottonwood, and Paynes Creek. The distribution of these sites suggests that farmworker housing is available throughout the most populous areas of the county as well as smaller agricultural hubs.

Through Program HE-4.A, the County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing; additionally, the County will assist in the development of farmworker housing in the form of reduced development standards where feasible.

## Sites Analysis: Special Housing Needs

The majority of communities in Tehama County do not have a concentration of residents with disabilities. All of the unit capacity identified in tracts 2.01 or 5, which constitutes the majority of lower-, moderate-, and above moderate-income unit capacity identified to meet the RHNA, is in an area where fewer than 15 percent of residents report disabilities. The development of affordable housing on sites identified in Tract 5 has the potential to serve community members with disabilities without exacerbating any high concentration of disabled residents. Though Tract 6 has a slightly higher concentration, at 26 percent of residents reporting a disability, the relatively small percentage of the RHNA unit capacity that was identified in this area is not expected to significantly influence conditions in the area.

Tract 2.01 does not have a high concentration of children living in female-headed households, but the identification of 81.0 percent of moderate-income unit capacity in this area can create housing mobility opportunity for moderate-income households with children in a high resource area. Though Tracts 5 and 6 have higher concentrations of children living in female-headed households (34.8 and 49.3 percent of children, respectively), this is not unusual for census tracts in close proximity to jobs and services. Though the development of affordable housing in the area surrounding Red Bluff may increase the concentration of children living in female-headed households in this area, this new housing capacity can also serve female-headed households already living in the area that may struggle to find affordable housing near employment opportunities.

The future development of affordable housing on sites identified near Red Bluff also has the potential to serve farmworker communities that are in this area.

## HOUSING INSTABILITY, HOMELESSNESS, AND HOUSING CONDITIONS

### Percentage of Households Experiencing Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration. Rates of overcrowding in unincorporated Tehama County are generally low; tracts that do not intersect with incorporated

jurisdictions all see rates of less than 5 percent (see **Figure 4-10, Rates of Overcrowding**). There are no unincorporated communities that are known to have higher rates of household overcrowding, such as "doubling-up" families in one house. Tracts with overcrowding rates of 5 percent or more are found in low-resource areas around and including the south side of the City of Red Bluff (5.5 percent) and immediately west of the City of Corning (11.4 percent), the latter encompassing the Paskenta Rancheria, home to the Paskenta Band of Nomlaki Indians. Nationally, Native Americans living on tribal lands face some of the worst housing conditions in the United States, including overcrowding; nearly 16 percent of households on tribal lands nationwide live in overcrowded conditions, compared to 2 percent nationally, a pattern consistent with data on overcrowding in unincorporated Tehama County's tribal lands.<sup>6</sup> However, it is also worth noting that the Native American population in Tehama County is relatively small and in some cases, local data had margins of error higher than the total count, so these statistics may require additional research to verify.

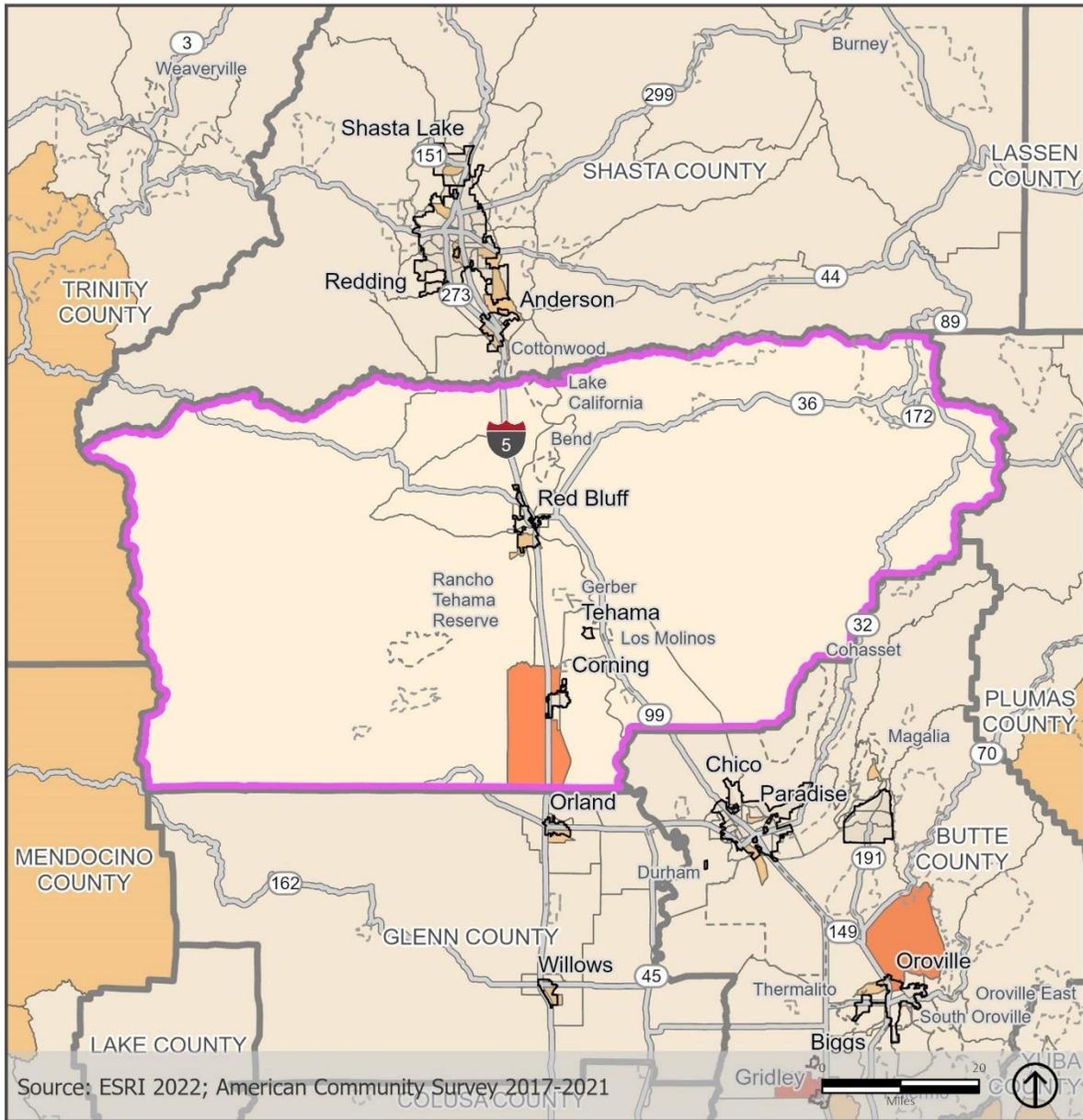
The spatial distribution of severely overcrowded units in unincorporated Tehama County is consistent with the distribution of overcrowded units; only two tracts see rates of 5 percent or more, one of which is the same low-resource tract encompassing two small sections of the City of Corning found west of I-5, as well as the Paskenta Rancheria (6.5 percent). The other area with a relatively higher rate of severe overcrowding (5 percent) is adjacent to the first, located immediately to the east of the Paskenta Rancheria. This moderate-resource tract is bounded by Kirkwood Road to the west and the Sacramento River to the east and includes the eastern half of the City of Corning. Incorporated areas generally see higher population densities and are subsequently subject to higher rates of overcrowding. Additionally, these two tracts are among Tehama County's more diverse areas. While a majority of residents in Tehama County identify as "White alone, not Hispanic or Latino" (66 percent), the second-largest demographic are residents who identify as having Hispanic or Latino origin (26 percent). Residents of these two census tracts with elevated rates of severe overcrowding identify as having Hispanic or Latino origin at rates of 43 percent and 45 percent, respectively. These are the most diverse tracts in the unincorporated county; the most diverse tract in the county overall (49 percent) primarily encompasses the incorporated City of Corning, on its west side. The spatial distribution and demographic trend of residents living in overcrowded conditions in unincorporated Tehama County is consistent with other low-density rural and semi-rural areas in the region.

Through **Program HE-1.A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing, which will help to support the development of larger housing that can accommodate larger family sizes.

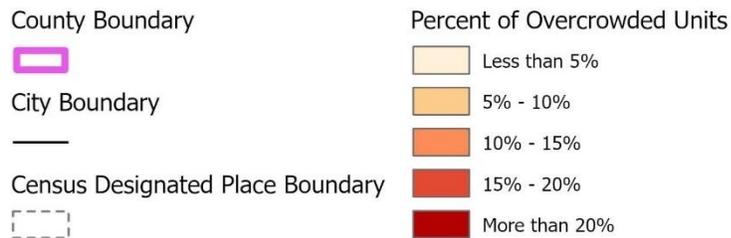
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<sup>6</sup> National Low Income Housing Coalition. 2022, September 20. "Housing Needs on Native American Tribal Lands." via <https://nlihc.org/explore-issues/policy-priorities/native-american-housing>.

Figure 4-10, Rates of Overcrowding



Source: ESRI 2022; American Community Survey 2017-2021



## Percentage of Renters Overpaying for Housing

Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or “cost burdened.” Overpayment is disproportionately experienced by renters in low-income households and low-resource areas.

As is the case across the region and the state, households in unincorporated Tehama County face elevated rates of overpayment. Both rent and sales prices have increased considerably in the unincorporated county since the last Housing Element Update. However, there are no differences in the degree of rent or price changes between unincorporated communities. Income is considerably less than the rental and sales prices. There are no patterns of evictions or foreclosures between unincorporated communities. In Tehama County, the census tracts with the highest rates of renters overpaying for housing are all found in and around the Cities of Red Bluff and Corning, in census tracts that include both incorporated and unincorporated areas (see **Figure 4-11, Renters Overpaying for Housing**). Due to relatively higher population densities in incorporated areas, it is likely that statistics on these tracts represent conditions in incorporated areas, even where they extend into unincorporated Tehama County. The tract with the highest rate (64 percent) is found in the northwest section of Red Bluff, in a high-resource area that also sees relatively higher rates of single-parent, female-headed households, consistent with other findings on adverse housing conditions for this household type, as previously described. While most residents of unincorporated Tehama County see rates of overpayment ranging between 20 and 40 percent, tracts along the I-5 corridor see rates between 40 and 60 percent, reflecting higher development and population density in these areas, including the Cities of Corning, Tehama, and Red Bluff, and several CDPs, including Vina, Richfield, Los Molinos, Las Flores, Gerber, Proberta, and Lake California.

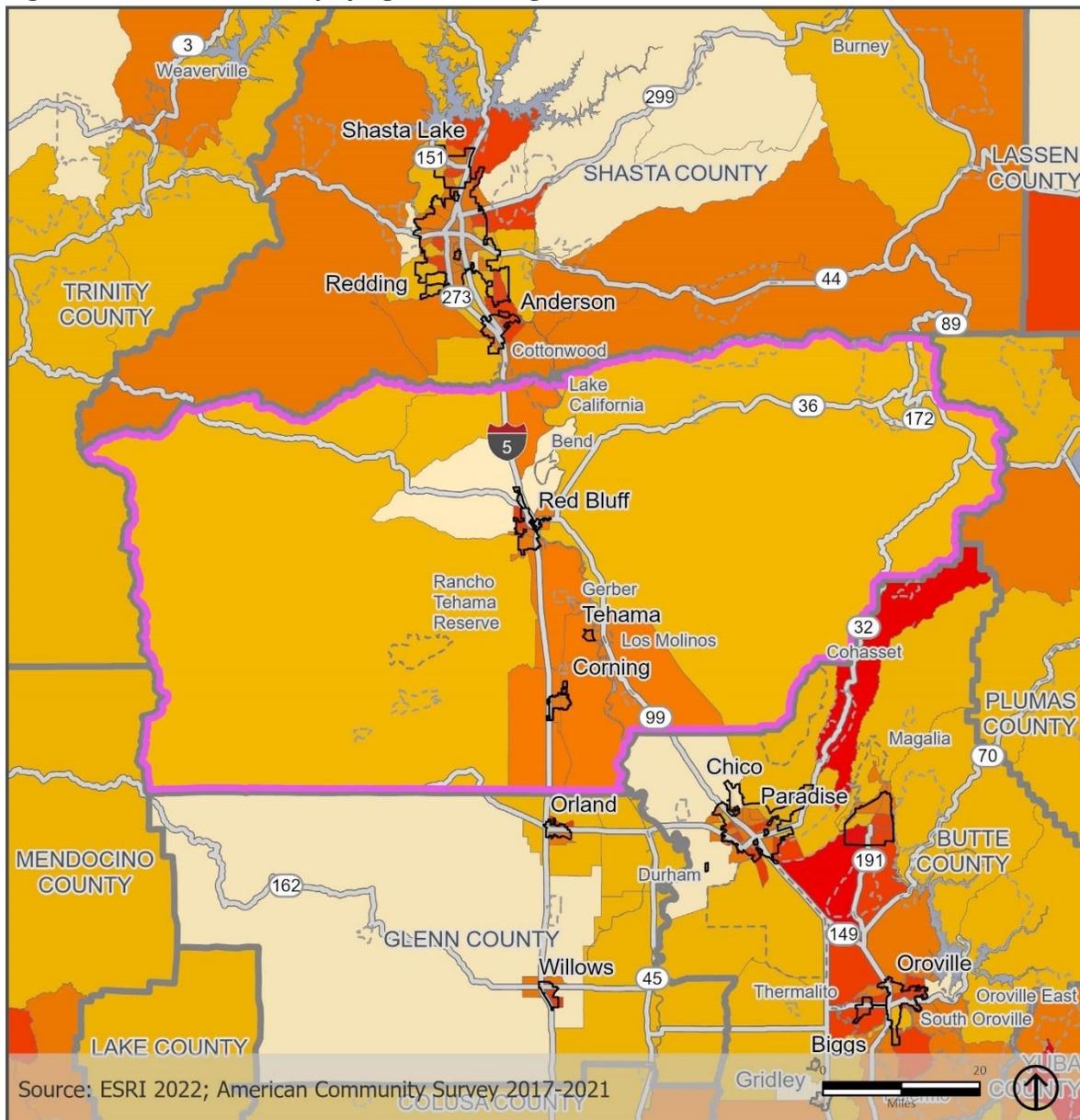
Tehama County has similar or lower rates of renter overpayment when compared to neighboring areas outside the county. Notably, one of the tracts in the greater region that sees the highest rate of overpayment is found in Butte County, immediately outside of and adjacent to the Tehama County line along its southeastern edge. In this tract, 100 percent of households (72 out of 72 total) spend more than 30 percent of their gross household income on rent. Rates of overpayment are similarly high in the vicinity of the City of Chico and the Town of Paradise, and in the Butte Valley CDP, all in nearby sections of Butte County.

## Housing Choice Vouchers

No Housing Choice Vouchers (HCVs) are in use in the west side of the county or in the census tracts that cover Vina, Los Molinos, Proberta, Las Flores, Tehama City, and the east side of Corning. Five percent of renter households or fewer use HCVs on the east side of the county, including in the communities of Paynes Creek, Manton, and Mineral, as well as in each of the census tracts that include the west side of Corning and the west side of Red Bluff. The three census tracts that include east and south Red Bluff have rates of HCV usage at 15 percent or lower. These are relatively low percentages, and it is typical for HCV usage to be centered around higher-population areas. This is also true in Shasta County, where the highest concentrations of HCV usage are concentrated in the vicinity of Redding and Anderson, and in Butte County, where the greatest concentrations of HCV usage are found in and around Chico and Oroville.

Through **Program HE-1.A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing, which will help to support the development of more affordable rental housing. Through **Program HE-2.A**, the County will work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Figure 4-11, Renters Overpaying for Housing



Source: ESRI 2022; American Community Survey 2017-2021

County Boundary



City Boundary



Census Designated Place Boundary



Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income

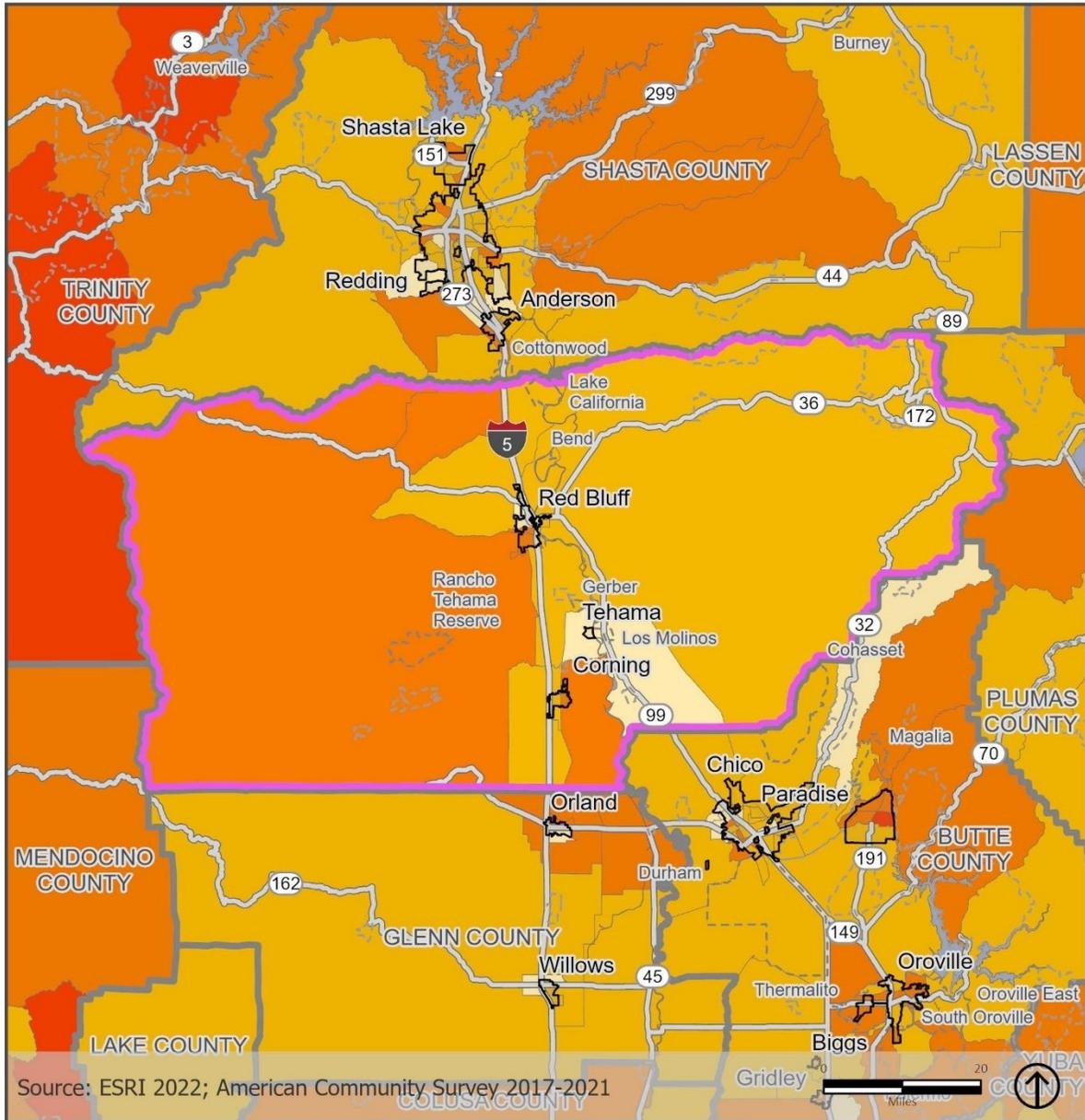
-  < 20%
-  20% - 40%
-  40% - 60%
-  60% - 80%
-  > 80%

## Percentage of Homeowners Overpaying for Housing

Like renters, many low- to moderate-income homeowners across California spend more than 30 percent of their gross household income on housing costs and so are “cost burdened,” putting families at elevated risk of foreclosure, preventing owners from making needed repairs, and impacting local economies by diverting money to housing expenses that might otherwise be spent at local businesses. The percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 15 and 54 percent by census tract, across Tehama County. Three census tracts see rates of cost-burdened homeowners higher than 50 percent, found on the low-resource south side of the City of Red Bluff (54 percent), a small portion of which extends into unincorporated Tehama County (see **Figure 4-12, Homeowners Overpaying for Housing**). The next highest rate (52 percent) is in a tract entirely in unincorporated Tehama County bounded by Cottonwood CDP to the northeast, I-5 to the east, Basier Road to the south, and Bowman Road to the west. As previously described, this highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, and 33 percent of whom live with one or more disability. Senior residents on fixed incomes are vulnerable to fluctuation in housing and repair costs and are at elevated risk of displacement. The third tract is immediately east of the City of Corning, and includes the east side of the city (51 percent), in an area where residents face several other housing-related issues, as described elsewhere in this section.

Through **Program HE-1.A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing, which will help to support the development of more affordable ownership housing. Through **Program HE-2.A**, the County will work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Figure 4-12, Homeowners Overpaying for Housing



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

-  < 20%
-  20% - 40%
-  40% - 60%
-  60% - 80%
-  > 80%

## Homelessness

According to the 2023 Point-in-Time Count, there were 304 total homeless residents in 233 households in the county. Because the majority of services are in cities, homeless residents tend to be concentrated in these areas as well. However, the County has partnered with the City of Red Bluff to address the needs of homeless community members through the recent development of a coordinated homeless shelter on the south side of downtown Red Bluff. Homeless community members tend to congregate within city limits rather than in places in the unincorporated county. There are no County programs to provide emergency rental assistance to residents at risk of displacement or homelessness.

Through **Program HE-4.8**, the County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters.

## Housing Conditions

The county has very few areas with any meaningful concentration of units that lack complete plumbing or a complete kitchen. In the westernmost tract of the county, which includes the Flournoy, Paskenta, and Rancho Tehama areas, just over 5 percent of housing units lack a complete kitchen, and approximately 3.5 percent of housing units lack complete plumbing. This area has the highest concentration of substandard housing units in the county. However, because more than half of all housing units in the county are more than 30 years old, more homes may need rehabilitation or upgrades for safety or accessibility. The County has identified that homes in Federal Emergency Management Agency (FEMA) floodplains, including homes in the Sacramento River corridor, may be in greater need for rehabilitation than those that are outside of flood areas.

There are no known areas of the County with more or less units that are currently in need of rehabilitation and replacement, nor are there differences in housing conditions based on unit types (single family, multifamily, mobile or manufactured home). There are no known areas where current physical conditions of housing suggest a high need for rehabilitation for safety or accessibility reasons. There are no types of housing that are known to be not widely available.

There have been high rates of code enforcement complaints in Rancho Tehama, the unincorporated area around Corning, the unincorporated area of Red Bluff, and in the unincorporated community of Cottonwood. These complaints were approximately equally divided between public nuisance complaints and code enforcement actions related to building without permits.

The County has included **Program HE-5.A** to handle code enforcement complaints on a reactive basis, focusing on issues including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs. Through **Program HE-8.B**, the County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications, and will consider offering weatherization assistance to lower-income households if nonprofit resources are determined to be inadequate to satisfy local need.

## Site Analysis: Housing Instability, Homelessness, and Housing Conditions

There are few areas in the county with notable concentrations of overcrowding, and none of the sites identified are in these areas. While this will prevent an overconcentration of lower-income households who may be experiencing overcrowding, it may not alleviate conditions in areas that are experiencing overcrowding. However, it is expected that the development of affordable housing in the areas identified

would create housing mobility opportunities for lower-income households in primarily higher-opportunity areas.

All of the unit capacity identified on sites to meet the RHNA is in areas with moderate to high levels of renter overpayment and low to moderate areas of homeowner overpayment. It is estimated that the development of affordable housing in Tract 5, which has a relatively high concentration of renters experiencing cost burden, may allow community members in this area to find affordable housing without needing to leave the community where they currently live. Similarly, the development of moderate-income housing in the Lake California area (Tract 2.01), which has a moderate level of homeowner overpayment, may create new opportunities for moderate-income homeowners living in this area to find more affordable housing than their current home without needing to leave their community.

## DISASTER-DRIVEN DISPLACEMENT

Large sections of Tehama County's unincorporated area is in a Very High Fire Hazard Severity Zone (FHSZ), particularly to the northwest and northeast of Red Bluff, including a small section of the northwest corner of Red Bluff (see **Figure 4-13, Fire Hazard Areas**). The Rancho Tehama Reserve is also in the Very High FHSZ. Areas in the very high fire hazard severity zone include many lower-income and higher-poverty areas as well as areas with moderate concentrations of persons with disabilities, but also some of the unincorporated county's highest-income areas and areas with low concentrations of disabled residents. The areas of the county with the highest concentration of children in female-headed households are not within very high fire hazard severity zones. However, it is not unusual for much of this area to be in the Very High FHSZ, as much of Shasta County, along with scattered areas of Plumas, Glenn, and Butte Counties, are in these zones. Areas southwest and southeast of Red Bluff are mostly in the Moderate or High FHSZ, including the Paskenta, Flournoy, and Henleyville areas. However, the Sacramento River corridor, including the communities of Dairyville, Los Molinos, Proberta, and Gerber-Las Flores, are not in Fire Hazard Severity zones of any level, nor are the cities of Corning or Tehama City, or most of the City of Red Bluff.

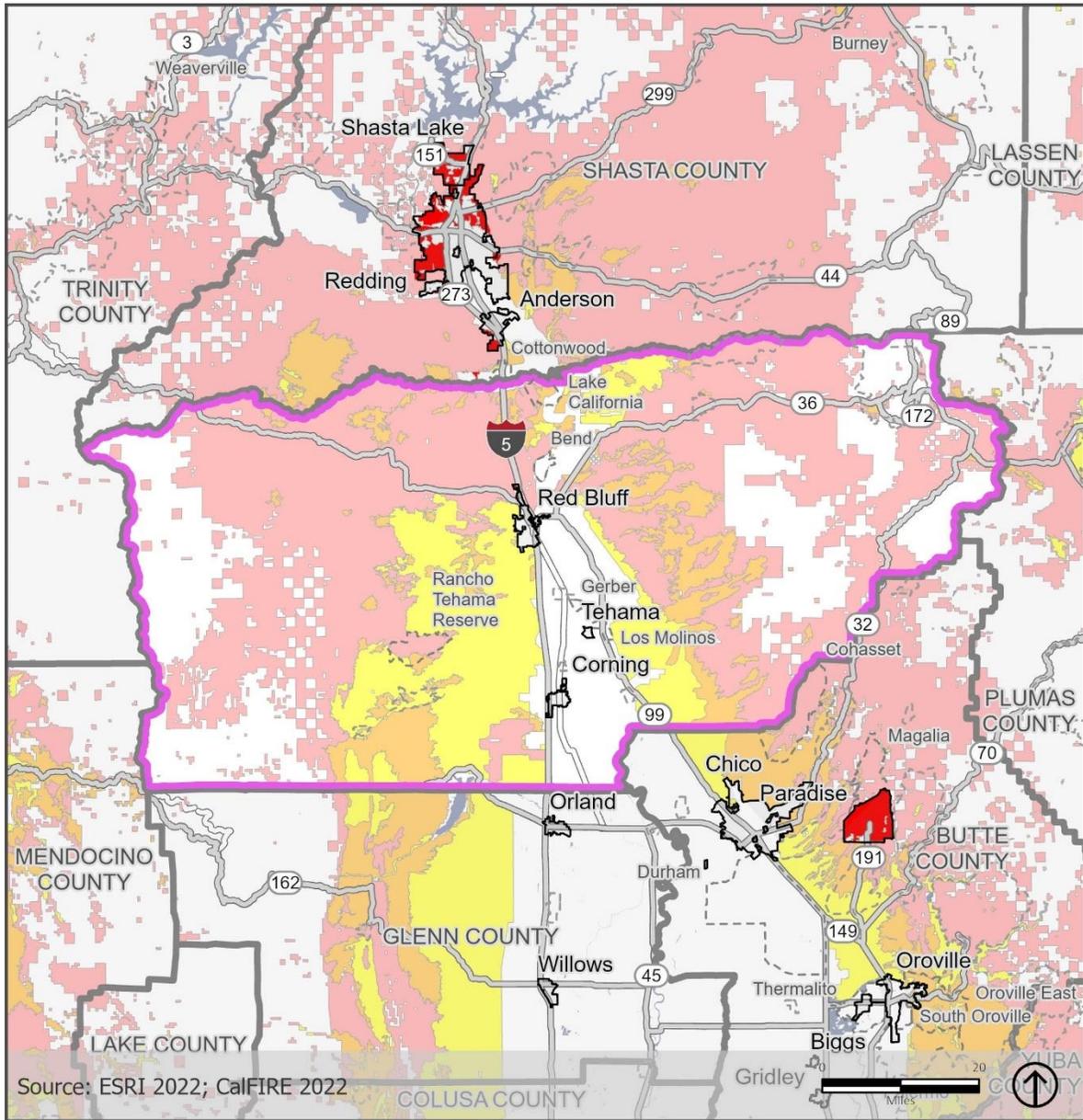
Small sections of the unincorporated county are in FEMA's 1 percent flood zone, particularly along the Sacramento River and its tributaries (see **Figure 4-14, FEMA Flood Zones**). Areas in this flood zone are primarily close to the river and include the City of Tehama and areas on the east side of Red Bluff, along with the unincorporated community of Los Molinos. Several areas in this flood zone have lower median incomes and higher concentrations of residents with income below the poverty level, as well as moderate concentrations of people with disabilities. The majority of the area in the communities of Dairyville, Proberta, and Gerber-Las Flores are not in this flood zone. Regionally, this pattern is true along other parts of the Sacramento River, including large sections of Anderson and Redding to the north, and the communities of Butte City, Princeton, and Colusa to the south.

Due to the nature of hazards in Tehama County, identifying areas for housing development that are neither in a floodplain nor a fire hazard area is challenging. However, the majority of lower-income sites are not in a high or very high fire hazard area and are not in a 1-percent annual chance flood hazard area. A small number of above moderate-income sites in Tract 5 are on the edge of a very high fire hazard area on the outskirts of Red Bluff, and the moderate and lower-income sites in Tract 6 are in a 1-percent floodplain area. Sites in Tract 2.01 are either in a high or very high fire hazard severity area or in a 1-percent FEMA flood hazard area.

In the past five years, there have not been any local disaster events that have led to displacement of residents. No areas of the unincorporated have a higher percentage of housing with higher susceptibility to environmental damage due to building age or design. Defensible space inspections are performed by CalFire. There are no other environmental hazard mitigation programs available in the unincorporated county. However, the County is in the process of Multi-Jurisdiction Hazard Mitigation Plan Update. Home hazard mitigation information is available on the County's website in both English and Spanish including information on State and non-profit programs to help plan for and mitigate risks.

Through **Program HE-6-A**, the County will apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including structural fire protection services, to serve residential development, especially affordable or special-needs housing development. Additionally, as part of Program HE 4.I, the County will coordinate with the Tehama County Fire Marshal's Office, the Tehama-Glenn Fire Safe Council to support outreach efforts related to hazard mitigation and ensure they reach communities with higher concentrations of lower-income households or persons with disabilities. Additionally, in accordance with the 2025 Multi-Jurisdictional Hazard Mitigation Plan, the County will conduct outreach to assist residential care facilities to have staff trained on evacuation procedures and will provide assistance to residents for Provide assistance to residents for flood proofing wellheads in areas of known flood risk.

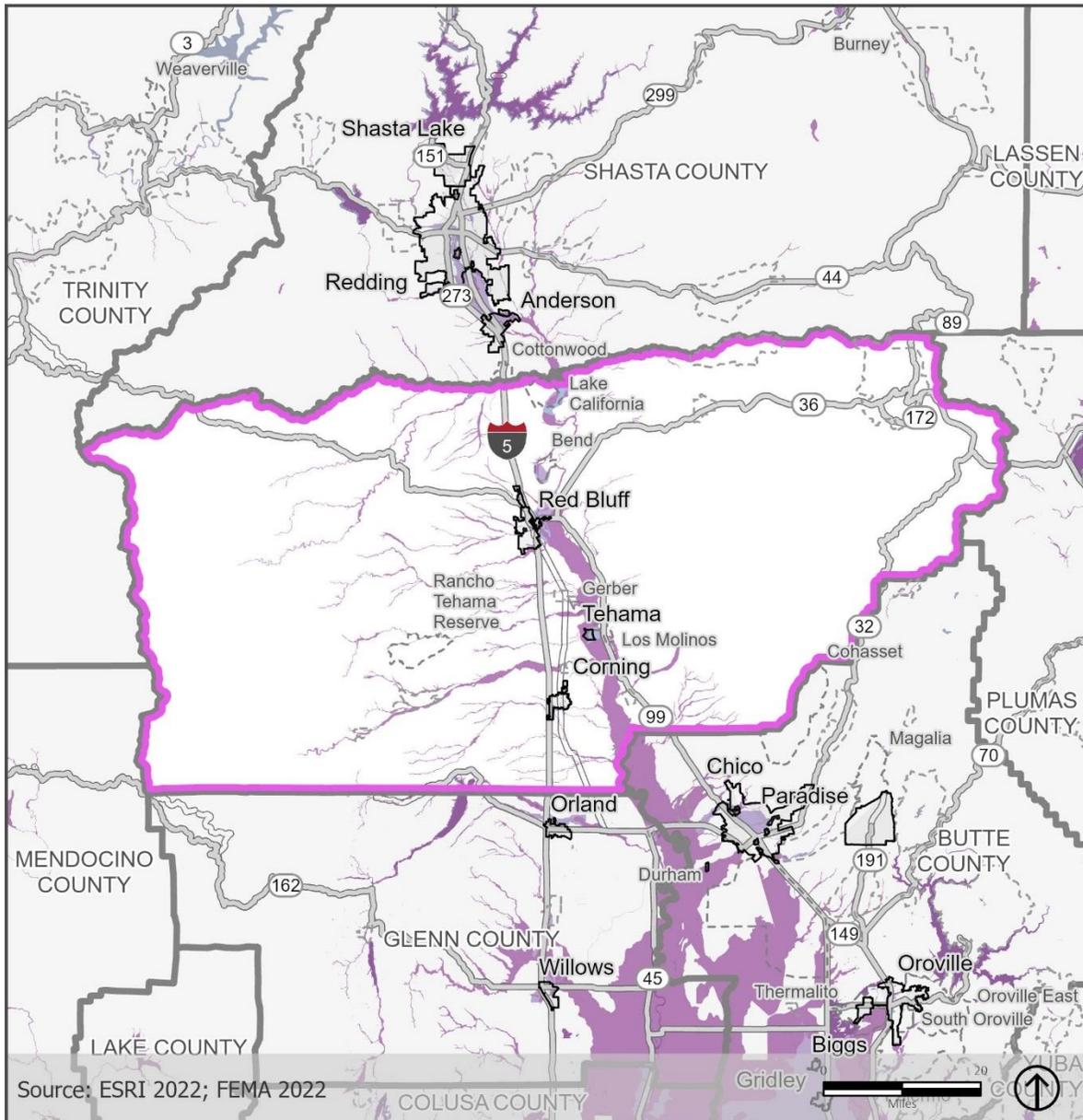
Figure 4-13, Fire Hazard Areas



Source: ESRI 2022; CalFIRE 2022

- |                                  |                            |
|----------------------------------|----------------------------|
| County Boundary                  | Fire Hazard Severity Zones |
| County Boundary                  | State Responsibility Areas |
| City Boundary                    | Moderate                   |
| Census Designated Place Boundary | High                       |
|                                  | Very High                  |
|                                  | Local Responsibility Areas |
|                                  |                            |

Figure 4-14, FEMA Flood Zones



Source: ESRI 2022; FEMA 2022

County Boundary



City Boundary



Census Designated Place Boundary



Special Flood Hazard Areas (FEMA)

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee

## FAIR HOUSING OUTREACH AND ENFORCEMENT

Between 2013 and 2022, there were a total of 20 fair housing inquiries made in Tehama County according to the United States Department of Housing and Urban Development's (~~ousing anHou~~HUD's HUD's) Fair Housing and Employment Office. Of these, 12 were in Red Bluff and 3 were in Corning. Of the five in unincorporated county areas, three were in Los Molinos and there were one each in the communities of Rancho Tehama and Vina. Of the five inquiries in the unincorporated county, only one was submitted with a basis. One inquiry was made in Los Molinos on a disability basis. One complaint was pursued to a case basis in Los Molinos. The complaint was on a family status basis. Complaints are referred to either HUD or the California Department of Fair Employment and Housing (DFEH) as they are received. Legal Services of Northern California (LSNC) also provides legal aid services to residents of Tehama County.

Through **Program HE-7.A**, the County will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information and will continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or DFEH).

### Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Tehama County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The County has included **Program HE-4.G** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.
- **No-Net-Loss (Government Code Section 65863).** The County has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the County's surplus unit capacity is ~~431~~, composed of ~~175~~ lower-income units, ~~157~~ moderate-income units, and 9 above moderate-income units.
- **Housing Accountability Act (Government Code Section 65589.5).** The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the County currently allows emergency shelters by right, without limitations, in the R-3, R-4, C-1, and C-2 zoning districts.
- **Senate Bill 35 (Government Code Section 65913.4).** The County will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by December 2024 (**Program HE-2.D**).
- **Senate Bill 330 (Government Code Section 65589.5).** The County complies with SB 330, relying on regulations for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated

negative declaration (MND) or an environmental report for an affordable housing project. The County adopted a compliant SB 330 application that is available on the County’s website.

- **California Fair Employment and Housing Act and Federal Fair Housing Act.** The County provides protections to residents through referrals to legal assistance organizations.
- **Review Processes (Government Code Section 65008).** The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, residential sites subject to Assembly Bill (AB) 1397.
- **Assembly Bill 686 (Government Code Section 8899.50).** The County has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 4-4, Factors Contributing to Fair Housing Issues.**
- **Equal Access (Government Code Section 11135 et seq.).** The County provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

## LOCAL DATA AND KNOWLEDGE AND OTHER RELEVANT FACTORS

As noted in the discussion above and in HCD’s AFFH Data Viewer 3.0, Tehama County has large portions of the county noted as “Racially Integrated”, with more rural portions of the county falling into the “Low-Medium Segregation” category. The county is predominantly White, with areas in the southern portion of the county (adjacent to Corning) being nearly split between White and Latino. While there are portions of the county that are lower-income than others, this is not atypical for some of the more rural areas of the state. Agriculture is the main economic engine in the region and agricultural worker wages are amongst the lowest across all sectors.

The largest concentration of persons with disabilities is located in the City of Red Bluff, and not in the unincorporated county. Areas of the unincorporated county with higher concentrations of persons with disabilities are located in the eastern portion of the county as well as the census tract in the northern portion of the county. However, none of these areas exceed 30 percent of the population with a disability. The unincorporated county does not have any concentrations of affordable housing, group homes, or residential care facilities as these services are located within the incorporated communities of Red Bluff, Corning, and Tehama. As noted on page 4-29, there have been no requests for reasonable accommodation and there is no immediate need for accessibility improvements outside of actions to enhance services overall in the county.

Given the size of the county, access to schools can be challenging for certain communities. This may mean that while elementary schools are relatively accessible, as children grow older, families must travel further to access middle schools and high schools. However, as noted in the Corning Union High School website, there are several bus routes to assist in transporting students from more rural areas of the county into educational institutions. According to GreatSchools.org, schools in Corning and Red Bluff are relatively the same as far as educational outcomes, while smaller school districts throughout the unincorporated county appear to achieve slightly higher educational outcomes.

While there are some pockets of overpayment throughout the county, primarily overpayment by renters, it is likely that this data is highly effected by the small number of renters in these regions. Areas near or in the incorporated cities of Red Bluff and Corning do not experience such sever renter overpayment, signaling the overpayment in the unincorporated county is skewed by such fewer units.

Most economic opportunities are located closer to the incorporated cities of Red Bluff and Corning, with several of the largest employers being state, county, and local governments, school districts, and large retailers such as Home Depot and Grocery Outlet.

The Resource Conservation District of Tehama County (RCBTC) offers no-cost defensible space assistance to residence within Tehama County’s State Responsibility Area (SRA), Local Responsibility Area (LRA), and Wildland-Urban Interface (WUI) zones. This program assists homeowners by providing no-cost labor and contractor services to improve defensible space around homes. This hazard mitigation program is available and accepting applications.

Drawing from the stakeholder interviews, the need for federal and state funding was of concern to interviewees. Policy decisions at the state and federal levels would have a significant impact on the region, as many services offered throughout the County are dependent on this funding to maintain operation.

Lastly, as noted in **Section 3**, demographic trends show a relatively steady number of senior households, while other groups such as farmworkers are declining in numbers.

### CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in **Table 4-4, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the concentration of lower-income households in the northeast area, which may reflect barriers to housing mobility opportunities, and disproportionate housing need for renters. Prioritized contributing factors are **bolded** in **Table 4-4** and associated actions to meaningfully affirmatively further fair housing related to these factors are **bold and italicized**. Additional programs to affirmatively further fair housing are included in **Section 2, Housing Programs**.

TABLE 4-4:  
FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES

<b>AFH Identified Fair Housing Issue</b>	<b>Contributing Factor</b>	<b>Priority</b>
Housing overpayment, particularly among renters	Low incomes in many areas of the county Limited affordable housing opportunities	<u>High</u>
Homes in need of rehabilitation for safety or accessibility	Older homes Lower-income households that may have difficulty paying for repairs	<u>High</u>
Low school performance	High rates of students in disadvantaged economic conditions	<u>Moderate</u>
Pollution exposure	Presence of agricultural operations Presence of highways near residential areas	<u>Low</u>
Potential for fire or flood hazard displacement	Residential areas near high or very high fire hazard severity zones Residential areas near the Sacramento River	<u>Moderate</u>

<b>AFH Identified Fair Housing Issue</b>	<b>Contributing Factor</b>	<b><u>Priority</u></b>
Limited accessibility for non-drivers	Limited transit access outside of Red Bluff and Corning Long distances to access resources in more rural areas Limited bicycle and pedestrian infrastructure	<u>Low</u>

## **5. HOUSING RESOURCES AND SITES ANALYSIS**



## HOUSING RESOURCES AND SITES ANALYSIS

This section provides an overview of both the factors that may constrain development and the resources that assist with the construction of new housing. Major constraints to residential development faced by the County and most other communities include market constraints, such as development costs and interest rates, and governmental constraints, which consist of land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure issues can impede the development of housing. On the other hand, a number of resources are available to the County that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation, and preservation. This section also highlights the County’s progress toward meeting its share of the regional housing need.

## EXISTING AND PROJECTED HOUSING NEEDS

Tehama County’s future housing needs are based on population and employment growth projections over the 2024-2029 period. Based on these projections, the state assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development (HCD), establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of HCD. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning, and Tehama. It allocates to the cities and unincorporated areas of the county their “fair share” of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning period from June 30, 2024 to June 30, 2029.

The intent of the RHNA is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 5-1** provides the adjusted RHNA target for the 2024-2029 projection period (also referred to as “basic construction needs”) for each of the five household income groups for unincorporated Tehama County.

TABLE 5-1  
TEHAMA COUNTY RHNA ALLOCATION

Income Group	Allocation	Percentage
Very Low	121	26.7%
Low	82	18.1%
Moderate	77	17.0%
Above Moderate	174	38.3%
<b>Total</b>	<b>454</b>	<b>100.0%</b>

*Note: The extremely low-income RHNA is 50 percent of the very low-income RHNA.*

To calculate the projected housing needs for extremely low-income households, the County assumed that 50 percent of its very low-income regional housing need constitutes extremely low-income households. As a result, from the very low-income need of 60 units, Tehama County has a projected need of 61 units for extremely low-income households.

## LAND INVENTORY

### Identification of Available Land and Sites and Realistic Capacity

**Table 5-2-3** presents a summary of vacant residential land in the unincorporated area of the county. The information was developed through a GIS analysis utilizing information provided by the County Assessor’s Office combined with an overlay of county zoning information. The “Potential Units” category represents the total number of units that could be built at the typical density for the land use. The “Realistic Units” category assumes a 50 percent reduction to estimate the number of units that realistically could be built on the available vacant land based on historical county residential densities. Multifamily housing development in the unincorporated county has been limited in recent years. One two-unit development was permitted in 2023 in the Cottonwood area, on a parcel that is zoned R-2. This zoning designation permits up to a two-family dwelling. Therefore, this site was developed with the maximum number of units that could be developed on the parcel. However, the County has assumed a 50 percent reduction to reflect the typically lower density of the unincorporated county areas.

Within the region, recent multifamily development in the county has occurred in Red Bluff and Corning. These projects included housing that was affordable for lower-income households and included both rental and for-sale housing. Table 5-2 shows examples of recent multifamily development within the city. Sites identified to meet the lower-income RHNA are in close proximity to the City of Red Bluff, so the capacity for multifamily housing development on these sites is assumed to be similar to that of affordable housing sites in both Red Bluff and Corning.

**TABLE 5-2**  
**RECENT HOUSING DEVELOPMENTS WITHIN THE REGION**

<b>Project Name</b>	<b>Affordability</b>	<b>Acres</b>	<b>Project Status</b>	<b>General Plan / Zoning</b>	<b>Max. Density du/ac</b>	<b>Max. Allowable Units</b>	<b>Total Project Units</b>	<b>Realistic Capacity</b>
<u>Magnolia Meadows (Corning)</u>	<u>50 low income and 3 very-low income for-sale homes.</u>	<u>9.58</u>	<u>Construction expected to be completed in 2025</u>	<u>MFR/ R-1-4 and PD</u>	<u>10</u>	<u>95.8</u>	<u>53</u>	<u>55.3%</u>
<u>Olive Grove Apts. (Corning)</u>	<u>31 rental apartments (15 very low-income and 16 low-income)</u>	<u>1.96</u>	<u>Construction completed in 2022.</u>	<u>MFR/ R-4</u>	<u>28</u>	<u>55</u>	<u>31</u>	<u>56.5%</u>
<u>Stonefox Ranch (Corning)</u>	<u>77 mutual self-help units total, including 3 units reserved for very low-income households and 74 units</u>	<u>22</u>	<u>Construction completed in 2021.</u>	<u>R/R-1</u>	<u>7</u>	<u>154</u>	<u>77</u>	<u>50.0%</u>

<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan / Zoning</u>	<u>Max. Density du/ac</u>	<u>Max. Allowable Units</u>	<u>Total Project Units</u>	<u>Realistic Capacity</u>
	<u>reserved for low-income households.</u>							
<u>The Bluff Apartment Complex (Red Bluff)</u>	<u>41 very low-income units</u>	<u>1.84</u>	<u>Approved, not yet under construction</u>	<u>Residential Medium/R-4</u>	<u>20</u>	<u>36.8</u>	<u>41</u>	<u>111.4%</u>
<u>Palm Villas Apartment Complex (Red Bluff)</u>	<u>61 extremely low and very low-income units</u>	<u>3.00</u>	<u>Approved, not yet under construction</u>	<u>Residential Medium/R-4</u>	<u>20</u>	<u>60</u>	<u>61</u>	<u>101.7%</u>
<u>Victorian Villas (Red Bluff)</u>	<u>62 market rate units</u>	<u>16.19</u>	<u>Approved, not yet under construction</u>	<u>Residential Low/R-1</u>	<u>5</u>	<u>80.95</u>	<u>62</u>	<u>76.6%</u>

These projects developed at between 50 and 111.4 percent of the maximum capacity of each site, which is in line with the County’s realistic capacity assumptions. Recent sites in Red Bluff have tended to have higher realistic capacity values than sites in Corning. Affordable sites were developed with the support of a range of state and federal subsidy programs.

As shown in **Table 5-23**, the county has an adequate supply of residential land to accommodate its share of the regional housing need.

### Infrastructure Capacity

As previously indicated, water in unincorporated Tehama County is provided by wells or small private water systems in rural areas. The majority of the unincorporated area of Tehama County is served by individual septic systems. The development of multifamily housing would require the construction of a large-capacity septic system or advanced wastewater system on-site, which could be constructed as part of a housing development project. However, multifamily is not a typical housing type in unincorporated Tehama County. Single family residential provides an affordable housing option to all income groups, and therefore this is not considered a constraint to the development of the unit capacity estimated in **Table 5-23**.

### Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-

income households. There is one vacant parcel (024-030-19-1) in the inventory (Table 5-23) that was identified in the last two Housing Element cycles. See program 3.A.

~~Table 5-2 lists the “Realistic Units” for the possible environmental and/or physical constraints to these lands by reducing the potential number of units. While there may be some environmental or physical constraints on a portion of available vacant land, there is adequate land available to meet Tehama County’s RHNA goal.~~

TABLE 5-23  
VACANT SITES CAPACITY, UNINCORPORATED TEHAMA COUNTY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
<b>Lower Income Capacity</b>						
024-030-19-1*	10	16	160	80	R-4	UR
024-030-25-1	7.66	16	122	61	R-4	UR
024-030-26-1	9.3	16	148	74	R-4	UR
<del>041-253-01-4</del>	<del>0.4</del>	<del>16</del>	<del>6</del>	<del>3</del>	<del>R-4</del>	<del>UR</del>
<b>Total</b>	<b><del>267.936</del></b>		<b><del>4306</del></b>	<b><del>2158</del></b>		
<b>Moderate Income Capacity</b>						
<del>041-253-01-1</del>	<del>0.4</del>	<del>16</del>	<del>6</del>	<del>3</del>	<del>R-4</del>	<del>UR</del>
102-010-07-1	0.35	8	2	1	R-3	SR
102-010-08-1	0.35	8	2	1	R-3	SR
102-010-09-1	0.35	8	2	1	R-3	SR
102-010-10-1	0.35	8	2	1	R-3	SR
102-020-01-1	0.35	8	2	1	R-3	SR
102-020-02-1	0.35	8	2	1	R-3	SR
102-020-03-1	0.35	8	2	1	R-3	SR
102-020-04-1	0.35	8	2	1	R-3	SR
102-020-09-1	0.35	8	2	1	R-3	SR
102-020-10-1	0.35	8	2	1	R-3	SR
102-020-11-1	0.35	8	2	1	R-3	SR
102-020-13-1	0.35	8	2	1	R-3	SR
102-020-14-1	0.35	8	2	1	R-3	SR
102-020-15-1	0.35	8	2	1	R-3	SR
102-020-16-1	0.35	8	2	1	R-3	SR
102-020-20-1	0.35	8	2	1	R-3	SR
102-030-01-1	0.35	8	2	1	R-3	SR
102-030-03-1	0.35	8	2	1	R-3	SR
102-030-04-1	0.35	8	2	1	R-3	SR
102-030-06-1	0.35	8	2	1	R-3	SR
102-030-07-1	0.35	8	2	1	R-3	SR
102-030-08-1	0.35	8	2	1	R-3	SR
102-030-09-1	0.35	8	2	1	R-3	SR
102-030-10-1	0.35	8	2	1	R-3	SR

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
102-030-12-1	0.35	8	2	1	R-3	SR
102-030-14-1	0.35	8	2	1	R-3	SR
102-030-15-1	0.35	8	2	1	R-3	SR
102-030-16-1	0.35	8	2	1	R-3	SR
102-030-17-1	0.35	8	2	1	R-3	SR
102-030-19-1	0.35	8	2	1	R-3	SR
102-040-01-1	0.35	8	2	1	R-3	SR
102-040-02-1	0.35	8	2	1	R-3	SR
102-040-03-1	0.35	8	2	1	R-3	SR
102-040-05-1	0.35	8	2	1	R-3	SR
102-040-06-1	0.35	8	2	1	R-3	SR
102-040-10-1	0.35	8	2	1	R-3	SR
102-030-12-1	0.35	8	2	1	R-3	SR
102-030-14-1	0.35	8	2	1	R-3	SR
102-030-15-1	0.35	8	2	1	R-3	SR
102-030-16-1	0.35	8	2	1	R-3	SR
102-030-17-1	0.35	8	2	1	R-3	SR
102-030-19-1	0.35	8	2	1	R-3	SR
102-040-01-1	0.35	8	2	1	R-3	SR
102-040-02-1	0.35	8	2	1	R-3	SR
102-040-03-1	0.35	8	2	1	R-3	SR
102-040-05-1	0.35	8	2	1	R-3	SR
102-040-06-1	0.35	8	2	1	R-3	SR
102-040-10-1	0.35	8	2	1	R-3	SR
102-040-11-1	0.35	8	2	1	R-3	SR
102-040-12-1	0.35	8	2	1	R-3	SR
102-040-13-1	0.35	8	2	1	R-3	SR
102-040-14-1	0.35	8	2	1	R-3	SR
102-040-15-1	0.35	8	2	1	R-3	SR
102-040-16-1	0.35	8	2	1	R-3	SR
102-051-02-1	0.35	8	2	1	R-3	SR
102-051-04-1	0.35	8	2	1	R-3	SR
102-051-05-1	0.35	8	2	1	R-3	SR
102-051-06-1	0.35	8	2	1	R-3	SR
102-051-07-1	0.35	8	2	1	R-3	SR
102-051-09-1	0.35	8	2	1	R-3	SR
102-051-10-1	0.35	8	2	1	R-3	SR
102-051-11-1	0.35	8	2	1	R-3	SR
102-051-15-1	0.35	8	2	1	R-3	SR
102-080-01-1	0.35	8	2	1	R-3	SP/SR
102-080-03-1	0.35	8	2	1	R-3	SP/SR
102-080-05-1	0.35	8	2	1	R-3	SP/SR

TEHAMA COUNTY HOUSING ELEMENT

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
102-080-06-1	0.35	8	2	1	R-3	SP/SR
102-080-07-1	0.35	8	2	1	R-3	SP/SR
102-080-08-1	0.35	8	2	1	R-3	SP/SR
102-080-10-1	0.35	8	2	1	R-3	SP/SR
102-080-13-1	0.35	8	2	1	R-3	SP/SR
102-080-14-1	0.35	8	2	1	R-3	SP/SR
102-080-15-1	0.35	8	2	1	R-3	SP/SR
102-090-01-1	0.35	8	2	1	R-3	SP/SR
102-090-02-1	0.35	8	2	1	R-3	SP/SR
102-090-04-1	0.35	8	2	1	R-3	SP/SR
102-090-05-1	0.35	8	2	1	R-3	SP/SR
102-090-07-1	0.35	8	2	1	R-3	SP/SR
102-090-08-1	0.35	8	2	1	R-3	SP/SR
102-090-10-1	0.35	8	2	1	R-3	SP/SR
041-011-12-1	0.35	8	2	1	R-3	UR
041-011-13-1	0.43	8	3	1	R-3	RS
041-011-14-1	0.38	8	3	1	R-3	UR
041-011-15-1	0.29	8	2	1	R-3	UR
041-011-16-1	1.25	8	10	5	R-3	UR
041-021-05-1	0.35	8	2	1	R-3	UR
041-021-24-1	0.35	8	2	1	R-3	UR
041-021-25-1	0.35	8	2	1	R-3	UR
041-024-04-1	0.35	8	2	1	R-3	UR
041-025-06-1	0.35	8	2	1	R-3	UR
041-032-04-1	0.35	8	2	1	R-3	UR
041-350-09-1	0.35	8	2	1	R-3	UR
<b>Total</b>	<b>298.395</b>		<b>1760</b>	<b>874</b>		
<b>Above Moderate Capacity</b>						
027-040-60-1	3.54	4	14	7	R-1	UR
027-040-61-1	1.89	4	7	3	R-1	UR
027-040-62-1	2.22	4	8	4	R-1	UR
027-040-63-1	6.38	4	25	12	R-1	UR
027-140-06-1	7.92	4	31	15	R-1	UR
027-140-07-1	1.99	4	7	3	R-1	UR
027-140-08-1	1.32	4	5	2	R-1	UR
027-140-31-1	2.61	4	10	5	R-1	UR
027-140-33-1	1.99	4	7	3	R-1	UR
027-410-07-1	7.83	4	31	15	R-1	UR
027-410-41-1	7.83	4	31	15	R-1	UR
027-410-42-1	10	4	40	20	R-1	UR
029-100-55-1	7.29	4	29	14	R-1	UR

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
041-191-17-1	0.3	4	1	0	R-1	UR
041-240-04-1	0.3	4	1	0	R-1	UR
041-240-20-1	0.3	4	1	0	R-1	UR
041-240-23-0	0.3	4	1	0	R-1	UR
041-240-40-0	0.26	4	1	0	R-1	UR
100-310-01-1	7.65	4	30	15	R-1	SR
100-310-03-1	3.86	4	15	7	R-1	SR
100-310-06-1	9.92	4	39	19	R-1	SR
100-310-09-1	12.14	4	48	24	R-1	SR
<b>Total</b>	<b>97.84</b>		<b>382</b>	<b>183</b>		

Source: Tehama County, 2023

*\* Site was previously used in the 5<sup>th</sup> and 6<sup>th</sup> Housing Element cycles to meet the lower income RHNA and is therefore subject to Government Code Section 65583.2(c).*

*\*\*Based on a review of previous Housing Elements and Annual Progress Reports, the County has not received any requests for densities below the assumptions in the inventory in any of the zones.*

*Note. The Vacant Land Inventory is based on Tehama County’s GIS System. The County’s GIS System uses a Parcel Layer that is derived from the Tehama County Assessor’s Office, which is then formatted and processed through Tehama County Public Works by their contract services with Chico State. This information fluctuates year by year based on Tax Parcel delineation requests, subdivision, parcel mergers and lot line adjustments etc. The sites included do not have any known environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development.*

### Accessory Dwelling Units

In addition to identifying vacant land throughout the County, the County has assumed that Accessory Dwelling Units (ADUs) will provide capacity towards meeting a portion of the RHNA. The County conservatively assumed that two ADUs will be built every year over the five-year planning period, resulting in 10 ADUs during the 7th Cycle planning period. Based on recent trends for similar sized units, the County estimates that one ADU will be affordable to moderate-income households and one will be affordable to above moderate-income households. ADU affordability will be distributed equally between lower and moderate-income groups, assuming 5 ADUs per income category.

### Accommodating the Regional Housing Need

**Table 5-3-4** compares the County’s RHNA to the available capacity. The County has a surplus of 17512 units available to lower-income households (including extremely low-, very low-, and low-income households), 15711 units available to moderate-income households, and 9-10 units available to above-moderate-income households, a total surplus of 43133 units.

TABLE 5-34  
COMPARISON OF REGIONAL GROWTH NEED AND AVAILABLE CAPACITY

Income Group	2024–2029 RHNA	Vacant Land Capacity	Projected ADUs	Total Capacity	RHNA Surplus
Extremely Low	61	2158	50	220215	47512
Very Low	60				
Low	82				
Moderate	77	874	51	9288	15117
Above Moderate	174	183	91	183184	910
<b>Total</b>	<b>454</b>	<b>485</b>	<b>102</b>	<b>495487</b>	<b>43133</b>

## **6. HOUSING CONSTRAINTS**



## ANALYSIS OF GOVERNMENTAL CONSTRAINTS

### RESIDENTIAL DEVELOPMENT STANDARDS

The Tehama County 2009–2029 General Plan, a comprehensive update, was approved and adopted by the Tehama County Board of Supervisors, effective March 31, 2009. The General Plan establishes policies and programs that guide new development in the unincorporated areas of the county. The General Plan also designates land uses within the county, including residential development (see **Table 6-1**). The policies and programs pertaining to residential development establish and control the type, location, and density of residential development in the unincorporated areas of the county.

TABLE 6-1  
GENERAL PLAN LAND USE DESIGNATIONS

Designation	Land Use Designation	Primary Residential Type	Density
SR	Suburban Residential	single-family detached and semi-detached dwellings with single-family attached, two units, and multi-family attached	4 du/acre
UR	Urban Residential	single-family and multi-family dwelling units	16 du/acre

Source: Tehama County General Plan

The Tehama County Zoning Code adopted March 16, 1983, with subsequent amendments, is the main implementing instrument for the residential development policies set forth in the County General Plan. The Zoning Code lists the permitted land uses within each zone and sets forth development standards with which the permitted land uses must comply. **Table 6-2** lists the primary residential zoning districts in Tehama County.

TABLE 6-2  
RESIDENTIAL ZONING DISTRICTS

Designation	District	Primary Residential Type
RE	Residential Estate	Single-family residence
R-1	One-Family Residence	Single-family residence
R-2	Two-Family Residence	Duplex
R-3	Neighborhood Apartment	Four-plex, apartments
R-4	General Apartment	Higher-density residential
PD	Planned Development	Various

Source: Tehama County Zoning Ordinance

**Table 6-3** depicts the housing types permitted by each zone allowing residential development, except for the PD district. Some housing types are allowed by right in the zoning district, while others are allowed with a use permit. Development that is proposed in the PD district is required to obtain a planned development permit, which specifies allowed uses for the land (Tehama County Zoning Code Section 17.38.030).

**TABLE 6-3  
PERMITTED USES**

Housing Types Permitted	RE	R-1	R-2	R-3	R-4	AG (all)	C1/C2	M1/M2
Single-Family Detached	P	P	P	U	U	P <sup>1</sup>		
Duplexes			P	U	U			
Triplexes and Fourplexes				P	P		P <sup>2</sup>	P <sup>2</sup>
Multifamily (5+ units per structure)				P	P		P <sup>2</sup>	P <sup>2</sup>
Mobile Homes/Manufactured Homes	P	P	P	P	P	P		
Mobile Home Park				U	U		U	U
Residential Care Homes (7+ persons)	U	U	U	P	P			
Residential Care Homes (6 or fewer persons)	P	P	P	P <sup>4</sup>	P <sup>4</sup>			
Accessory Dwelling Unit	P	P	P	P	P	P		
Transitional Housing	P <sup>5</sup>							
Supportive Housing	P <sup>5</sup>							
Emergency Shelters <sup>6</sup>				P	P		P	
Transient Lodging <sup>7</sup>				P	P		P	
Agricultural Employee Housing (6 or fewer persons)	P	P	P			P		
Agricultural Employee Housing (12 or less units, 36 or less beds)						P		

Source: Tehama County Zoning Code

P – Allowed by right, U – allowed by use permit.

<sup>1</sup> Only a single residential unit allowed when accessory to appropriate agricultural, recreation-related, or commercial operations of the site and is the principal residence of the owner or operator.

<sup>2</sup> Residential uses are allowed when part of a mixed-use building or as an accessory to primary permitted use.

<sup>4</sup> No conditional use permit, zoning variance, or other zoning clearance shall be required of such a residential care facility which is not required of a one-family dwelling in the same zone. Such residential care facilities shall be subject to the same requirements, standards, and restrictions as other one-family dwellings in the same zone.

<sup>5</sup> Transitional housing and supportive housing is considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

<sup>6</sup> "Emergency shelter" (as defined by Tehama County Code Section 17.04.020) shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and in which no individual or household is denied emergency shelter because of an inability to pay.

<sup>7</sup> "Transient lodging" (as defined by Tehama County Code Section 17.04.020) shall mean either a hotel, inn, motel, tourist home, non-membership campground, or other lodging facility for persons staying 30 days or less, or an emergency shelter.

## Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Government Code Sections 65582 and 65583(a)(5)) require jurisdictions to identify zones where emergency shelters are permitted without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter. The County has not adopted development or management standards for emergency shelters but has included Program 4.G to complete this with in the planning period. At present, emergency shelters are permitted by-right, without discretionary review, within the R-3, R-4, C-1/C-2 zone. The C-1/C-2 zone allows residential uses by-right when part of a mixed-use project.

In accordance with Assembly Bill (AB) 2339 (2022), the Housing Element must identify potential sites for emergency shelters within zones that allow residential uses by-right. The following sites All sites identified in Table 5-2 as either being in the R-3 or R-4 zone may be used for the development of emergency shelters.

The County has sufficient capacity to accommodate a year-round shelter as shown in Ttable 5-2. Sites within the cities SOIs are close to services and transit. identified APN 033-130-031 (7.4 acres in size) and 033-130-030 (4.97 acres in size) within the city of Red Bluff in the M-2 zone as an appropriate site for an emergency shelter. This parcel is close to services and transit. Based on information obtained by the Tehama County Continuum of Care the County has an identified need of 64 persons. Assuming 200 square feet per person, the identified sites exceeds the required square footage requirement and therefore meets the requirements of AB 2339. The site issites are currently vacant, and there are no known conditions that would make the site inappropriate for habitation. In selecting this site,identifying these sites the County considered the site’s proximity to the following services, all of which exist within one-quarter mile of the subject property, five minutes walking distance:

- Grenville Rancheria Health Center
- Red Bluff Community Center
- Tehama County Job Training Center
- Express Personnel

A Tehama Rural Area Express (Trax) bus stop (8 Bus Line) is situated on the same block as the parcel within walking distance, with countywide transit available.

Though these sites may develop with septic and well systems, because of their proximity to Red Bluff it is likely that any sites developed with an emergency shelter could work with the City of Red Bluff to connect to the would be annexed into the City of Red Bluff prior to development in order to connect them with the city’s water and sewer system. The recently developed PATH Plaza shelter was developed within Red Bluff, indicating that the City’s development standards are not a barrier to emergency shelter development. Appropriate City zoning that permits emergency shelter uses by-right without discretionary review (R-3 or R-4) could be applied to the sites upon annexation.

Government Code Section 65583(a)(4) (SB 2) requires sufficient parking to accommodate all staff working in the emergency shelter provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone. Program 4.G has been included to establish parking standards for emergency shelters to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii), and to update the definition of emergency shelter.

## **Low-Barrier Navigation Centers**

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

**Program 4.G** has been included to comply with State law.

## **Single-Room Occupancy (SRO) Units**

Single-room occupancy (SRO) units, consisting of 200 sf to 350 sf in size, can have cooking and sanitary facilities in each unit or have shared cooking and sanitary facilities. They can be a reliable source of rental units for lower income households. SRO units are a form of affordable private housing for lower income individuals, homeless seniors, and persons with disabilities. SRO units can also be conversion of hotel/motel units to longer-term housing but can also be construction of new units. The County defines SRO units as “a room or unit within a lodging house as defined by the Tehama County zoning Code that is usually between 200 to 300 sf and may include a kitchen and/or a bathroom, in addition to a bed.” but does not specifically list SROs as a permitted use. To ensure consistency with State law regarding single-room occupancy units, the County has included Program 4.G to explicitly allow SRO units in the R-3 and R-4 zones.

Furthermore, Program 4.G has been included to establish a procedure and development standards to encourage and facilitate the development of SROs in R-3 and R-4 zones.

## **Employee Housing**

Health and Safety Code Section 17021.5 mandates that employee housing for six or fewer persons be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required beyond what is required for a single-family dwelling of the same type in the same zone. The County permits employee housing for six or fewer residents by right in the RE,

R-1, R-2, AG-1, AG-2, AG-3, and AG-4 zones. However, this use is currently not permitted in the R-3 and R-4 zones, where single-family dwellings are allowed with a use permit

Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters or 12 units or less designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. The County permits employee housing with up to 36 beds in group quarters in all agricultural zoning districts, including AG-1, AG-2, AG-3, and AG-4.

The County has included Program 4.G to review and revise the Zoning Code to comply with Health and Safety Code Sections 17021.5, 17021.6 and 17021.8

**Table 6-4** identifies the development standards for each residential zone in the county. For the PD district, the applicable standards are as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its land use designations, particularly in the urban land use classification, and new policies require that new divisions are to develop at a density of at least 3 units per acre. Also, in the Suburban land use classification, densities may not be less than 1 dwelling unit per 2 acres and not more than 4 dwelling units per acre. A project must satisfy the development standards identified in **Table 6-4**.

Consistent with transparency requirements, (Government Code Section 65940.1 subdivisions (a)(1)(A) and (a)(1)(B)), the County’s development standards and fees are available on the County’s website.

**TABLE 6-4  
DEVELOPMENT STANDARDS**

<b>Standard</b>	<b>RE</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
Density	1 to 4 units/acre	5 units/acre	8 units/acre	8 units/acre	16 units/acre
Setbacks	Front – 20 ft. <sup>1</sup> Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.
Lot Coverage	40%	40%	45%	50%	60%
Minimum Lot Size	10,500 sq. ft.	5,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width
Parking	1 space/du	1 space/du	1 space/du	1 space/du + 1 space/2 guestrooms	1 space/du + 1 space/2 guestrooms
Max. Height	35 ft.	35 ft.	35 ft.	35 ft.	65 ft.

Source: Tehama County, 2024

Note: There is no formally codified minimum unit size requirement. The County defaults to minimum unit sizes as defined by the California Building Code.

## Typical Densities for Development

The County of Tehama receives requests for various development types throughout the community. For single-family development, it is typical for there to be one housing unit per parcel and most parcel. Most parcels in the County are of a size that is conducive to one unit per parcel.

For single-family subdivisions, the majority of new development applicants over the past few years have developed at maximum density. This has resulted in densities consistent with the density permitted in the zoning code. Multi-family residential development (R-3; Neighborhood Apartment and R-4; General Apartment) have not developed below the required densities permitted in the zoning code. The County of Tehama primarily (99.9% of applications) receives requests for single family residential construction on single family (RE; Residential Estates, R-1; One-family Residence) zoned parcels.

While development could be proposed at densities lower than the assumed capacity on a parcel, this is not typical. Mainly due to the cost of land and overall cost to build in the community. The time for these developments varies depending on the financing mechanism. However, with traditional loans and financing, which are primarily utilized for the described development above, the typical approval time is 1-2 months from project approval to building permit submittal. The County does not see this as a constraint to development.

## Accessory Dwelling Units

The California legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in single family and multifamily zones provides additional rental housing and are an essential component in addressing housing needs in California. Over the years, ADU law has been revised to improve its effectiveness such as the recent S.B. 1069 changes that took effect on January 1, 2017. S.B. 1069 (Chapter 720, Statutes of 2016) made several changes to address barriers to the development of ADUs and expanded capacity for their development. Staff receives Accessory Dwelling Unit legislative updates for new Bill's, including but not limited to the most recent changes in the statutes enacted by AB2221, SB897, AB68, AB3182, AB345, AB587, AB670, and AB671.

Regarding AB 671- (Gov. Code, § 65583; Health & Safety Code, § 50504.5). The Tehama County Housing Element contains this plan to incentivize and promote the creation of ADU's that can offer affordable rents through the implementation of Housing Element program HE-2.C Accessory Dwelling Units (ADUs). Furthermore, Tehama County supports and upholds the state laws by processing requests for ADU's and JDU's in an expedited manner consistent with state law, and where allowed facilitates conveyance. On average it takes Tehama County Planning Department staff, less than 20 minutes to review a proposal for an ADU and/or JDU, prepare a new address and collect a \$101 fee for the processing of the application in compliance with state laws and the local Tehama County code.

## Density Bonus

The County's current density bonus ordinance allows for an increase of at least 35 percent over the maximum allowable residential density. The County has included **Program HE-4.G** to amend the density bonus standards to comply with state law.

## Planning and Development Fees

Fees and exactions provide funding to cover the costs of planning services and the impacts resulting from new development on infrastructure and services. For this reason, The Board of Supervisors adopted an updated fees Schedule on August 7, 2018 due to the increases in the consumer price index over the past 17 years. The fees hadn't been updated since 2001. **Table 6-5** outlines the planning and permit fees for residential development. Planning fees and permit processing times can be considered constraints if they are in excess of the County's costs to provide the services or if there are unnecessary or excessive processing delays. Even after the recent fee update, Tehama County's fees are still lower than the

adjoining counties of Shasta, Butte and Glenn. Processing plot plans and other development applications by the Tehama County Planning Department are done immediately, over the counter, or as expeditiously and statutorily possible. All multi-family zoned parcels (R-3; Neighborhood Apartment and R-4; General Apartment) permit high density development by-right, such as apartments. Planning fees are determined to present no significant potential constraints to development. Fees associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the County may require payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. In the county, these costs vary by area. For example, some places (e.g., Gerber) have sanitary sewer and water systems, while many places use individual septic systems and private wells.

The County is authorized to impose a development impact fee on new residential construction and manufacture/mobile home installation. While this fee may add to the cost of development, it has been imposed for the purpose of furthering public safety and the protection of property. The County adopted Ordinance No. 2018 on October 25, 2016 imposing Development impact fee on development within the unincorporated areas of the County. The fees take into account income level residential development as follows: Single family residence \$2,750 including the Fire protection fee, Manufacture/mobile home \$2,582 including the Fire protection fee and Multifamily residential \$2,000 including the Fire protection fee. Should additional development fees be considered in the future, such consideration will include calculation of multifamily unit fees using reduced household equivalency ratios as, as demonstrated above. The estimated total fees (including development impact fees) for a typical single-family development (based on 1,200 sf residence and 400 sf garage) is \$10,770, and \$17,040 for a 4 unit multifamily development (based on 3,000 sf of residential and 600 sf of garage). Table 6-5 represents the full extent of planning and development fees.

TABLE 6-5  
PLANNING AND DEVELOPMENT FEES

Fee Category	Fee Amount*
<b>Planning and Application Fees</b>	
Annexation	\$2,626
Variance	\$3,470
Conditional Use Permit	\$2,268*
General Plan Amendment	\$6,107
Rezone	\$6,096
Improvement Plan Checking Preliminary Review (if requested)	\$500
Specific Plan	\$6,080
<b>Subdivision</b>	
Certificate of Compliance	\$2,179
Lot Line Adjustment	\$828
Merger	\$828
Tentative Subdivision Map	\$1,855 + \$110/lot
Tentative Parcel Map	\$4,854 + \$110/lot
Preliminary Map	\$1,563

Fee Category	Fee Amount*
<b>Environmental</b>	
Environmental Impact Report	\$6,070
Initial Study/Negative Declaration	Included in application fee
Initial Study/Mitigated Negative Declaration	Included in application fee
<b>Impact</b>	
<u>School</u>	<u>\$3.79 per square foot</u>

Source: Tehama County Planning Department \* Includes both Planning and Public Works fees.

A variety of development related fees are often assessed on new residential projects that include County-controlled fees (such as development application fees and building permit fees) and non-County-controlled fees (such as school impact fees). Several school districts in the county have imposed development impact fees on new residential development, in accordance with state law. Some districts, including the Red Bluff Union Elementary School District, impose the maximum fees allowed by the state, which is \$3.79 per square foot for residential development. Another component of project costs involves water and sewer service connection fees in areas where such services are offered. These fees are not applied by the County, but by local agencies that manage and operate water and sewer systems that exist in the unincorporated county.

### Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the County’s General Plan and meet the intent and requirements of the County’s Zoning Code. Applications for development permits are made in writing to the County’s Planning Department. Applications vary depending on the type of permit being requested. All multi-family zoned parcels (R-3; Neighborhood Apartment and R-4; General Apartment) permit high density development by right. Which means a plot plan and building permit plans are submitted, without a CEQA process because the approval of multifamily development in Tehama County is considered ministerial and CEQA exempt.

**Table 6-6** lists typical review times for various planning actions. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with land division standards. Although application review and approval add time to the development process, the review periods listed in **Table 6-6** are consistent with typical review periods in other jurisdictions. In fact, in some cases the County review period is less than that of other jurisdictions. Moreover, unlike other jurisdictions, the County does not have a design review process that would add more time to project application review. Therefore, development application procedures are not considered a significant constraint on housing development.

TABLE 6-6  
TIMELINES FOR APPLICATION AND PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Building Permit (without other permitting requirements)	14–30 days
Conditional Use Permit	3 months
Zone Change	3–4 months
General Plan Amendment	4–5 months
Tract Maps	3 months
Parcel Maps	100 days
Initial Environmental Study with Negative Declaration	60 days*
Environmental Impact Report	6 months–1 year

Source: Tehama County Planning Department

\* Included in review process for other land use actions.

Larger development projects, such as single-family residential subdivisions may be subject to the California Environmental Quality Act (CEQA). However, Tehama County contains land available and zoned for multifamily (R-3; Neighborhood Apartment and R-4; General Apartment) high density development by right. As previously stated, this includes a plot plan and building permit plans submitted, without a CEQA process because the approval of multifamily development in Tehama County on high density zoned land is considered ministerial and CEQA exempt. Generally, a projects is subject to CEQA and may require the preparation of an environmental document, such as an environmental impact report (EIR) or negative declaration, before it can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process. If an EIR must be prepared, project approval may be extended up to one year. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review and comment period for environmental documents and at least one public hearing for certification of the environmental document, which can add time to the process.

Tehama County does not have a formal design review process for any type of residential project. The County Zoning Code does name special combining districts that regulate specific aspects of development. For example, the B combining district allows changes to lot area, and the H combining district imposes special height requirements. ~~However, the requirements for these districts are specified in the Zoning Code, and projects in these combining districts do not require intensive review.~~The B District establishes minimum lot size requirements, indicated by a numerical designation following the “B” symbol, which specifies the required lot area in thousands of square feet. In some cases, an additional number in brackets allows for a reduction in lot size upon the recording of an approved subdivision or parcel map. Where the B District designation includes a “Z,” lot sizes cannot be reduced below the recorded subdivision map requirements. At present, the B combining district is only applied to the C-1, R-1, and RE zones, and the smallest minimum lot size in this combining district is 10,000 square feet, which is larger than the requirements in all of the standard residential districts with the exception of RE. The RE zone has a minimum lot size of 10,500 square feet. The application of the B combining district is therefore not expected to be a constraint to residential development. On the other hand, the H District establishes maximum height regulations that override the underlying zoning district’s height limits, with the more restrictive regulation prevailing where conflicts arise. In cases where the H District is designated for airport hazard protection (denoted by “AV”, zoning that is currently only applied to airports), height

restrictions apply not only to buildings and structures but also to trees and other natural growth, with measurements based on the elevation of the nearest airport runway. The requirements for these districts are specified in the Zoning Code, and projects in these combining districts do not require intensive review. The H combining district is currently only applied in the C-3 and M-1 districts, and the shortest height requirement enforced by this combining district is 25 feet. In the M-1 district, which permits living quarters as an accessory use, there are no minimum lot sizes, no side or rear setbacks, and no lot coverage limits. Because of the otherwise flexible development standards in this zone, it not expected that applying lower height requirements in this setting will limit the development of living quarters as an accessory use in this area. The County is not relying on these combining districts to meet the RHNA.

As noted above, Tehama County does not have zoning approval findings for residential uses as most uses are permitted “by-right” in which permits are processed ministerially, bypassing CEQA review and other factors that could delay residential development. In addition, there are no design review standards or other additional standards that would affect residential development in Tehama County. The limited deviations, as listed in the paragraph above, apply to very specific, targeted areas of Tehama County that are not being considered to meet the RHNA. Therefore, approval certainty for projects is high given projects have to comply with General Plan and other requirements that are required of all developments.

The 2009–2029 General Plan also identifies several Special Planning Areas. These areas represent a unique policy approach that facilitates higher-density mixed-use development in one region of the county (the North I-5 region) that is well suited to such uses. This objective will be achieved through the application of flexible development standards incorporated into specific plans (and development agreements) developed in consultation with property owners, prospective developers, area residents, and members of the public and other interested persons. Such specific plans may be more restrictive than the General Plan policies as long as they are consistent with the General Plan policies; however, they cannot be less restrictive or inconsistent with the General Plan. The County Board of Supervisors may approve a project and accompanying development agreement in a Special Planning Area which would not be possible under the standard zoning. In return, the project applicant and the County receive benefits they would not have enjoyed under standard zoning or land development and engineering design standards. The applicant for the specific plan negotiates with the County for a unique zoning district that allows the County to offer more flexibility on some of the more rigid aspects of traditional zoning, such as setbacks, height limitations, lot sizes and location, design, mixed uses, services, and facilities. In return, the County benefits by increasing development quality, community benefits, and environmental protection. Special Planning Areas may have minimum/maximum densities assigned, but actual densities are dependent on the applicant’s development plans and the County’s negotiated response. The densities assigned to the underlying Special Plan Areas in the General Plan Land Use Element and depicted on the Land Use Map do not represent an actual “by right” land use designation but does provide landowners, residents, and interested parties the minimum/maximum development potential of the property should a specific plan be proposed.

Based on provisions in the County Zoning Code, development review of multifamily residential projects would appear to take a similar length of time to review as single-family residential projects, and in some cases may take a shorter period of time. Unlike some jurisdictions, multifamily buildings with five or more units are allowed by right in the R-3 and R-4 districts, and no use permit is required. In contrast, residential subdivisions are subject to review procedures under the County’s Subdivision Ordinance, as well as the map approval procedures set forth by the Subdivision Map Act. Individual multifamily projects may be subject to the CEQA process, as would residential subdivisions.

## Locally Adopted Ordinances

The County does not have any locally adopted ordinances such as inclusionary and/or short-term rentals ordinances that would constrain the development of housing.

## Site Improvements

Site improvements are typically required to supply services, mitigate environmental constraints, and ensure community compatibility. However, they can add to the cost of housing, and they can be a constraint to housing development if the requirements are excessive. Site improvements are most often placed on a development through the environmental review process as mitigation and as conditions to map approval as outlined in the Subdivision Map Act. Therefore, improvements vary from project to project, depending on the size and nature of the potential impacts.

Tehama County has established land division improvement standards. However, required on- and off-site improvements are minimal for most developments. There are few improvement requirements on small, rural developments. Rural roadway standards are not excessive; typically, no curbs, gutters, and streetlights are required. Individual septic systems are the norm, and traffic impacts are minimal. Larger-scale developments would be required to mitigate their potential environmental impacts. Such developments, due to their higher densities, would typically be required to install urban improvements such as curb and gutter and water systems. These conditions are typical for larger development, and in some cases are required for health and safety reasons. Therefore, they are not considered a significant constraint on housing development. Road improvements for new land divisions are based on the size, number, and use of parcels served. Curb and gutter improvements are required on all streets in areas zoned for commercial, industrial, and multifamily residential use, and where any abutting lots have an area of 20,000 square feet or less. Sidewalks are required in areas zoned for commercial and multifamily residential uses, and in single-family and two-family residential areas where any of the lots contain 10,000 square feet or less. Such areas represent a small portion of overall development in the county. In many cases, an access road already exists but may require some improvement.

Water in unincorporated Tehama County is provided by wells or small private water systems in rural areas. More urbanized areas are served by water districts. There are approximately 66 water systems in Tehama County, ranging in size from 12 connections to thousands. Groundwater is the primary water supply for county residents. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. In some parts of Northern California, the average depth of wells is 200 feet, with an average cost to drill of \$19,000 (Date 4-18-23). A complete domestic well system, including drilling, pump, pressure tank, and lines, averages \$26,600 (Date 4-18-23). In addition, an inadequate water delivery system led to a moratorium on housing development in the community of Mineral. However, upgrading of this system has been completed. [As of March 2025, the County has an active program to provide hauled water to households with wells that have been registered as dry.](#)

As previously indicated, the majority of the unincorporated area of Tehama County is served by individual septic systems. There are three collection and treatment systems in the unincorporated areas of the county: the Rio Alto Water District (Lake California), the Gerber-Las Flores sewer system, and Tehama County Sanitation District No. 1 (Mineral). In addition, sewer infrastructure is generally available to developments located near the urban centers of Red Bluff and Corning, provided the capacity of these systems can handle the additional load. In most cases, a person wishing to subdivide a property must prove septic suitability prior to final subdivision approval. In some parts of Northern California, the average cost of a septic system is \$6,500 (Date 4-18-23), including costs for the percolation test.

The R-4 sites identified in **Table 5-2** are all located within County's Urban Residential land use designation surrounding Red Bluff and within proximity of water and wastewater services offered by the City of Red Bluff. Development of these sites into residential uses and/or emergency shelters would be a ministerial review without discretionary review and there are three options for the sites to gain access to water and wastewater. 1) Sites in the county within close proximity are encouraged to work with the city to obtain water and wastewater services to serve the property. This has been the recent trend for residential development and the sites do not need to be annexed into the City to connect to the City's water and wastewater services. 2) The developer could rely on septic and well to service the property, or 3) The developer could build their own wastewater and community well to serve the property. While, however, development of these sites may require be more feasible if annexed annexation by the City and/or service districts in order to receive water and wastewater services.

If annexation into service districts were to occur, it would go be processed through the County's Local Area Formation Commission (LAFCo). According to the LAFCo Policies, Procedures, and Rules document, annexation of land into a Community Service District requires that the district determine the purpose and area of the annexation, prepare a District Service Plan or Municipal Services Review, and initiate a resolution process. If the district does not initiate a resolution process, proceedings for a change of organization or a reorganization can be initiated by petition. As of March 2025, there are no active LAFCo applications to annex these sites into the service district. Requiring aAnnexation is not an impediment to residential development, rather, it is a step in the process of developing housing. AAlternatively, because the City of Red Bluff already provides some water service to unincorporated areas, annexation is not requiredthis provides examples that relying on city water and wastewater is a viable option, It may be possible that service to unincorporated areas without annexation may require infrastructure extension and/or expansion. A review of the City of Red Bluff's 2020 Urban Water Management Plan showed the City has sufficient reliable water resources to meet existing and future needs and therefore has capacity to serve the sites identified in the County's sites inventory. therefore any future effort to annex these sites into Red Bluff or to expand the Sphere of Influence is expected to be approved. The incorporation of residential development projects, specifically those called for in the County's 7<sup>th</sup> Cycle Housing Element, would not jeopardize water resources. As noted in **Program HE-6.B**, the County will proactively coordinate with the Cities of Red Bluff, Corning, and Tehama, and, community service districts to overcome constraints to water and sewer service for housing, prioritizing improvements for lower-income housing to mitigate governmental constraints to residential development.

While the use of septic systems is not a constraint on individual single-family housing, it is a potential constraint on higher-density residential development. A high concentration of septic systems in an area has led to groundwater contamination, mainly by nitrates. This situation has occurred in the Antelope area, which led the Regional Water Quality Control Board to demand that action be taken to stop further contamination. Currently, the County is developing funding for the improvement of the sewer and water system in the Antelope area. However, until funding is acquired, upgrading of this system is on hold; however, there is not a moratorium on the issuance of building permits at this time. Specific implementation of the system improvements is unknown at this time. Also, a Water Inventory and Analysis prepared by the Tehama County Flood Control and Water Conservation District indicates there is a significant need for wastewater treatment services in Los Molinos; however, there is no moratorium on the issuance of building permits at this time, nor is there any indication that one will take place.

Overall, for undeveloped new lots, site improvements may account for up to one-third of the total cost of the land. While this seems high, the site improvements are necessary to provide services to new residents and to ensure compliance with applicable state regulations. Also, as noted elsewhere in this

document, land prices in Tehama County vary considerably, but are generally lower than in other parts of California. In some cases, site improvement costs may be higher than one-third the cost of land, but lower in other cases.

## Building Codes and Enforcement

Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for special needs group. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The California Residential Code (CRC) is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The Tehama County Building Department uses the State mandated 2016 Title 24 Code of Regulation (Building Code). The County has adopted the 2022 California Building Code Title 24 without any amendment. In addition, the County has adopted the Tehama County Mobile home Code, Chapter 15.28, which is based on California Code of Regulations Title 25, Division 1, Chapter 2, Article 7.

The County Code vests code enforcement duties in a Code Enforcement Officer. The Code Enforcement Officer, upon referral from the Environmental Health, Building and Safety, or Planning departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any provisions of the County that the aforementioned departments administer or enforce. In the past, there has been no systematic enforcement of building codes in the county. Existing units were inspected either when complaints were received by the Building and Safety and Environmental Health Department or when an owner sought a permit for additional construction. Code enforcement in the county is not considered a significant constraint to housing development.

## Constraints on Housing for Persons with Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, a housing element is required to analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.

(California Government Code Section 65583(a)(4)). Pursuant to SB 520, the County's ~~programs were successful and comply with~~ adopted policies relative to reasonable accommodation and updated the definition of "family" to "one or more persons living together in a dwelling unit." However, the County's municipal code has not yet been amended to incorporate provisions for reasonable accommodation. To comply with state requirements, the County has included Program 4.G to amend its zoning code to develop and adopt procedures and processes for reasonable accommodation, including the approval process, findings, and exceptions in zoning and land use. This amendment will also establish the approval body, applicable fees, and time parameters. In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As discussed in Section One of the Background Report, there were 8,997 persons in unincorporated Tehama County who had a disability according to the US Census ACS 2021 5Yr. There were 2,252 persons over the age of 15 who had an ambulatory disability, while another 926 persons had a self-care disability.

Available Facilities

There are 23 facilities that serve adult disabled persons in Tehama County, with a total capacity of 131 beds. **Table 6-7** identifies the residential care facilities in the county. All but two of the facilities are located in Red Bluff or Corning.

The Mental Health Service Act is a California law that provides funding for mental health services in specific categories. The Special Needs Housing Program (SNHP) is a separate category dedicated to building permanent housing for those experiencing severe and persistent mental illness. The County MHSa program is currently planning to fund the development of permanent supportive housing.

TABLE 6-7  
CARE FACILITIES

Facility Name	Location	Type	Capacity
Adobe Residential	Red Bluff	Developmentally Disabled	6
Adobe Residential Gilmore	Red Bluff	Developmentally Disabled	4
Casa Serenity, LLC	Red Bluff	Mentally Disabled	16
Coffman Home II	Red Bluff	Developmentally Disabled	2
Gilmore Ranch	Red Bluff	Developmentally Disabled	4
Holliday Homes Larkspur	Red Bluff	Developmentally Disabled	4
Inspired Residential Walker Ranch	Red Bluff	Developmentally Disabled	6
Lyford Family Home	Red Bluff	Developmentally Disabled	1
Mason's Residence II and III	Red Bluff	Developmentally Disabled	11
North Valley Services – Lucknow & McCoy Homes	Red Bluff	Developmentally Disabled	7
North Valley Services – Rawson Home	Red Bluff	Developmentally Disabled	4
North Valley Services – Specialized Res. Services	Red Bluff	Developmentally Disabled	3
North Valley Services- Oak Creek	Cottonwood	Developmentally Disabled	4
Northern Oaks	Red Bluff	Developmentally Disabled	6
PRS (multiple locations)	Red Bluff	Developmentally Disabled	30
Sail House, Inc.	Red Bluff	Mentally Disabled	23
<b>Total:</b>			<b>131</b>

Source: California Department of Social Services, Community Care Licensing Division, 2022

**Building Codes**

The County follows the 2022 CBC. This code contains Chapter 11A &11B, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The County has added no amendments to the CBC that would place constraints on accommodation of persons with disabilities.

## **CEQA Streamlining**

In accordance with Government Code section 65943, the County will provide a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the County and the applicant. In accordance with Public Resources Code sections 21080.1 and 21080.2, the County will determine whether a housing project is exempt from CEQA within 30 days of receiving a complete application. In compliance with Government Code section 65950, the County will approve or disapprove projects within the timelines specified by statute. Projects will be approved or denied within the applicable statutory timeframe:

1. Where an Environmental Impact Report (EIR) is prepared, the County will approve or disapprove the project within 180 days from the date of EIR certification by the lead agency, or within 120 days for a "development project." A "development project" refers to a project that is either entirely residential or a mixed-use development where non-residential uses comprise less than 50 percent of the total square footage and are limited to first-floor neighborhood commercial uses in a building of two or more stories.
2. Where an EIR is prepared for a development project, the County will approve or disapprove the project within 90 days from the date of EIR certification by the lead agency, provided that at least 49 percent of the units are affordable to very low- or low-income households and deed-restricted as affordable for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant confirming that an application has been made or will be made for an allocation or commitment of financing (e.g., tax credits, bond authority, or other financial assistance from a public or federal agency). This notice must specify the type of financial assistance sought, the application deadline, and confirm that project approval is a prerequisite for funding. The applicant must provide verification that the application for financial assistance has been submitted before the EIR is certified.
3. Where a Negative Declaration is completed and adopted for the development project, the County will approve or disapprove the project within 60 days from the date of adoption by the lead agency.
4. Where a project is determined to be exempt from CEQA, the County will approve or disapprove the project within 60 days from the determination of exemption by the lead agency.

## **ANALYSIS OF NON- GOVERNMENTAL CONSTRAINTS**

### **ENVIRONMENTAL CONSTRAINTS**

The County has no documentation of any environmental constraints that would impede achievement of the probable units identified in **Table 6-2**. Further, the 2009–2029 General Plan EIR did not identify any environmental constraints which would significantly impact the probability for future projects or development to meet the housing densities consistent with the adopted land use classifications. Furthermore, while some land within the County is designated by the California Department of Conservation as “Prime Farmland”, “Farmland of Local Importance”, and “Unique Farmland”, none of these lands are included to meet the RHNA. Furthermore, land identified to meet the RHNA is vacant land without any restrictions based on shape, access, easements, contamination, Williamson Act, airport compatibility, or other factors that could preclude residential development.

## Land Cost

The cost of developable land creates a direct impact on the price of a new home and is considered a non-governmental constraint. As the cost of land increases, so does the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (e.g., streets, sewer lines, water lines) over the maximum number of homes. Based on discussions with the Tehama County Assessor's office the average price for raw, undeveloped land is \$15,000 per acre. In general, properties located near developed areas were more expensive than those in less developed areas. The availability of services such as water and sewer were another determining factor in land prices. Parcels with no infrastructure on or near them were generally less expensive.

## Construction Costs

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less to construct than single-family housing. Labor and materials cost also have a direct impact on housing costs and constitute the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in Tehama County. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in Tehama County would be calculated as follows:

<b>Item</b>	<b>Cost</b>
Materials	\$180,285
Labor	\$107,817
Equipment	\$6,481
<b>Per Home Costs</b>	<b>Total \$294,583</b>

*Source: Costtobuild.net 2023*

## Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable housing in Tehama County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Financing is a significant component of overall housing costs. The prime interest rate in the United States fluctuated slightly for decades leading up to the 1980s. The prime interest rate rose significantly in 1979 and 1980, where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980s, the economy weakened, and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990s remained between 6.0 and 10.0 percent. By the early 2000s, however, the interest rates began to drop nationally.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008. However, many banks remain cautious about home loans, making it difficult for many lower-income households to get financing.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 5.5 percent to 8 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Tehama County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 percent to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control.

TABLE 6-8  
MONTHLY MORTGAGE COSTS

Annual Income	Category	Interest Rate			
		5%	6%	7%	8%
\$30,000	House Price Monthly Payment	\$92,200 \$750	\$84,300 \$750	\$77,300 \$750	\$71,300 \$750
\$41,250	House Price Monthly Payment	\$138,600 \$1,031	\$126,700 \$1,031	\$116,300 \$1,031	\$107,200 \$1,031
\$65,950	House Price Monthly Payment	\$240,600 \$1,649	\$220,000 \$1,649	\$202,000 \$1,649	\$186,100 \$1,649

Source: 2023 State Income Limits

Notes:

1. Monthly utility costs are assumed as \$117 per person and \$25 for each additional person; source: Livingcost.org July 19, 2023-California (Note. Source breakdown of utility cost per each additional person after the single person cost estimate for a four-person family was actually 21 dollars, but for consistency purposes the county decided to use the previous amount of 25 dollars for each person after the single rate estimate.)
2. Monthly Taxes and Insurance cost based on values derived from Zillow Mortgage Calculator; Zip Code 96080
3. Total affordable mortgage based a 10% down payment, an annual 5% interest rate, 30-year mortgage, and monthly payment equal to 30% of income (after utilities, taxes and insurance).
4. Monthly affordable rent based on 30% of income less estimated utilities costs.

## DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of county residents. This section outlines the financial resources available to the County as well as to local developers who have been active in constructing and rehabilitating affordable housing in Tehama County and neighboring counties.

### Financial Resources

**Table 6-9** provides a summary of the financial resources that may be available to the County for affordable housing development, rehabilitation, and preservation from federal, state, local, and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. The following financial resources have been used by the County for affordable housing activities or other activities that support residential development such as infrastructure improvements.

#### Community Development Block Grant Funds

The US Department of Housing and Urban Development’s (HUD) Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include acquisition of housing or land, rehabilitation of housing, homebuyer assistance and public facility, and of infrastructure improvements, among others. The County has successfully competed for and received CDBG funds from the state. Most of the funds have been used for infrastructure and public facilities projects. The County has funded a housing rehabilitation loan program with CDBG funds and has received \$400,000 in HOME funds for qualifying projects.

Section 8 Rental Assistance

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. Tehama County has contracted with Plumas County for delivery and the administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) and the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County.

TABLE 6-9  
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description
<b>Federal Programs</b>	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the California Department of Housing and Community Development (HCD) on behalf of the US Department of Housing and Urban Development (HUD) through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Emergency Solutions Grants (ESG) Program	Federal block grant program administered and awarded by HCD on behalf of HUD. While ESG does still fund emergency shelter, and in some cases, transitional housing, it prioritizes funding for program that offer Rapid Rehousing, a service model designed to assist households experiencing homelessness access permanent housing through offering time-limited rental assistance paired with case management and other supportive services.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services.
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the state on behalf of HUD through an annual competitive process to cities, counties, and private nonprofit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very low-income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 – Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.

Program Name	Description
HUD Section 203(k) – Rehabilitation Mortgage Insurance Program	Provides in the mortgage the funds to rehabilitate and repair single-family housing.
HUD Section 207 – Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multifamily manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single-room occupancy housing.
HUD Section 811 – Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for nonprofits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing – Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.

Program Name	Description
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments, and Native American tribes to renovate existing low-income multifamily rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multifamily housing units to be occupied by low-income families.
<b>State Programs</b>	
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.
California Homebuyer's Down payment Assistance Program (CHDAP)	Provides deferred down payment assistance loans for first-time moderate-income homebuyers.
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land and construct new projects, or purchase and rehabilitate existing units. Reduced interest rate paid by developers for production of affordable rental housing for low- and very low-income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or nonprofits for the development of affordable rental housing.
Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households.
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.

<b>Program Name</b>	<b>Description</b>
Manufactured Housing Opportunity & Revitalization Program (MORE)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-Family Housing Program (MHP)	Provides low-interest loans for construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of “at-risk” subsidized developments.
Preservation Opportunity Program	Provides supplemental financing for “at-risk” subsidized rental developments receiving bond financing from CalHFA.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
<b>Local Programs</b>	
Redevelopment Set-Aside Funds	20% of tax-increment funds must be set aside for affordable housing activities.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multifamily housing.
<b>Private Resources</b>	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing or lower- and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first-time buyers purchase a home.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.
Low Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.

Sources: HUD, HCD, LISC, USDA, and CCRC, March 2019

### Local Housing Resources

The following nonprofit developers have been active in the construction, rehabilitation, and management of affordable housing projects in Tehama County and surrounding counties. While some of the nonprofit organizations are active in Tehama County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the county.

#### Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer based in Chico. The agency has been involved in the construction of both single-family and multifamily housing for lower-income households throughout the Sacramento Valley and northeastern California region. Single-family developments sponsored by CHIP rely in part on a

“sweat equity” program, in which future residents are required to contribute a portion of the construction labor. CHIP has been active in Tehama County.

*Self Help Home Improvement Project*

The Self Help Home Improvement Project (SHHIP) is a nonprofit organization based in Redding and helps over 30,000 households in Tehama County and neighboring Shasta County. SHHIP assists in the development, repair, and rehabilitation of housing units for lower-income households. USDA Rural Development provides funding for the SHHIP projects. Like CHIP, SHHIP has a sweat equity component in its programs. SHHIP has been involved in several housing projects in Corning. SHHIP also manages a weatherization program for low-income households, which is described later in this section.

*Mercy Housing California*

Mercy Housing California is a branch of the nationwide nonprofit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation, and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. Mercy Housing currently manages two senior apartment complexes in Red Bluff: Villa Columba and Mercy Riverside Manor. Villa Columba provides 70 senior affordable units and Mercy Riverside provides 24 senior affordable units.

*Northern Valley Catholic Social Service*

Northern Valley Catholic Social Service (NVCSS) is a nonprofit agency that provides low-cost or free mental health, housing, vocational, and support services for seniors, families, and children. The agency serves a six-county region in Northern California, which includes Tehama County. Service offices are located in Red Bluff and Corning. NVCSS manages Redwood Gardens, an 11-unit apartment complex in Red Bluff that serves developmentally disabled adults. NVCSS has indicated an interest in pursuing other housing projects in the county.

## ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Tehama County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to Tehama County. PG&E is a privately owned utility whose service area covers most of Northern and Central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH) programs. The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

As mentioned above, SHHIP manages a weatherization program in Tehama County for lower-income households. SHHIP manages this program under contract with PG&E, which also provides the funding. Eligible households may receive attic insulation, caulking, door replacement and weather-stripping, and glass replacement.

The Tehama County General Plan contains numerous goals, policies, and implementation measures that provide for opportunities for energy conservation with respect to residential development. Those goals and policies and their relevance to energy conservation and location within the General Plan are listed below.

- Policy LU-1.5 retains oak woodlands which provides shade and reduces HVAC energy use.
- LU Goals 1, 3, 4, and 8 and relevant policies within each promote compact development by using existing infrastructure to promote transportation energy conservation.
- CIR Goals 4 and 5 and Policy OS 2.4 promote public transportation and non-motorized transportation.
- Policy ED-6.2 promotes agriculture and efficient use of natural resources.
- Goal OS-1 and Policy OS-1.1 promote conservation of water resources.
- Policy OS-2.6 promotes air emissions reductions and energy conservation measures in existing development.

## **7. REVIEW OF PREVIOUS HOUSING ELEMENT**



## REVIEW OF PREVIOUS HOUSING ELEMENT

This section includes an evaluation of the effectiveness, the progress in implementation, and the continued appropriateness of the goals, objectives, and policies of the 2019–2024 Housing Element. The section also includes a detailed review of the County’s progress toward facilitating the production of its share of the regional housing need.

## PROGRESS TOWARDS MEETING QUANTIFIED OBJECTIVES

The 2019–2024 Housing Element utilized HCD’s January 1, 2019 through June 30, 2024 Regional Housing Needs Allocation Plan. During the 2019–2024 plan period, unincorporated Tehama County was assigned 864 housing units for its share of the Regional Housing Need Allocation (RHNA). **Table 7-1** shows the unincorporated county’s share of the RHNA by income category.

**TABLE 7-1**  
REGIONAL HOUSING NEEDS ALLOCATION (2019–2024),  
UNINCORPORATED TEHAMA COUNTY

Income Group	Number	Percentage
Extremely Low	93	10.8%
Very Low	92	10.6%
Low	157	18.2%
Moderate	155	17.9%
Above Moderate	367	42.5%
<b>Total</b>	<b>864</b>	<b>100.0%</b>

Source: Tehama County 2019–2024 Housing Element

**Table 7-2** provides data on housing construction activity in Tehama County from 2019 through 2023. According to the Tehama County Building Department Online OpenGov Permit program, 107 mobile homes, 36 Accessory Dwelling Units, 228 single-family residences, and one duplex were constructed in the county between 2019 and 2024.

Mobile homes accounted for approximately 28.7 percent of all constructed units in the county from 2019 through 2023. Mobile homes are significant for Tehama County’s Regional Housing Needs Allocation Plan, not only for the provision of additional housing units but also as an affordable housing alternative for lower-income households, as they accounted for virtually all of the very low- and low-income housing established in the county.

**TABLE 7-2**  
UNITS CONSTRUCTED 2019 THROUGH 2023

Year	Single family	Multifamily	Mobile Homes	ADU	Total
2019 to 2024	228	1 (Duplex)	107	36	373

Source: Tehama County Building Department Online Permit System OpenGov; December 2023

During the 2019–2024 planning period, housing construction was at its highest point in 2020, due to the lag in building permit finals and Certificates of Occupancy, which slowly accumulated until Covid 19 became a global pandemic isolating people and causing a downturn in building permits. Since 2020, building permit for residential homes started ramping back up again leading to the second highest point in 2022 just as interest rates started to climb, which again created strong head winds for construction that has led to the lowest point in 2023 since the Housing Elements 6th cycle started.

Housing prices vary depending on location in the county. For example, in June 2023 the median sales price for a single-family home in Red Bluff/Antelope area was \$450,950 and in Corning/Rancho Tehama the median sales price was \$260,000. Based on these median dollar values, there are homes in the county that are affordable to lower-income households. While most of the single-family homes were affordable to moderate- and above moderate-income households, many smaller single-family homes were at prices below the median and offered ownership opportunities to some lower-income households.

## EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community’s special housing needs. Special housing needs populations include the elderly/seniors; persons with disabilities, including persons with developmental disabilities; large households; female headed households; farmworkers; and persons experiencing homelessness. As shown in the Review of Previous 2019-2024 Housing Element Programs matrix (**Table 7-3**), the County worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- Elderly/Seniors and Persons with disabilities: Continued to enforce the Uniform Building Code and ensure that Americans with Disability Act (ADA) accessibility was prioritized in construction projects.
- Updated the Zoning Ordinance in 2012 and 2005 to allow accessory dwelling units (ADUs), in accordance with state law.
- Farmworker housing: Continued to support applications for farmworker housing. The County will also provide assistance in the form of reduced development standards where feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing.
- Persons experiencing homelessness: The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs.

More Specifically, the County, in partnership with the cities of Red Bluff, Corning, and Tehama, the Tehama County Continuum of Care (Tehama CoC), and Poor and the Homeless Tehama County Coalitions (PATH), established the county’s first year-round emergency shelter serving people experiencing homelessness on May 1, 2024. This shelter not only represents the County’s collaboration with other agencies, but also actions towards promoting housing for special needs groups.

Cumulatively, these efforts increased the affordable housing supply to meet the needs of lower-income households through Tehama County and increased the availability of suitable land for multifamily development. However, as is the case with similar rural areas of the State, limited staffing ability and financial resources, have constrained the County’s ability to implement some programs. As noted in

Section 2 (Housing Programs), the County is seeking to strengthen partnerships with other governmental agencies and community organizations to successfully implement the 7<sup>th</sup> Cycle Programs, as well as reduce or eliminate redundancies in program delivery in the County.

## PROGRAM BY PROGRAM REVIEW OF THE PREVIOUS HOUSING PROGRAM

Many of the policies in the 2019–2024 Housing Element were successful in meeting their objectives; however, others were not or proved unnecessary. The major factors that impacted the County’s ability to achieve the objectives of the past Housing Element related to the County’s limited financial resources and a lack of significant high-density residential construction coupled with the limited number of employment opportunities. **Table 7-3** provides a detailed review of the objectives of the 2019–2024 Housing Element and the County’s accomplishments.

TABLE 7-3  
REVIEW OF PREVIOUS PROGRAMS

Program	Accomplishments	Continue/ Modify/Delete
<b>Programs – Goal HE-1: Housing Need</b>		
<p>HE-1.A: Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.</p>	<p>Tehama County continues to promote a range of housing types, zoning and land use controls and flexible development standards for projects processed through Specific Plans (Pursuant to Government Code 65450-65457, Tehama County) but no large multi-unit housing developments have come forward.</p>	<p>Continue <u>in current Program HE-1.A. The County continues to offer incentives to developers and has added geographic targeting.</u></p>
<p>HE-1.B: Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the remaining Regional Housing Need Allocation (RHNA) for lower- income households; the County will identify and zone sufficient sites to accommodate any shortfall. The Planning Department will report annually on the County’s progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.</p>	<p>The Housing Element Annual Progress Report is completed annually by April 1and submitted to HCD and OPR.</p>	<p>Continue <u>in current HE-1.B. Required per state law.</u></p>
<p>HE-1.C: Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing a Master Plan review process to facilitate affordable unit development. Work with land owners and developers to create sites ranging from one to 10 acres in size on larger parcels that are feasible and appropriate for the development of affordable housing.</p>	<p>Staff and county administration continue to work with the real estate brokers of the former Del Web project located in the North I-5 Planning Corridor, along with other potential site developers in the Central I-5 Planning Corridor. <u>While the program did not achieve results in terms of units added, it serves as an important foundation for the 7<sup>th</sup> Cycle program efforts as relationships were</u></p>	<p>Modify and continue <u>in current HE-1.C by adding proactive outreach efforts to facilitate development of high-density housing on large sites.-</u></p>

Program	Accomplishments	Continue/ Modify/Delete
	<u>established with local developers. Since the County does not produce housing, the County's efforts are primarily collaborative with entities who specialize in residential development. Therefore, the program's success lies in the County's coordination with developers and real estate brokers on potential housing options.</u>	

Program	Accomplishments	Continue/ Modify/Delete
<b>Programs – Goal HE-2: Affordable Housing</b>		
<p>HE-2.A: Affordable Housing Development Funding: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units. The County will apply for state and federal funding for direct support of low-income housing construction and rehabilitation. A number of state and federal programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the county and then directly or indirectly pursue those programs. The County will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The County will attempt to secure funding for affordable housing programs during the planning period. Programs the County will consider are:</p> <p>State Predevelopment Loan Program/Affordable Housing Innovation Program/Multifamily Housing Program/US Department of Agriculture (USDA) Rural Development, Section 515 Program/USDA Rural Development, Section 523/524 Technical Assistance Grants/Community Development Block Grant Program (CDBG)/Home Investment Partnerships Program (HOME)/CalHOME/US Department of Housing and Urban Development (HUD) Section 202 Program</p>	<p>The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis. <u>While the program did not deliver anticipated deliverables, the County has established improved working relationships with regional housing developers and is better equipped to facilitate affordable housing development. Since the County does not build affordable housing, it's crucial to establish a structure for coordinating with developers, state, federal, and nonprofit agencies to facilitate affordable housing development when external conditions (such as availability of funding) are favorable In this regard, the program successfully created a framework for collaboration that will drive affordable housing production.</u></p>	<p>Modify <u>in current HE-2.A to reflect proactive County-led efforts to acquire affordable housing funding.</u> -</p>

Program	Accomplishments	Continue/ Modify/Delete
<p>HE-2.B: At-Risk Affordable Housing: Work with owners and agencies to preserve affordable housing stock. In order to prepare for the possibility of conversion in the future, the County will monitor the status of all affordable housing projects and as their funding sources near expiration, will work with the owners to consider options to preserve such units as affordable. The County will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p>	<p>There are currently no restricted affordable housing projects within the unincorporated areas of the County at risk of converting to market rate. The County will conduct monitoring as project approaches expiration.</p>	<p>Continue <u>in current HE-2.B; no units at-risk in the next 10 years.</u></p>
<p>HE-2.C: Single-Room Occupancy Units: Single-Room Occupancy Units: Permit single-room occupancy (SRO) dwelling units within the R-3 and R-4 zoning districts by right and in the C-3 zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.</p>	<p>Completed by Ordinance No. 2104 adopted by the Board of Supervisors on April 28, 2021.</p>	<p>Delete</p>
<p><b>Programs – Goal HE-3: Adequate Sites</b></p>		
<p>HE-3.A: Housing and Vacant Land Inventory: Continue to maintain and update the established database of vacant land suitable for residential development to assess the geographical distribution of housing to ensure that housing opportunities are appropriately distributed and to ensure the County has sufficient capacity of residentially zoned land. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. If necessary, consider rezoning parcels if there is an under- or overconcentration of housing in particular areas of the county. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County’s RHNA targets.</p> <p>In addition, pursuant to Government Code 65583.2(c), the County will rezone sites 024-030-19-1, 078-172-16-1, 102-080-41-1 to allow residential use by- right. This by-right (without discretionary review) requirement is only for housing developments in which at</p>	<p>Vacant Land Inventory developed and adopted August 27, 2019 and By right rezoned completed with the adoption of Ordinance No. 2104 on April 28, 2021 by the Tehama County Board of Supervisors. However, APN: 078-172-16 (0.83 acre) has been determined not to be need<u>ed</u> for Tehama County’s site inventory due to the adoption of PM No. 20-05, which created three 10 acre or less parcels for High Density Extremely Low/Very Low and Low income housing needs. APN: 078-172-16 is in a flood plain and therefore zoned Natural Resource. Parcel APN: 024-030-019, which exceed eight acres has been designated by right residential development.</p>	<p>Modify and continue. <u>Program HE 3.A revised to address any-by-right requirements——not previously included.</u></p>

TEHAMA COUNTY HOUSING ELEMENT

Program	Accomplishments	Continue/ Modify/Delete
<p>least 20 percent of the units are affordable to lower-income households.</p>		
<p>HE-3.B: Mobile/Manufactured Home Unit Opportunities: In an effort to assist with Mobile/Manufactured housing opportunities the County will consider the following: Offer reduced Density/EDU Factors for Mobile/Manufactured Home Units, Give priority to developments or projects that produce mobile/manufactured home units affordable for extremely low-, very low-, and low - income groups, to the fullest extent permitted by the applicable funding source guidelines. This consideration will be applied during applications that trigger fees and/or funding commitments, which will also be based on information the County will provide. Provide in-person assistance at the Planning Department to help interested persons locate suitable sites for the construction of mobile/manufactured home units affordable to extremely low-, very low-, and low - income groups. Place information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website.</p>	<p>The Tehama County Planning Department has assisted over 15 developers with their placement of a mobile home on their property in that last reporting cycle (2022). Tehama County remains committed to helping developers of all income levels build successfully in Tehama County. Staff is available through email, phone call and personal counter or office visits 8 hours a day 5 days a week Monday thru Friday.</p>	<p>Continue <u>in current HE-3.B, however, additional County-led efforts are listed including additional incentives, assistance, and monitoring.</u></p>
<p>HE 3.C: Manufactured Home Unit Opportunities: The County currently developed a cost estimate analysis that validates the affordability of manufactured/mobile homes within the county. Development Impact fee are reduced and will be continued to be reviewed regarding the construction of manufacture/mobile home in the county. County staff currently performs outreach regarding the availability of sites for the construction of manufactured/mobile home including conveying the information at the counter through in-person assistance. Staff will continue these informative practices in an effort to assist 3- households and will continue to promote the opportunity for each property owner to legally construct a manufactured/mobile home on their property as long as it is zone</p>	<p>Daily inquiry, ongoing. As of this Annual Report for 2022, eight (8) such very low income housing units have been developed from 2019 to 2021. Over 15 low income housing units have been developed by the placement of Mobilehomes in Tehama County in the 2022 reporting cycle. <u>This program has enjoyed a degree of success and is therefore carried forward into the 7<sup>th</sup> cycle with minimal changes.</u></p>	<p>Continue <u>efforts in current HE-3.C as program was successful.</u></p>

Program	Accomplishments	Continue/ Modify/Delete
<p>for a residential use. County Staff will continue providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups.</p>		
<p>HE-3.D: Large Site Split: To ensure sufficient capacity to meet the County’s lower income RHNA and promote the development of affordable housing, the County will approve a parcel map that converts APN 024-030-22-1 into 4 parcels. The site currently has split zoning (R-4 of 26.85 acres and R-1 of 10.52 acres) The subdivision will result in 3 parcels remaining R-4 (approximately 9 acres each) and 1 parcel remaining R-1 (approximately 10.52 acres). The new parcels may be developed independently from one another. The resulting R-4 parcels will not exceed 10 acres in size. Additionally, the County will pay all costs associated with the lot split. Should the lot split not occur within 1 year of adoption of the Housing Element, the County will identify and rezone sites to accommodate at least 43 lower- income units pursuant to the requirement of Government Code Section 65583.2, subdivisions (h) and (i).</p>	<p>The Parcel Map for APN:024-030-022 was processed and approved by the County on October 7, 2020 and recorded on December 29, 2020 in Book 14 of Map page 214. This map created three legally separate and developable parcel that are Zoned R-4 for High Density extremely low/very low/low income housing.</p>	<p>Delete. Large lots not assumed in the sites inventory.</p>
<p><b>Programs – Goal HE-4: Special Needs Housing</b></p>		
<p>HE-4.A: Farmworker Housing, Incentives and Funding Assistance: The County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing. The County will also provide assistance in the form of reduced development standards were feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing.</p>	<p>The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis. Once a developer or developers are identified, a coordinated search for applicable NOFAs will be conducted.</p>	<p>Continue <u>in current HE-4.A, however, additional proactive funding and outreach to developer actions added.</u></p>

Program	Accomplishments	Continue/ Modify/Delete
<p>HE-4.B: Emergency Shelter: The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless service providers and the Local Continuum of Care Plan to identify homeless needs and services at the County offices and other public locations.</p>	<p>Stakeholder groups identified a location within the City of Red Bluff limits, the first stage of the shelter is funded and the county will continue to provide supportive assistance as applicable. The Shelter project has broken ground in 2023 with financial assistance from Tehama County's funding programs. <u>As noted in several sections of the Housing Element, this shelter is operational and at any given time, can accommodate up to 40 percent of the County's homeless population (covering incorporated cities and the unincorporated County)</u></p>	<p>Continue <u>in current HE-4.B. The shelter is currently operational.</u></p>
<p>HE-4.C: Large Household Housing: The County will develop an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives. The County will make information about the incentive program available at the County Planning Department, as well as on the County Planning Department website.</p>	<p>The "By Right" Zoning and amendment(s) (Ordinance No. 2104 on April 28, 2021 by the Tehama County Board of Supervisors) have helped development by simplifying costs and development standards, providing the incentives for the development of larger rental housing units. However, the County has not received any applications or interest for Large Household projects. This program is counter productive, housing construction material cost have gone up due to limited supply of materials. More dwellings can be constructed with less materials at standards housing sizes (3 bedroom 2 Bath etc.)</p>	<p><del>Delete</del> <u>Modify to actions under Program HE-4.E; specific actions include working with developers to target subsidies, funding, or other programs to encourage the inclusion of 3- and 4-bedroom units in affordable housing projects.</u></p>
<p>HE-4.D: Senior Housing: The County will review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints if</p>	<p>Tehama County continues to promote a range of housing types, zoning, land use controls and flexible development standards for projects processed for Senior Housing.</p>	<p><del>Continue</del> <u>Modify to current HE-4.C and add actions such as creating a list of incentives.</u></p>

Program	Accomplishments	Continue/ Modify/Delete
<p>their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals.</p> <p>The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County.</p>	<p>Staff has been working with a potential developer on a potential project east of Corning, staff will continue to correspond and meet with developers in order to continue to provide supportive assistance as applicable. The Planning Department will continue to assist and meet with developers.</p>	
<p>HE-4.E: Project-Based Rental Assisted Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.</p>	<p>The County has helped interested residential care facility stakeholders to locate their projects in R zones and will continue to assist developers as needed.</p>	<p><del>Continue</del> <u>Modify to current HE-4.D and add actions such as proactive outreach.</u></p>

Program	Accomplishments	Continue/ Modify/Delete
<p>HE-4.F: Reasonable Accommodation: The County will develop and adopt a procedure for reasonable accommodation in accordance with fair housing and disability laws. This will take the form of an amendment to the County’s formal policy documents through a resolutions, and/or the county code as necessary to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. The County will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures. This information will be available through postings and pamphlets at the County and on the County’s website. In addition, the County will update its definition of family to state “one or more persons living together in a dwelling unit.</p>	<p>Ongoing, the County has reasonable accommodations procedures and policies adopted as a whole, not just limited to the Planning Department for helping disabled persons; furthermore, the Planning Department complies with Sate and Federal ADA standards. The definition of a family “one or more persons living together in a dwelling unit.” was adopted with Ordinance No. 2104 on April 28, 2021 by the Tehama County Board of Supervisors.</p>	<p>Program accomplished; Delete</p>
<p>HE-4.G: Special Needs Households: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others’ applications for funding under state and federal programs designated specifically for special needs groups.</p>	<p>The County Public Health Department facilitates low-income housing in the City of Corning with Mental Health funding. The Tehama County Community Action agency obtains funding as well. Tehama County works with these agencies and others as needed to help facilitate housing needs within Tehama County.</p>	<p><del>Continue</del> <u>Modified into the current Program HE-4.E. This program consolidates several special housing needs groups and associated actions.</u></p>

Program	Accomplishments	Continue/ Modify/Delete
HE-4.H: Assistance for Persons with Developmental Disabilities: Work with the Far North Regional Center to implement an outreach program that informs families in the county about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the County's website.	The County did not have the opportunity to work with the Far North Regional Center to implement an outreach program but <del>will has</del> <del>modified</del> this program to be proactive <u>in future outreach efforts.</u>	<del>Continue</del> <u>Deleted and modified. These program actions are now in HE-4.E.</u>
HE-4.I: Supportive Housing: To comply with AB 2162, the County will amend the Zoning Ordinance to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.	An ordinance addressing AB 2162 was adopted on April 28, 2021 (Ordinance No. 2104) by the Tehama County Board of Supervisors.	Program accomplished; Delete
<b>Programs – Goal HE-5: Housing Conservation</b>		
HE-5.A: Building Inspection/Code Enforcement: The County will continue to handle complaints on a reactive basis. Efforts will focus on a variety of issues, including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs	The County received 9 code violations during the 2014- 2019 planning period. As violations are reported the County identifies the substandard building and the owner is contacted regarding the need for repair. In some cases the dwellings have been abated, most have not been.	Continue <u>in current HE-5.A; also added a specific Housing Rehabilitation program (Program HE-5.B).</u>
<b>Programs – Goal HE-6: Addressing Constraints</b>		
HE-6.A: Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems and structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development. In addition, to comply with SB 1087, the County will forward a copy of the Housing Element to all service providers and	As NOFAs are released. Tehama County Planning Dept. continues to work with Public Works by providing technical assistance as needed and through the grant/project process. The County has not received requests from service districts or nonprofit organization requesting assistance with applications for grant funding. The County plans to continue this program to continue to work with service districts to improve and expand County infrastructure to support	Continue <u>in current HE-6.A and add several proactive measures.</u>

Program	Accomplishments	Continue/ Modify/Delete
continue to grant priority for service to proposed developments that include units affordable to lower-income households.	existing and future development.	
HE-6.B: Annexation, Cities (Red Bluff, Corning, and Tehama), Community Service Districts: The County will continue to work with the Cities (Red Bluff, Corning, and Tehama), community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development.	The County and LAFCo continues to work with cities and community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable policies, that will support the provision of services to areas that are designated and zoned for housing development. Although opportunities for, and interest in, such annexations, has been applied for, the program remains appropriate and should be continued should the opportunities and interest develop.	Continue <a href="#">in current HE-6.B and add formal LAFCo action.</a>
HE-6.C: Permit Processing: Review the County’s permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.	The County annually reviews permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits. The Permit processing review resulted in several staff meetings that focused on interdepartmental coordination and the ongoing implementation of online information and services.	Continue <a href="#">in current HE-6.C with updated objectives.</a>
HE-6.D: Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower- income households as well as special needs groups, such as persons with physical disabilities and/or developmental disabilities, in areas consistent with existing development policies.	The County assisted interested residential care facility stakeholders to locate their project in R zones and will continue to assist developers as needed.	Continue <a href="#">in current HE-6.D with updated objectives.</a>

Program	Accomplishments	Continue/ Modify/Delete
<p>HE-6.E: Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.</p>	<p>As projects are processed through the development and permitting process, staff has provided free technical assistance to resolve permitting obstacles that ultimately resulted in multiple supportive/transitional housing and affordable housing units to be installed near Sale Ln. Red Bluff, Ca. Staff will continue to support affordable housing developments.</p>	<p>Continue <a href="#">in current HE-6.E with updated objectives.</a></p>
<p>HE-6.F: Update Permit Processing and Tracking System: The County is working to improve the permit processing by requesting SB 2 grant funds to acquire more efficient and advanced permit tracking system that will integrate the Building Department and the Planning Department to establish more proficient and accessible tracking for the departments as well as the public.</p>	<p>An Online Building Permit System was obtained in the Spring of 2020 and is available to the public currently due to this programs guidance, the objectives of this program have been achieved and should be removed from the program list.</p>	<p>Delete</p>
<p><b>Programs – Goal HE-7: Fair Housing/Equal Opportunity</b></p>		
<p>HE-7.A: Equal Housing Opportunity and Fair Housing Referrals: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information. Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).</p>	<p>The County implements this program on an ongoing basis. The County continues to provide fair housing resources at the County offices, community centers, libraries, on the County website.</p> <p>Fair Housing literature and resources are available on-line through the use of computers at County Offices, Libraries etc. Staff will refer discrimination complaints to the appropriate authority as they are received.</p>	<p>Continue <a href="#">in current HE-7.A.</a></p>

Program	Accomplishments	Continue/ Modify/Delete
<b>Programs – Goal HE-8: Energy Conservation</b>		
<p>HE-8.A: Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.”</p>	<p>The County implements this program on an ongoing basis. The Building Department adopted the 2023 CBC for use and enforcement in November 2020.</p>	<p>Continue <a href="#">in current HE-8.A reflecting new requirements.</a></p>
<p>HE-8.B: Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need.</p>	<p>Weatherization programs and resources are available on-line through the use of computers at County Offices, Libraries etc. Staff fields inquiries regarding these programs and assists interested parties through the dissemination of information and resources.</p> <p>The County implements this program on an ongoing basis and cooperated with SHHIP-Self Help Home Improvement Program non-profit company.</p>	<p>Continue <a href="#">in current HE-8.B with updated objectives.</a></p>

# Notice of Exemption

# Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk  
County of: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**From:** (Public Agency): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Address)

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific:

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

**Exempt Status: (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

Lead Agency  
Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?    Yes    No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

Signed by Lead Agency      Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

# Advertising Order Confirmation

Red Bluff Daily News

12/29/25 2:30:25PM

Page 1

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# Advertising Order Confirmation

## Red Bluff Daily News

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			Legal Liner			

# Advertising Order Confirmation

## PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the Tehama County Board of Supervisors will hold a Public Hearing commencing on **Tuesday January 13, 2026, at 10:00 a.m. at the Board of Supervisors Chambers, Administration Building, 727 Oak Street, Red Bluff, California** on the matter(s) below. All interested person(s) are invited to attend and be heard. Please be advised if you challenge one of the item(s) below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Tehama County Planning Department (530-527-2200), 444 Oak Street, Room "1", Red Bluff, California 96080 at, or prior to, the public hearing.

**PROJECT TITLE: GPA# 24-01; TEHAMA COUNTY HOUSING ELEMENT UPDATE 2024-2029**

**PROJECT DESCRIPTION:** General Plan Amendment # 24-01 is a countywide project updating the County's Housing Element, required every 5 years by the State Housing and Community Development Department. The 2024-2029 Tehama County Housing Element focuses on policies and programs that are designed to address the County's share of the regional housing need. The focus is on actions to facilitate the construction and conservation of housing units in the County, emphasizing units that are affordable or serve special need population. The updated Housing Element has been prepared to meet the requirements of state law (Section 65580 – 65589.8 of the California Government Code) and to meet the community objectives as stated in the General Plan. The project is exempt from California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); the activity is not subject to CEQA.

On December 4, 2025, following the public hearing discussion, the Planning Commission voted to recommend that the Board of Supervisors adopt the CEQA exemption, and voted to recommend that the Board of Supervisors approve the Rezone #25-01 General Provisions. 1-3/26

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>	<b>451</b>
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# Advertising Order Confirmation

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Page 4

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Red Bluff Daily News	Legals CLS NC	Notice of Hearing NC - 1076~	01/03/26	1
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## Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
105.68	0.00	105.68	0.00	<b>\$105.68</b>

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.



# Tehama County

## Agenda Request Form

**File #:** 25-2186

**Agenda Date:** 1/13/2026

**Agenda #:** 15.

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### PLANNING DEPARTMENT - Director Jessica Martinez

#### **Requested Action(s)**

- a) Public Hearing - Conduct a public hearing to receive input on Rezone #25-01; Chapter 17.08 General Provisions
- b) Request to find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061 (b)(3) and adopt the findings relative to CEQA in the staff report
- c) Request the Board of Supervisors adopt the findings and approve Rezone #25-01; Chapter 17.08 General Provisions

#### **Financial Impact:**

None

#### **Background Information:**

On October 8, 2025, The Department of Housing and Community Development Division of Housing Policy Development notified the Tehama County Planning Department that "The revised draft element, including revisions, meets the statutory requirements, described in HCD's June 9, 2025, review. However, the housing element cannot be found in substantial compliance until the County has completed Program, HE-3.A (Housing and Vacant Inventory) to rezone sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Government Code Sections 65583, subdivision (c)(1) and 65583.2, subdivision (c), (h), and (i)."

On December 4, 2025, following the public hearing discussion, the Planning Commission voted to recommend that the Board of Supervisors adopt the CEQA exemption, and voted to recommend that the Board of Supervisors approve the Rezone #25-01 General Provisions.



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** January 6, 2026

**TO:** Tehama County Board of Supervisors

**FROM:** Jessica Martinez, Director of Planning

**SUBJECT: PUBLIC HEARING RECOMMENDING THE APPROVAL OF REZONE NO. 25-01 AMENDING THE TEHAMA COUNTY ZONING CODE; CHAPTER 17.08 GENERAL PROVISIONS**

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### SUPERVISOR DISTRICT(S):

Countywide

### SUMMARY

The Zoning Code establishes processes, requirements, standards and conditions for permitted development, as well as conditionally permitted development, both of which promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare. The County consistently receives inquiries regarding land uses addressed within the Tehama County Code. Providing clear and concise language in the Zoning Code to reference will lead to a more efficient, effective and consistent operation within the Planning Department, therefore as indicated in General Plan Economic Development Element Implementation Measure ED-3.4c it is important to periodically review the Zoning Ordinance. The county is revising the Zoning code to necessary by-right requirements on APN 024-030-019, which was used to meet the Regional Housing Needs allocation (RHNA) for the 5<sup>th</sup> and 6<sup>th</sup> cycles. Revisions were made pursuant Government Code Section 65583.2(h).

### GENERAL PLAN CONSISTENCY

One of the primary tools for implementing the Tehama County General Plan is the zoning ordinance. A zoning ordinance regulates land use in a jurisdiction by establishing procedures for considering projects, standards for minimum lot size, building height and setback limits, and other development parameters within each land use zone. In contrast to the long- term outlook of the general plan, zoning classifies the specific, immediate uses of land. The success of a general plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the General Plan into everyday decisions. Therefore, as indicated in the Economic Development Element Implementation Measure ED-3.4c it is important to periodically review the Zoning Ordinance. A common understanding of the terms used in the code will also lead to orderly development in the County, which is an objective and guiding principal of the 2009-2029 General Plan.

## **DISCUSSION**

On October 8, 2025, the Department of Housing and Community Development Division of Housing Policy Development notified the Tehama County Planning Department that “The revised draft element, including revisions, meets the statutory requirements describe in HCD’s June 9, 2025, review. However, the housing element cannot be found in substantial compliance until the County has completed Program, HE-3.A (Housing and Vacant Land Inventory) to rezone sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Government Code Sections 65583, subdivisions (c)(1) and 65583.2, subdivisions (c), (h) and (i).”

The purpose and intent of the requested countywide ordinance (Rezone #25-01) is to add by-right language pursuant to Government Code Section 65583.2(c). Tehama County Code Section 17.08 General Provisions, is being amended and updated to add by-right development (without discretionary action) for proposed projects proposing 20 percent of the units affordable to lower income households on APN 024-030-019

The by-right language in this text rezone that is added is a necessary requirement by the Department of Housing and Community Development Division of Housing Policy Development. The by-right language is expanding the current HE-3.A Housing and Vacant Land Inventory program that was adopted in the Tehama County 2019-2024 Housing Element update.

The format of the mark-up version of the proposed text rezone and ordinance includes wording that are proposed to be added by red underlined text.

## **PUBLIC NOTICE**

Notice of this hearing was published in the Red Bluff Daily News and mailed to stakeholders on December 27, 2025

## **ENVIRONMENTAL ASSESSMENT**

The proposed amendments to the Tehama County zoning code (Rezone No. 25-01) are consistent with various policies and implementation measures of the Tehama County General Plan (2009-2029). Zoning is one of the primary means of implementing a general plan. In contrast to the long-term outlook of the general plan, zoning classifies the specific, immediate uses of land. The implementation of this text zoning amendment ensures consistency of the zoning code with the direction and intent of state law and the General Plan. Therefore, the by-right language added to the Zoning Code in the General Provisions Chapter can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3); the activity is not subject to CEQA.

## **RECOMMENDATION:**

Staff and the Planning Commission recommend that the Board of Supervisors take the following actions:

- A. Public Hearing – Conduct a public hearing to consider Rezone #25-01 General Provisions.**
- B. Request that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the Findings relative to CEQA in the staff report.**
- C. Request the Board of Supervisors adopt findings and approve Rezone #25-01; Chapter 17.08 General Provisions**

**ATTACHMENTS**

**A. Draft Ordinance (Text Rezone No. 25-01); Chapter 17.08 General Provisions**

## Chapter 17.08 GENERAL PROVISIONS AND EXCEPTIONS

### Sections:

#### **17.08.010 Additional uses permitted.**

The following uses, in addition to those hereinafter mentioned, shall be permitted:

- A. The operation of necessary service facilities and equipment in connection with schools, colleges, and other institutions when located on the site of the principal use;
- B. Recreation, refreshment and service buildings in public parks, playgrounds and golf courses;
- C. Airports may be permitted in any district upon the securing of use permits in each case;
- D. Light agriculture use as defined herein on sites of two acres or more shall be permitted in all C-1, C-2, C-3, M-1 and M-2 districts;
- E. Existing dwellings, mobile homes or recreational vehicles may be used as a temporary dwelling during the construction of a conventional home or the establishment of a mobile home in all districts for up to one year, with two six-month extensions available if construction is not completed within the year. Said dwelling, mobile home or recreational vehicle shall be removed or converted to a nonresidential use within sixty days of final approved inspection of the dwelling by the department of building and safety or the exhaustion of the maximum two-year temporary occupancy, whichever comes first, or be in violation of this section;
- F. The commercial excavation of natural materials, and accessory uses in conjunction with extraction activities including, but not limited to: crushing, screening, asphaltic concrete and concrete batching may be permitted in any district upon the securing of a use permit in each case except within the designated floodways as established by the state of California Reclamation Board on the Sacramento River, and the main and south forks of Cottonwood Creek. Except for excavation projects allowed by use permits which were approved prior to the effective date of the ordinance codified in this chapter, commercial excavation is prohibited in the aforementioned designated floodway areas.
- G. 1. Except as provided in subsections G.2. and G.3. of this section, locations of underground utility installations and aboveground utility installations including radio transmission apparatuses used solely for the purpose of Amateur Radio and/or Ham Radio if so licensed, and small television reception apparatuses (antenna/dish) that are stand-alone or fixed to an approved residential structure may be permitted within any district or as allowed pursuant to Tehama County Code Section's 17.71.030 if it meets all local/state/federal codes, whereas electrical substations and generating plants that are not located in accordance with the State of California Public Utilities Commission rules and regulations within rights-of-way, easements, franchises or ownerships of public utilities shall require a Use Permit as provided in Chapter 17.70.
  2. Notwithstanding subsection G.1. of this section, pipelines, electric, telephone lines either underground or aboveground, or rail lines shall not be subject to a use permit requirement when located in accordance with the state of California Public Utilities Commission rules and regulations within rights-of-way, easements, franchises or ownerships of the public utilities. This subsection shall not apply to a High Voltage Electrical Facility.
  3. Notwithstanding subsection G.1. of this section or any other provision of this Title, a High Voltage Electrical Facility may be permitted in any district only upon the securing of a use permit issued by the Board of Supervisors pursuant to Section 17.70.015.

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- H. Pot-Bellied Pigs. As an accessory use to a detached single-family dwelling in an RE; Residential Estates Zoning District and an R-1; One-Family Residential Zoning District. No more than five Vietnamese pot-bellied pigs (*sus scrofa*) may be kept or harbored as a pet. In combination with dogs, no more than five animals may be kept, provided:
1. The animal is regularly housed indoors, and when outdoors, is restrained by leash or within a durable fenced enclosed area;
  2. Pot-bellied pigs over the age of four months shall be neutered or spayed. Exemption for neutering or spaying will be considered by the county of Tehama animal control department when presented with evidence authored by a veterinarian stating that the procedure would be detrimental to the health of the animal;
  3. The owner has obtained a license issued by the county of Tehama animal control department for the pot-bellied pig, which shall be issued only after proof of neutering or spaying has been provided. The licensure fee shall be equivalent to the dog licensure fee; and
  4. Tusks shall be regularly trimmed so as not to exceed one inch in length outside the outer lip.
- I. Bed and breakfast establishments shall be considered a permitted use in all zoning districts allowing dwelling units by right, except the AG-1, AG-2, AG-3, AG-4 and NR zoning districts. Bed and breakfast establishments are defined as a single-family structure in which there is a full time, permanent resident family and guest bedrooms and table board for not more than four paying guests. Meals shall be prepared each day in a kitchen appropriately permitted by the Tehama County Department of Environmental Health. Bed and breakfasts shall meet the following requirements:
1. The structure and facilities used shall be approved for such use by the Tehama County Department of Environmental Health and shall at a minimum comply with the following standards:
    - a. The residence shall be serviced by an approved community sewage disposal system, or have an individual system satisfying current code requirements.
    - b. Water supply shall be by an approved community system, or from an individual well having quality and quantity satisfying current code requirements.
  2. The structure and facilities used shall be approved by all fire protection agencies necessary to comply with applicable provisions the Tehama County Code and state law.
  3. A sign of not more than four square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment. Signs exceeding four square feet shall require planning commission approval.
  4. At a minimum, an 8½ × 11-inch written notice must be placed in each rental unit, which contains the following information:
    - a. Instructions in case of fire or other emergency, including the name and phone number of the property owner or rental manager.
    - b. Quiet hours are between ten p.m. and eight a.m., and shall be strictly enforced.
    - c. Water and energy conservation measures.
    - d. Proper use of wood burning stoves and fireplaces.
    - e. Parking and snow removal requirements if necessary. No parking on roadway is permitted during snow removal periods declared by the public works director.

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- f. An identification of the character or area in which the unit is located (i.e. rural, agricultural, residential).
  - g. A statement relative to respect for adjacent property owner's rights and trespassing concerns.
  - h. Proper trash disposal, and bear preventive/control measures if applicable.
5. At the time the registration certificate is approved, the structure must be found in conformance with current building code requirements by the chief building inspector relative to the basic health, safety and welfare of the occupants.
  6. The following on-site parking standards shall apply:
    - a. Bed and breakfast establishments shall have two parking spaces for the residence plus at least one space for each bedroom available for rent.
    - b. Parking provided shall be maintained so that it is accessible, usable, and utilized at all times during the year, when it is occupied.
  7. The applicant shall apply to the Tehama County Planning Department for site plan review and approval. The planning department shall forward the application to the Tehama County Department of Building and Safety, Tehama County Department of Environmental Health, and Tehama County Fire Chief for review.
  8. Following review and determination by the director of planning that the foregoing requirements have been met, the director shall issue a bed and breakfast occupancy registration certificate to the applicant.
  9. Permitted bed and breakfast establishments that have received a registration certificate under this section are specifically excluded from the definition of "hotel" as described in this Title.

J. Residential projects located on sites identified as being included in the 5th and 6th cycles and meeting the lower income RHNA, in Table 5-2, Vacant Sites Capacity, of the 2024-2029 Housing Element or by the Department of General Services Housing and Local Land Development Opportunities Map, providing appropriate densities, and incorporate a minimum of 20 percent of the units in the development as affordable to lower income households shall be allowed by right (non-discretionary) pursuant to Government Code section 65583.2(i).

(Ord. 1837 §1, 2005; Ord. 1753 §2, 2001; Ord. 1720 §2(part), 2000; Ord. 1683 §2(part), 1997; Ord. 1644 §2, 1995; Ord. 1435 §2, 1988; Ord. 1228 §2(Ch. 46, Art. 1), 1983)

(Ord. No. 1953, § 2, 3, 11-23-2010; Ord. No. 1972, §§ 10, 11, 10-23-2012; Ord. No. 2113 , § 2, 11-16-2021)

### **17.08.011 Transitional and supportive housing.**

Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

(Ord. No. 1951, § 27, 10-19-2010)

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### **17.08.012 Employee and farmworker housing.**

- A. Any employee housing providing accommodations for six or fewer employees shall be deemed a one-family dwelling for purposes of this title. No use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.
- B. Notwithstanding any other provision of this title, any agricultural employee housing consisting of no more than thirty-six beds in a group quarters or twelve units or spaces designed for use by a single-family or household shall be deemed light agriculture. The occupancy of such employee housing may include agricultural employees who do not work on the property where the employee housing is located. No conditional use permit, zoning variance, or other zoning clearance shall be required of such employee housing that is not required of any other light agricultural activity in the same zone.

(Ord. No. 1951, § 36, 10-19-2010)

### **17.08.013 Residential care facilities.**

Any of the following residential care facilities shall be deemed a one-family dwelling for purposes of this title, whether or not unrelated persons are living together:

- A. An "intermediate care facility/developmentally disabled habilitative" which serves six or fewer persons;
- B. An "intermediate care facility/developmentally disabled—nursing" which serves six or fewer persons;
- C. A "congregate living health facility," as defined in Health and Safety Code section 1250, subdivision (i); or
- D. A "residential facility," as defined in Health and Safety Code section 1502, subdivision (a)(1), as hereafter amended, that serves six or fewer persons.

No conditional use permit, zoning variance, or other zoning clearance shall be required of such a residential care facility which is not required of a one-family dwelling in the same zone. Such residential care facilities shall be subject to the same requirements, standards, and restrictions as other one-family dwellings in the same zone.

(Ord. No. 1951, § 37, 10-19-2010)

### **17.08.020 Building site, areas and easements.**

- A. A detached garage or accessory building not exceeding one story in height and without living quarters may occupy not more than fifty percent of the area of a required rear yard. In exception to the provisions of this section, a garage or other similar outbuilding not exceeding fifteen feet in height at the ridge may be built against the side and rear line, provided that said garage or similar outbuilding is not less than seventy feet from any street; otherwise said garage or similar outbuilding shall observe a five-foot clear distance for side line and rear line. A detached garage or accessory building shall not be closer than eight feet clear distance to the main building.
- B. Notwithstanding the maximum building coverage requirements of Sections 17.16.060(B) and 17.18.070(B), a maximum building coverage of fifty percent of the lot area shall be allowed in the following enumerated lots within River Lakes Ranch Subdivision also known as Lake California: lots 444 through 452 inclusive, of Tract 1001; lots 44 through 93 inclusive, of Tract 1013; lots 297 through 312 inclusive, of Tract 1004; and lots 241 through 553 inclusive, of Tract 1006.

(Ord. 1857 §1, 2006; Ord. 1683 §§1, 2(part), 1997; Ord. 1228 §2(Ch. 46, Art. 2), 1983)

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(Supp. No. 22)

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(Ord. No. 2060, § 1, 4-17-2018)

**17.08.030 Yards.**

- A. A primary structure shall not occupy any portion of a front, side (including street side) or rear yard as defined by setbacks herein, unless otherwise provided for in this title.
- B. In any case where a setback line for the construction of buildings and/or structures has been established within this title, a structure and/or building addition may not encroach within the line unless the existing structure or property is considered legally non-conforming per section 17.74.010 by the director of planning or their designee. Once the director of planning or their designee has determined that an existing structure or property is legally non-conforming, they may approve a setback adjustment to the proposed structure and/or building thereby allowing the addition.
- C. Garages, carports, and other accessory buildings may be attached to and have a common wall with the main building or, when located as required by this title, may be connected thereto by a breezeway.
- D. Uncovered porches or stairways, fire escapes or landing places may extend into any required front or rear yard a distance not exceeding six feet and into any required side yard a distance not exceeding one-half the width of the side yard required for the lot.
- E. In case a dwelling is to be located so that the front or rear thereof faces any side lot line such dwelling shall be located not less than ten feet from such lot line. The shorter street frontage of a corner lot shall be considered the front of the lot.
- F. In R districts fences in side and rear yards may not exceed six feet in height, and fences and hedges may not exceed three feet within the front yard setback.
- G. In any full block of lots the front yards may be varied so that the required yard depth is not reduced more than five feet, the average of all lots equals the required yard's depth, and corner lot yards are not reduced.

(Ord. 1683 §1, §2(part), 1997; Ord. 1228 §2(Ch. 46, Art. 3), 1983)

(Ord. No. 2060, § 1, 4-17-2018)

**17.08.040 Height exceptions.**

- A. Silo's, Spires, chimneys, machinery, penthouses, scenery lofts, cupolas, water tanks, radio transmission apparatuses used solely for the purpose of Amateur Radio and/or Ham Radio if so licensed, television reception apparatuses (antenna/dish) that are stand-alone or fixed to an approved residential structure, and similar architectural and utility structures and necessary mechanical appurtenances may be built and used to a height not more than twenty-five feet above the height limit established for the district in which the structure is located or as allowed pursuant to Tehama County Code Section's 17.71.030; provided, however, that no such architectural or utility structure in excess of the allowable building height shall be used for sleeping or eating quarters or for any commercial or advertising purposes, except as otherwise specified in the Zoning Code. Structures and communication facilities identified in Chapter 17.71-Communication facilities shall be excluded from any districts height standards provided they comply with the provisions in Chapter 17.71.
- B. The above height limitations shall be subject to laws and regulations of the state and federal government.

(Ord. 1720 §2(part), 2000; Ord. 1228 §2(Ch. 46, Art. 4), 1983)

( Ord. No. 2113 , § 4, 11-16-2021)

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### **17.08.050 Accessory dwelling units.**

(R-1, RE, AG-1, AG-2, AG-3, AG-4, and NR districts) The purpose of this section is to provide standards for accessory dwelling units (ADU) to be constructed on lots developed or proposed to be developed with single family dwellings. Such accessory dwellings contribute to the supply of needed housing for the community's housing stock. Thus, accessory dwellings units are a residential use which is consistent with the General Plan objectives and zoning regulations, which enhance housing opportunities in the county.

- A. One attached or detached ADU may be established on all lots that are occupied with a single family dwelling unit and zoned residential or any lot that has an existing legally established permitted single family dwelling. The construction of any ADU is subject to the following requirements:
1. The unit is not intended for sale separate from the primary residence and may be rented.
  2. The lot is zoned R-1, RE, AG-1, AG-2, AG-3, AG-4, or NR.
  3. The lot on which the ADU is constructed shall contain an existing owner-occupied single-family residence. The property owner must maintain occupancy of either the main residence or second residence.
  4. The ADU is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
  5. The increased floor area of an attached ADU shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of one thousand two hundred square feet.
  6. The total area of floor space for a detached ADU shall not exceed one thousand two hundred square feet.
  7. The ADU shall conform to height, setback, lot coverage, site plan review, fees, charges and other zoning, building and health code requirements generally applicable to residential construction.
  8. Adequate sewer and potable water facilities shall be provided as determined by the Tehama County Environmental Health Department.
  9. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence and may employ alternative methods for fire protection.
  10. Setbacks are not required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines are not required for an accessory dwelling unit that is constructed above a garage.

(Ord. 1688 §2, 1998)

(Ord. No. 1972, §§ 12, 13, 10-23-2012; Ord. No. 2060, § 1, 4-17-2018)

### **17.08.060 Reserved.**

Editor's note(s)—Ord. No. 2060, § 1, adopted April 17, 2018, repealed § 17.08.060, which pertained to interim prohibition on subdivision of agricultural lands, and derived from Ord. 1881 § 4, adopted in 2007; and Ord. 1880 § 3, adopted in 2007.

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(Supp. No. 22)

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### **17.08.070 Reserved.**

Editor's note(s)—Ord. No. 2060, § 1, adopted April 17, 2018, repealed § 17.08.060, which pertained to interim prohibition of establishment or operation of marijuana dispensaries, and derived from Ord. No. 1924, § 3, adopted Sept. 15, 2009; Ord. No. 1929, § 4, adopted Oct. 27, 2009; and Ord. No. 1946, § 4, adopted Aug. 31, 2010.

### **17.08.080 Development design standards.**

Any commercial or industrial building or complex that exceeds ten thousand square feet of impervious surface shall be required to meet the minimum design standards prior to plot plan approval for a building permit outlined below.

- A. Building design.
  - 1. Building and structure height limits shall as per Section 17.34.070.
  - 2. Bland walls along streets and highways shall be avoided.
  - 3. Pedestrian amenities should be incorporated into the site design. These elements should complement the site and should not be added as an afterthought.
- B. Color.
  - 1. Building color should be natural earth tones and shall not become the "signing" for the project by competing for attention.
  - 2. Accent colors shall complement the base color or a variation of its hue either weaker or stronger.
  - 3. Architectural design should be painted to complement the facade and tie into with the adjacent buildings.
- C. Building Materials.
  - 1. Encourage materials including but not limited to:
    - a. Masonry;
    - b. Brick;
    - c. Stucco;
    - d. Architectural or pre-finished metal.
- D. Screening of roof equipment.
  - 1. All roof equipment shall be completely screened from a horizontal line of sight. Mechanical equipment should be located below the highest vertical element of the building.
  - 2. For flat roofs, a screened enclosure behind a parapet wall may be used if it is made to appear as an integral part of the structure's design. Screened ground or interior mounted mechanical equipment is encouraged as an alternative.
- E. Screening of refuse, storage and equipment areas.
  - 1. Trash storage areas shall include solid masonry wall with a solid gate at the front. Trash enclosures visible from upper stories of adjacent structures should be opaque or semi opaque and shall be compatible with the sites architectural style.

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The following development design standards shall apply to all commercial and industrial zones regardless of size;

- F. Landscaping.
  - 1. Landscaping should be used to help define the outdoor spaces, soften a structures appearance and screen parking, loading, storage and equipment areas.
  - 2. Parking areas shall be landscaped to a depth of ten feet measure from the abutting street right of way line, with openings for walkway and/or driveway purposes in accordance with county standards.
  - 3. All Landscaping shall be maintained with in-ground permanent irrigation system.
  - 4. Large parking areas shall landscape a minimum of five percent of the gross lot area used for off-street parking and access thereto, exclusive of any landscape strip abutting the street right-of-way or area used for walkways and/or driveways. This required landscaping shall include one tree, of a species suited to the area climate zone, for every eight parking spaces.
  - 5. Exterior lighting shall be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians.
- G. Signs.
  - 1. All signs shall advertise the primary permitted uses conducted or services offered on the site of such primary use or service. The sign(s) shall not exceed an aggregate area of two square feet for each lineal foot of site frontage on a street or road and further, shall not exceed a maximum of four hundred square feet and six feet in height.
  - 2. Directional and informational signs of not more than six square feet may be permitted upon the securing of a use permit in each particular case.
  - 3. Outdoor advertising signs or structures which advertise other than uses conducted or services offered on the site may be permitted upon the securing of a use permit in M-1 and M-2 districts.
  - 4. Signs shall not have any moving or rotating, flashing or otherwise animated light or component, except approved off-site digital signs, standard barber poles, time and temperature signs that are located in commercial and industrial zones, and community identification signs.
  - 5. Signs shall be maintained in a state of good repair at all times. Damage to signs, including cracked sign faces, frayed or weathered fabric, and broken lighting, shall be repaired.
  - 6. All signs may be illuminated from an internal or external light source. Signs with individual, three-dimensional letters may also use rear "halo" illumination for each letter.
  - 7. Pole signs which identify the primary permitted use conducted or services offered on the site shall be permitted provided that such sign(s) are located on, at or immediately adjacent to the structure contained such use or service. The sign(s) shall not exceed an aggregate area of two square feet for each lineal foot of site frontage on a street or road and further, shall not exceed a maximum of four hundred square feet.
- H. Off-Street Parking.
  - 1. Construction of the main building or structure or enlargement of the same main building or structure or increase in capacity shall provide adequate off-street parking and loading with provisions for ingress and egress by standard size automobiles.
  - 2. All parking shall be located on the same lot or parcel as the use which the spaces serve, except as otherwise provided in this chapter.

3. All required off-street parking and loading spaces shall be maintained in good condition for the duration of the use that they are intended to serve.
4. Every hospital, institution, hotel, commercial or industrial building hereafter erected or established on a lot which abuts upon an alley or is surrounded on all sides by streets shall have one permanently maintained loading space of not less than ten feet in width, twenty feet in length, and fourteen feet in height for each four thousand square feet of lot area upon which said building is located; provided, however, that not more than two such spaces shall be required on any lot.
5. Such area shall be paved with bituminous or concrete surfacing and shall have appropriate bumper guards where needed. Required front and side yards shall be landscaped with evergreen ground cover and properly maintained. The foregoing yard requirement may be waived in particular cases by action of the board.
6. Parking Space Perpetuation. Parking space as required in this section shall be on the same lot with the main building or structure or located not more than three hundred feet therefrom. To insure the perpetuation of the parking space requirement in this chapter, the owner and/or owners of the same lot or lots with the main building, buildings, structure or structures, and the owner of the parking space shall execute a declaration of restrictions and covenants covering said lot or lots and parking space setting aside the required space for parking only, which restrictions and covenants may be waived only by the consent of the owner or owners of more than one-half of the said lot or lots and parking space.
7. Compact vehicle parking may be provided at the following rate;

Total Parking Stalls	Maximum Compact Stalls
1 - 10 spaces	None
11 - 30 spaces	10 percent of all spaces
31 - 100 spaces	30 percent of all spaces
101 or more spaces	40 percent of all spaces

Off-Street Parking Space Requirements

Churches, High School, College and University Auditoriums and Theaters	1 space per every four seats plus 1 space per 300 square feet of office space
Hospitals and Governmental offices	1 space per 400 square feet
Professional offices	1 space per 300 square feet
Hotels, Tourist court, Apartment hotels, Clubs, and Lodges	1 space per room plus 1 space per 300 square feet of office
Research and Development Facilities	1 space per 1000 square feet of laboratory or manufacturing plus 1 space per 300 square feet of office space
Warehousing and Wholesale Distributing	1 space per 4000 square feet plus 1 space per 300 square feet of office space
Vehicle Repair, Service and Sales	1 space per 400 square feet
General Retail	1 space per 300 square feet

8. Exceptions and/or modification may be made for a particular use if a use permit is obtained. The approving body must find, based upon data submitted by the applicant, that the proposed arrangement and design will be of equal or greater excellence in arrangement, design or

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attractiveness than would be realized by the normal standards of this chapter. An exception can also be made if the proposed use is to be located in a facility that existed before the date of adoption of this ordinance and is not feasible, due to space constraints, to provide the required parking.

(Ord. No. 2057, § 1, 3-27-2018; Ord. 2081 § 3, 9-17-19)

Editor's note(s)—Ord. 2081 § 3, adopted September 17, 2019 repealed § 17.08.080 and renumbered former § 17.08.090 as § 17.08.080. Former § 17.08.080 pertained to the interim prohibition of chicken, poultry, or other fowl farms without a use permit and derived from Ord. No. 1997, § 3, adopted January 6, 2015; and Ord. No. 1999, § 4, adopted February 10, 2015.

**17.08.090 Reserved.**

Editor's note(s)—See editor's note at § 17.08.080.

# Advertising Order Confirmation

Red Bluff Daily News

12/29/25 3:51:15PM

Page 1

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PO Number

Sales Representative

Gayla Eckels

Customer Account

2123837

Payor Account

2123837

Ordered By

Order Taker

Susan Fullbright

Customer Address

444 OAK ST ROOM I  
RED BLUFF, CA 96080

Payor Address

444 OAK ST ROOM I  
RED BLUFF, CA 96080

Customer Fax

Order Source

Select Source

Customer Phone

530-527-2200

Payor Phone

530-527-2200

Customer EMail

CNunez@co.tehama.ca.us

Current Queue

Ready

Invoice Text

Ordered on 12/29/25 by Melinda Touvell

Tear Sheets

0

Affidavits

0

Blind Box

Materials

Promo Type

Special Pricing

# Advertising Order Confirmation

## Red Bluff Daily News

12/29/25 3:51:15PM  
Page 2

PO Box 885, Red Bluff, CA 96080 □ 530-737-5046 □ Adjudicated 1955 - No. 9670

<u>Ad Number</u>	<u>Ad Size</u>	<u>Color</u>	<u>Production Color</u>	<u>Ad Attributes</u>	<u>Production Method</u>	<u>Production Notes</u>
0006941087-01	2 X 96 Li				AdBooker	
<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u>	<u>Released for Publication</u>			
		Legal Liner				

# Advertising Order Confirmation

## PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the Tehama County Board of Supervisors will hold a Public Hearing commencing on **Tuesday January 13, 2026, at 10:00 a.m. at the Board of Supervisors Chambers, Administration Building, 727 Oak Street, Red Bluff, California** on the matter(s) below. All interested person(s) are invited to attend and be heard. Please be advised that if you challenge the above-entitled matter(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing to the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California 96080 at, or prior to, the public hearing.

**REZONE #25-01 (TEXT AMENDMENTS); AMENDMENTS TO THE TEHAMA COUNTY ZONING CODE (TITLE 17); CHAPTER 17.08 "GENERAL PROVISIONS"**

The purpose and intent of the requested countywide ordinance (Rezone #25-01) is to add by right-language as requested by the California Department of Housing and Community Development to approve the 2024-2029 Housing Element. Staff are recommending that the Planning Commission consider the project with a recommendation to the Board of Supervisors to amend the Tehama County Zoning Ordinance (Rezone # 25-01) to allow for the adoption of countywide modifications to Chapter 17.08-General Provisions. This project includes the proposed addition of subsection J. within the chapter of 17.08.010 Additional uses permitted countywide. The project is exempt from California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3); the activity is not subject to CEQA.

On December 4, 2025, following the public hearing discussion, the Planning Commission voted to recommend that the Board of Supervisors adopt the CEQA exemption, and voted to recommend that the Board of Supervisors approve the Rezone #25-01 General Provisions. 1-3/26

<u>Product</u>	<u>Requested Placement</u>	<u>Requested Position</u>	<u>Run Dates</u>	<u># Inserts</u>
Red Bluff Daily News	Legals CLS NC	Notice of Hearing NC - 1076~	01/03/26	1

# Advertising Order Confirmation

## Red Bluff Daily News

12/29/25 3:51:15PM

Page 4

PO Box 885, Red Bluff, CA 96080 ☐ 530-737-5046 ☐ Adjudicated 1955 - No. 9670

### Order Charges:

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
102.70	0.00	102.70	0.00	<b>\$102.70</b>

Please note: If you pay by bank card, your card statement will show "CAL NEWSPAPER ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.



# Tehama County

## Agenda Request Form

**File #:** 25-2191

**Agenda Date:** 1/13/2026

**Agenda #:** 16.

### PLANNING DEPARTMENT - Director Jessica Martinez

#### **Requested Action(s)**

- a) OTHER THAN "A" STEP - Request approval to appoint the candidate as a Planner IV at a Salary Range 43, Step E, effective upon successful completion of all pre-employment requirements

#### **Financial Impact:**

The Planning Department has budgeted for two planner positions for FY 2025-2026. Filling the Planner IV position at E step would not place the department over budget.

#### **Background Information:**

The candidate selected has over 20 years of Planning experience. He has a bachelor's degree from Chico State and completed half the required credit for a master's program. The applicant is AICP (American Institute of Certified Planners) certified.

The combination of years of experience, AICP certification and education justifies the increase to step E.

The Personnel Office has reviewed the candidate's qualifications and agrees with placement at Salary Range 43, Step E upon successful completion of all pre-employment requirements.



## OTHER THAN "A" STEP REQUEST

The Board of Supervisors, on November 13, 1990, asked to receive consistent information from Department Heads who request to hire a new employee at other than "A" step of the classification range. Board policy cites that "A" step is the normal and desired starting point in a classification unless compelling\* reasons exist to start an individual at a higher step.

\*Please note that the Board has previously provided direction that a pay disparity between Tehama and other counties is not, in and of itself, a sufficient compelling reason to start an employee at higher than "A" step.

FROM: Jessica Martinez, Director of Planning

TO: Board of Supervisors/Personnel Office

RE: Request to hire an applicant in the following classification:  
Planner IV at other than "A" step.

Please answer the following questions so that the Board may more objectively assess the request. Send the completed form along with the Agenda Request Form to the Personnel office, allowing sufficient time for review and approval/disapproval prior to the anticipated hiring date. Requests for "C" step or above will be referred to the Board of Supervisors on the regular agenda for their consideration. Requests for "B" step will be placed on the consent agenda for approval.

1. \$ 37.08 Step A Request: \$ 45.07 Step E Range 43

2. Total applications received during recruitment for this position: 2  
 Total number of "qualified" applicants: 2

The second individual pulled their application prior to the interview as they received another job offer.

3. Justification for requesting higher step than A:

The selected candidate has over 20 years of experience in Planning. He has a bachelor's degree from Chico State and completed half the required credit for a master program. The applicant is AICP (American Institute of Certified Planners) certified.

The combination of years of experience, AICP certification and education justifies the increase to step E.

4. How has the Department budgeted for this additional cost?

The Planning Department has been understaffed and filling the Planner IV position at E step would not place the department over approved budget.

\_\_\_\_\_  
 Department Head Signature



# Tehama County

## Agenda Request Form

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**File #:** 25-2238

**Agenda Date:** 1/13/2026

**Agenda #:** 17.

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### **PUBLIC WORKS / ADMINISTRATION - Purchasing Agent Tom Provine**

#### **Requested Action(s)**

a) RESOLUTION - Request approval of a resolution authorizing the Purchasing Agent to sign purchase order and agreements up to \$235,000 to maintain, repair, or restore the bridge at Newville Road and Kendrick Creek

#### **Financial Impact:**

No direct financial impact from this resolution.

#### **Background Information:**

Per direction and approval given by the Board on the December 16, 2025, meeting, the Department is proceeding with bridge repair and bringing this resolution in order to ensure timely procurement of necessary products and services without delay.

**Resolution No. 2026-**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TEHAMA COUNTY AUTHORIZING THE PURCHASING AGENT TO SIGN PURCHASE ORDERS AND AGREEMENTS UP TO \$235,000 TO MAINTAIN, REPAIR, OR RESTORE THE BRIDGE AT NEWVILLE ROAD AND KENDRICK CREEK.**

**WHEREAS**, Tehama County has proclaimed a local emergency due to the structural damage and forced closure of the bridge at Newville Road and Kendrick Creek; and

**WHEREAS**, funds have been allocated for the temporary measures necessary for reopening of the bridge; and

**WHEREAS**, Tehama County Code section 4.24 authorizes a Purchasing Agent, appointed by the Board of Supervisors, to approve purchases and agreements for contractual services within set limits; and

**WHEREAS**, time is of the essence in resolving the emergency situation and reopening the bridge, which cannot be delayed by lengthy purchasing procedures; and

**WHEREAS**, it is the desire of this Board of Supervisors of the County of Tehama to facilitate the expeditious delivery of this project by authorizing the Purchasing Agent, within his discretion, to approve purchases and agreements for this project which would otherwise require Board of Supervisors approval.

**NOW, THEREFORE, BE IT RESOLVED** the County of Tehama finds the above recitals to be true and that the Board of Supervisors authorizes the Purchasing Agent to sign purchase orders and agreements for contractual services up to \$235,000 for products and services to be used for the bridge at Newville Road and Kendrick Creek; and

The foregoing Resolution was offered by \_\_\_\_\_, and seconded by \_\_\_\_\_ on January , 2026 and adopted by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

STATE OF CALIFORNIA )

)

COUNTY OF TEHAMA )

I, SEAN HOUGHTBY, County Clerk of the County of Tehama, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said Board of Directors on the XX<sup>th</sup> day of January 2026.

Dated: January , 2026

SEAN HOUGHTBY, County Clerk  
County of Tehama,  
State of California

By: \_\_\_\_\_  
Deputy



# Tehama County

## Agenda Request Form

File #: 26-0001

Agenda Date: 1/13/2026

Agenda #: 18.

### ADMINISTRATION - Chief Administrator Gabriel Hydrick

#### Requested Action(s)

a) TRANSFER OF FUNDS: PROFESSIONAL COUNTY SERVICES, B-30, From Fund Balance (101-301900) to Contingency (1109-59000), \$117,500; and from Contingency (1109-59000) to Professional Services (1105-53230), \$117,500 **(Requires a 4/5's vote)**

b) AGREEMENT - Request approval and authorization for the Chair to sign the agreement with Matrix Consulting Group for the purpose of providing countywide fee study consulting services, with a maximum compensation not to exceed \$117,500 effective upon signing and shall terminate upon completion *(Subject to receipt of required insurance documentation)*

#### Financial Impact:

The cost will be covered by utilizing Strategic Plan Initiative funds as directed by the Board on November 18, 2025.

The total cost of the countywide fee study is \$117,500.

- The countywide fee study will cost \$72,500;
- The Franchise Fee study will cost \$35,000; and
- The Cost Allocation Plan will cost \$10,000.

#### Background Information:

At the November 18, 2025, Board of Supervisors meeting, the Board unanimously voted to accept the proposal submitted by Matrix Consulting Group (Matrix) to perform a countywide fee study.

At the December 16, 2025, the Board unanimously voted to accept the proposal submitted by Matrix to conduct an assessment focused on Franchise Fees and Cost Allocation. In doing so, the Board acted in accordance with the Strategic Plan.

Staff recommend engaging Matrix, a qualified consulting firm with experience in municipal finance, franchise fee development, and cost allocation modeling. Matrix will review existing practices, conduct comparative and methodological analyses, and provide recommendations to ensure the County's fees and allocation processes are equitable, compliant, and financially sustainable. Matrix Consulting will work through the countywide fee study first, then the Cost Allocation and conclude with the Franchise Fee study.

**AGREEMENT BETWEEN THE COUNTY OF TEHAMA AND  
MATRIX CONSULTING GROUP**

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This agreement is entered into between the County of Tehama, through its Department of Administration, (“County”) and Matrix Consulting Group (“Consultant”) for the purpose of providing fee study consulting services.

**1) RESPONSIBILITIES OF CONSULTANT**

During the term of this agreement, Consultant shall provide fee study consulting services as set forth in Exhibits “B” and “C”, attached hereto.

**2) RESPONSIBILITIES OF THE COUNTY**

County shall compensate Consultant for said services pursuant to Section 3 and 4 of this agreement.

**3) COMPENSATION**

Consultant shall be paid an all-inclusive flat fee of \$72,500 to perform a countywide fee study; \$10,000 to assess the cost allocation plan and \$35,000 to assess franchise fees under this agreement. The Maximum Compensation payable under this agreement shall not exceed \$117,500. Consultant shall not be entitled to payment or reimbursement for any tasks or services performed except as specified herein. Consultant shall not be paid any compensation or reimbursement beyond the flat fee amount set forth above, and Consultant agrees that County has no obligation, whatsoever, to compensate or reimburse Consultant for any expenses, direct or indirect costs, expenditures, or charges of any nature by Consultant that exceed the flat fee amount set forth above. Should Consultant receive any such payment it shall immediately notify County and shall immediately repay all such funds to County. This provision shall survive the expiration or other termination of this agreement.

**4) BILLING AND PAYMENT**

Consultant shall submit an invoice for the flat fee amount to County within thirty (30) days after service has been completed to the reasonable satisfaction of County. County shall make payment of all undisputed amounts within 30 days of receipt of Consultant’s invoice

**5) TERM OF AGREEMENT**

This agreement shall commence on the date of signing and shall terminate upon project completion, unless terminated in accordance with section 6 below.

**6) TERMINATION OF AGREEMENT**

If Consultant fails to perform his/her duties to the satisfaction of the County, or if Consultant fails to fulfill in a timely and professional manner his/her obligations under this agreement, or if Consultant violates any of the terms or provisions of this agreement, then the County shall have the right to terminate this agreement effective immediately upon the County giving written notice thereof to the Consultant. Either party may terminate this agreement on 30 days' written notice. County shall pay Consultant for all work satisfactorily completed as of the date of notice. County may terminate this agreement immediately upon oral notice should funding cease or be materially decreased, or should the Tehama County Board of Supervisors fail to appropriate sufficient funds for this agreement in any fiscal year.

The County's right to terminate this agreement may be exercised by the Chief Administrator.

**7) ENTIRE AGREEMENT; MODIFICATION**

This agreement for the services specified herein supersedes all previous agreements for these services and constitutes the entire understanding between the parties hereto. Consultant shall be entitled to no other benefits other than those specified herein. No changes, amendments or alterations shall be effective unless in writing and signed by both parties. Consultant specifically acknowledges that in entering into and executing this agreement, Consultant relies solely upon the provisions contained in this agreement and no other oral or written representation.

**8) NONASSIGNMENT OF AGREEMENT**

Inasmuch as this agreement is intended to secure the specialized services of Consultant, Consultant may not assign, transfer, delegate or sublet any interest herein without the prior written consent of the County.

**9) EMPLOYMENT STATUS**

Consultant shall, during the entire term of this agreement, be construed to be an independent Consultant and nothing in this agreement is intended nor shall be construed to create an employer-

employee relationship, a joint venture relationship, or to allow County to exercise discretion or control over the professional manner in which Consultant performs the services which are the subject matter of this agreement; provided always, however, that the services to be provided by Consultant shall be provided in a manner consistent with the professional standards applicable to such services. The sole interest of the County is to insure that the services shall be rendered and performed in a competent, efficient and satisfactory manner. Consultant shall be fully responsible for payment of all taxes due to the State of California or the Federal government, which would be withheld from compensation of Consultant, if Consultant were a County employee. County shall not be liable for deductions for any amount for any purpose from Consultant's compensation. Consultant shall not be eligible for coverage under County's Workers Compensation Insurance Plan nor shall Consultant be eligible for any other County benefit.

#### **10) INDEMNIFICATION**

Consultant shall defend, hold harmless, and indemnify Tehama County, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses (including but not limited to reasonable attorney's fees of County), damages, judgments, or decrees by reason of any person's or persons' injury, including death, or property (including property of County) being damaged, arising out of Consultant's performance of work hereunder or its failure to comply with any of its obligations contained in this agreement, whether by negligence or otherwise. Consultant shall, at its own expense, defend any suit or action founded upon a claim of the foregoing. Consultant shall also defend and indemnify County against any adverse determination made by the Internal Revenue Service or the State Franchise Tax Board and/or any other taxing or regulatory agency against the County with respect to Consultant's "independent Consultant" status that would establish a liability for failure to make social security or income tax withholding payments, or any other legally mandated payment.

#### **11) INSURANCE**

Consultant shall procure and maintain insurance pursuant to Exhibit A, "Insurance Requirements For Consultant," attached hereto and incorporated by reference.

#### **12) PREVAILING WAGE**

Consultant certifies that it is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., as well as California Code of Regulations, Title 8, Section 16000 et seq. ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the

performance of other requirements on certain “public works” and “maintenance” projects. If the Services hereunder are being performed as part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and if the total compensation is \$1,000 or more, Consultant agrees to fully comply with and to require its subconsultants to fully comply with such Prevailing Wage Laws, to the extent that such laws apply. If applicable, County will maintain the general prevailing rate of per diem wages and other information set forth in Labor Code section 1773 at its principal office, and will make this information available to any interested party upon request. Consultant shall defend, indemnify and hold the County, its elected officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties, or interest arising out of any failure or alleged failure of the Consultant or its subconsultants to comply with the Prevailing Wage Laws. Without limiting the generality of the foregoing, Consultant specifically acknowledges that County has not affirmatively represented to Consultant in writing, in the call for bids, or otherwise, that the work to be covered by the bid or contract was not a “public work.” To the fullest extent permitted by law, Consultant hereby specifically waives and agrees not to assert, in any manner, any past, present, or future claim for indemnification under Labor Code section 1781.

Consultant acknowledges the requirements of Labor Code sections 1725.5 and 1771.1 which provide that no Consultant or subconsultant may be listed on a bid proposal or be awarded a contract for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5, with exceptions from this requirement specified under Labor Code sections 1725.5(f), 1771.1(a) and 1771.1(n).

If the services are being performed as part of the applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, Consultant acknowledges that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

### **13) NON-DISCRIMINATION**

Consultant shall not employ discriminatory practices in the treatment of persons in relation to the circumstances provided for herein, including assignment of accommodations, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation.

#### **14) GREEN PROCUREMENT POLICY**

Through Tehama County Resolution No. 2021-140, the County adopted the Recovered Organic Waste Product Procurement Policy (available upon request) to (1) protect and conserve natural resources, water and energy; (2) minimize the jurisdiction's contribution to pollution and solid waste disposal; (3) comply with state requirements as contained in 14 CCR Division 7, Chapter 12, Article 12 (SB 1383); (4) support recycling and waste reduction; and (5) promote the purchase of products made with recycled materials, in compliance with the California Integrated Waste Management Act of 1989 (AB 939) and SB1383 when product fitness and quality are equal and they are available at the same or lesser cost of non-recycled products. Consultant shall adhere to this policy as required therein and is otherwise encouraged to conform to this policy.

#### **15) COMPLIANCE WITH LAWS AND REGULATIONS**

All services to be performed by Consultant under to this Agreement shall be performed in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. Any change in status, licensure, or ability to perform activities, as set forth herein, must be reported to the County immediately.

#### **16) LAW AND VENUE**

This agreement shall be deemed to be made in, and shall be governed by and construed in accordance with the laws of the State of California (excepting any conflict of laws provisions which would serve to defeat application of California substantive law). Venue for any action arising from this agreement shall be in Tehama County, California.

#### **17) AUTHORITY**

Each party executing this Agreement and each person executing this Agreement in any representative capacity, hereby fully and completely warrants to all other parties that he or she has full and complete authority to bind the person or entity on whose behalf the signing party is purposing to act.

#### **18) NOTICES**

Any notice required to be given pursuant to the terms and provisions of this agreement shall be in writing and shall be sent first class mail to the following addresses:

- a. If to County: Tehama County Administration  
727 Oak Street  
Red Bluff, CA 96080
- b. If to Consultant: Matrix Consulting Group  
1875 S Grant Street, Suite 960  
San Mateo, CA 94402

Notice shall be deemed to be effective two days after mailing.

### **19) NON-EXCLUSIVE AGREEMENT**

Consultant understands that this is not an exclusive agreement, and that County shall have the right to negotiate with and enter into agreements with others providing the same or similar services to those provided by Consultant, or to perform such services with County's own forces, as County desires.

### **20) STANDARDS OF THE PROFESSION**

Consultant agrees to perform its duties and responsibilities pursuant to the terms and conditions of this agreement in accordance with the standards of the profession for which Consultant has been properly licensed to practice.

### **21) LICENSING OR ACCREDITATION**

Where applicable the Consultant shall maintain the appropriate license or accreditation through the life of this contract.

### **22) RESOLUTION OF AMBIGUITIES**

If an ambiguity exists in this Agreement, or in a specific provision hereof, neither the Agreement nor the provision shall be construed against the party who drafted the Agreement or provision.

### **23) NO THIRD PARTY BENEFICIARIES**

Neither party intends that any person shall have a cause of action against either of them as a third party beneficiary under this Agreement. The parties expressly acknowledge that is not their intent to create any rights or obligations in any third person or entity under this Agreement. The parties agree that this Agreement does not create, by implication or otherwise, any specific, direct or indirect obligation, duty, promise, benefit and/or special right to any person, other than the parties

hereto, their successors and permitted assigns, and legal or equitable rights, remedy, or claim under or in respect to this Agreement or provisions herein.

#### **24) HAZARDOUS MATERIALS**

Consultant shall provide to County all Safety Data Sheets covering all Hazardous Materials to be furnished, used, applied, or stored by Consultant, or any of its subconsultants, in connection with the services on County property. Consultant shall provide County with copies of any such Safety Data Sheets prior to entry to County property or with a document certifying that no Hazardous Materials will be brought onto County property by Consultant, or any of its subconsultants, during the performance of the services. County shall provide Safety Data Sheets for any Hazardous Materials that Consultant may be exposed to while on County property.

#### **25) HARASSMENT**

Consultant agrees to make itself aware of and comply with the County's Harassment Policy, TCPD §8102: Harassment, which is available upon request. The County will not tolerate or condone harassment, discrimination, retaliation, or any other abusive behavior. Violations of this policy may cause termination of this agreement.

#### **26) COUNTERPARTS, ELECTRONIC SIGNATURES – BINDING**

This agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each Party of this agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (“CUETA”) Cal. Civil Code §§ 1633.1 to 1633.17), for executing this agreement. The Parties further agree that the electronic signatures of the Parties included in this agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among Parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of “electronic signature” as defined in subdivision (i) of

Section 1633.2 of the Civil Code. Facsimile signatures or signatures transmitted via pdf document shall be treated as originals for all purposes.

**IN WITNESS WHEREOF**, County and Consultant have executed this agreement on the day and year set forth below.

**COUNTY OF TEHAMA**

Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Board of Supervisors

**MATRIX CONSULTING GROUP**

Date: \_\_\_\_\_

\_\_\_\_\_  
Representative

The following information is required for the agreement to be approved:

\_\_\_\_\_  
Consultant Number

\_\_\_\_\_  
Vendor Number

\_\_\_\_\_  
Budget Account Number

## Exhibit A

### **INSURANCE REQUIREMENTS FOR CONSULTANT**

Consultant shall procure and maintain, for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work described herein and the results of that work by Consultant, his/her agents, representatives, employees or subconsultants. At a minimum, Consultant shall maintain the insurance coverage, limits of coverage and other insurance requirements as described below.

Commercial General Liability (including operations, products and completed operations)  
\$1,000,000 per occurrence for bodily injury, personal injury and property damage. If coverage is subject to an aggregate limit, that aggregate limit will be twice the occurrence limit, or the general aggregate limit shall apply separately to this project/location.

#### Automobile Liability

Automobile liability insurance is required with minimum limits of \$1,000,000 per accident for bodily injury and property damage, including owned and non-owned and hired automobile coverage, as applicable to the scope of services defined under this agreement.

#### Workers' Compensation

If Consultant has employees, he/she shall obtain and maintain continuously Workers' Compensation insurance to cover Consultant and Consultant's employees and volunteers, as required by the State of California, as well as Employer's Liability insurance in the minimum amount of \$1,000,000 per accident for bodily injury or disease.

#### Professional Liability (Consultant/Professional services standard agreement only)

If Consultant is a state-licensed architect, engineer, Consultant, counselor, attorney, accountant, medical provider, and/or other professional licensed by the State of California to practice a profession, Consultant shall provide and maintain in full force and effect while providing services pursuant to this contract a professional liability policy (also known as Errors and Omissions or Malpractice liability insurance) with single limits of liability not less than \$1,000,000 per claim and \$2,000,000 aggregate on a claims made basis. However, if coverage

is written on a claims made basis, the policy shall be endorsed to provide coverage for at least three years from termination of agreement.

If Consultant maintains higher limits than the minimums shown above, County shall be entitled to coverage for the higher limits maintained by Consultant.

All such insurance coverage, except professional liability insurance, shall be provided on an “occurrence” basis, rather than a “claims made” basis.

#### Endorsements: Additional Insureds

The Commercial General Liability and Automobile Liability policies shall include, or be endorsed to include “Tehama County, its elected officials, officers, employees and volunteers” as an additional insured.

The certificate holder shall be “County of Tehama.”

#### Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions of \$25,000 or more must be declared to, and approved by, the County. The deductible and/or self-insured retentions will not limit or apply to Consultant’s liability to County and will be the sole responsibility of Consultant.

#### Primary Insurance Coverage

For any claims related to this project, Consultant’s insurance coverage shall be primary insurance as respects the County, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees or volunteers shall be excess of Consultant’s insurance and shall not contribute with it.

#### Coverage Cancellation

Each insurance policy required herein shall be endorsed to state that “coverage shall not be reduced or canceled without 30 days’ prior written notice certain to the County.”

#### Acceptability of Insurers

Consultant’s insurance shall be placed with an insurance carrier holding a current A.M. Best & Company’s rating of not less than A:VII unless otherwise acceptable to the County. The County

reserves the right to require rating verification. Consultant shall ensure that the insurance carrier shall be authorized to transact business in the State of California.

#### Subconsultants

Consultant shall require and verify that all subconsultants maintain insurance that meets all the requirements stated herein.

#### Material Breach

If for any reason, Consultant fails to maintain insurance coverage or to provide evidence of renewal, the same shall be deemed a material breach of contract. County, in its sole option, may terminate the contract and obtain damages from Consultant resulting from breach. Alternatively, County may purchase such required insurance coverage, and without further notice to Consultant, County may deduct from sums due to Consultant any premium costs advanced by County for such insurance.

#### Policy Obligations

Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

#### Verification of Coverage

Consultant shall furnish County with original certificates and endorsements effecting coverage required herein. All certificates and endorsements shall be received and approved by the County prior to County signing the agreement and before work commences. However, failure to do so shall not operate as a waiver of these insurance requirements.

The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

Arminda Searcy, Administrative Analyst  
Tehama County Administration  
727 Oak Street, Suite 202  
Red Bluff, CA 96080

Dear Ms. Searcy,

Matrix Consulting Group, Ltd. is pleased to have this opportunity to submit a proposal to become a Fee Study Consultant for Tehama County. Our proposal is based on our review and understanding of the Request for Proposal (RFP). It will demonstrate our exceptional skills and experience required to meet the County's needs and establish the additional value of choosing our firm.

We have conducted over 300 cost-of-service studies and have provided these services to our clients for more than 23 years. Our experience providing similar services and understanding the impact and implementation issues comes from working with clients across California. Recent Northern California clients include Butte County, Daly City, Hercules, Livermore, Los Altos Hills, Millbrae, Milpitas, Napa County, Redwood City, San Mateo, South San Francisco, Sonoma, and Sunnyvale. We are currently working with Monterey, San Luis Obispo, and Santa Clara counties on similar studies.

At Matrix Consulting Group, we distinguish ourselves through our commitment to delivering unparalleled value. Our staff thoroughly understands the service and process assumptions behind the cost of service. This dual expertise allows us to provide comprehensive insights and solutions that optimize efficiency and maximize our clients' value.

I am the firm's President, authorized to represent the firm contractually. Courtney Ramos, a senior vice president and financial services practice leader, can provide any additional information you may need during the proposal evaluation period. We can be reached at the address and phone number below or via email at [apennington@matrixcq.net](mailto:apennington@matrixcq.net) and [cramos@matrixcq.net](mailto:cramos@matrixcq.net).



**ALAN D. PENNINGTON**

President

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## ORGANIZATIONAL INFORMATION

Matrix Consulting Group, Ltd. is a management consulting firm that provides quality analytical assistance to local and state governments. Our organizational information can be summarized as follows:

<b>Legal Name</b>	Matrix Consulting Group, LTD
<b>Entity Type</b>	California Corporation
<b>Address</b>	1875 S. Grant Street, Suite 960 San Mateo, CA 94402
<b>Telephone Number</b>	(650) 858-0507
<b>Authorized Signer</b>	Alan Pennington, President

Our firm was formed by experienced consultants to pursue an operating model in which analytical work is performed by senior-level staff. Our history and composition are summarized below:

- ❖ Since our founding in 2003, we have worked with over **1,800 government agencies**, conducting cost-of-service and management studies and providing recommendations on operations, improvements, and cost recovery.
- ❖ We are incorporated in California, with our **headquarters in San Mateo**, and a satellite office in Irvine. We also have staff located throughout the country in 17 states, as well as Canada.
- ❖ We are comprised of 32 full-time and seven part-time management consultants who specialize in analyzing local government functions across a range of operational areas. We have a **dedicated team of financial services professionals**.

The market and service focus of Matrix Consulting Group has always been financial, management, staffing, and operations analysis of local government. The following outlines the core financial services provided by our firm:

OMB 2 CFR Part 200 Cost Plans	<b>User Fee Studies</b>
Full Cost Plans	Development Impact Fee Studies
Indirect Cost Rate Proposals	Fully Burdened Hourly Rates
Internal Service Fund Analyses	Revenue Projections

No other firm better understands how public agencies operate or how to help them thrive. Our firm's

## QUALIFICATIONS AND EXPERIENCE

Our firm has extensive experience conducting comprehensive user fee studies for a variety of municipal organizations and departments. The four main types of services included in user fee studies are Administrative Services, Community Development, Parks and Recreation, and Public Safety. The following points highlight our experience in these areas:

 **Administrative Services:** Our firm has extensive experience evaluating administrative functions for Clerk, Recorder, Environmental Health, and other support departments. Unlike discretionary development review services, these functions are often mandated by state or federal law and must balance efficiency, compliance, and transparency while still striving for appropriate cost recovery. From records processing and licensing to public noticing, inspection, and compliance programs, our project teams can address topics such as:

- Identifying the most meaningful metrics for fee setting, including document volume, transaction type, record length, program complexity, or inspection frequency.
- Developing deposit structures, guidelines, and administrative procedures that reflect statutory requirements while ensuring accurate cost recovery.
- Setting fees at levels that both recover the true cost of service and recognize statutory or policy limitations that may restrict full recovery.
- Exploring cost recovery and implementation options for support services, including mandated technology upgrades, public records systems, environmental health databases, and cross-departmental administrative support.

Our project teams understand the unique challenges of balancing regulatory compliance, public transparency, and equitable access to services while managing the financial sustainability associated with mandated programs.

 **Community Development:** Our firm has extensive experience evaluating development review permitting functions for Building, Planning, Engineering, and Fire Prevention. From the basic process steps for submitting, reviewing, inspecting, and approving applications and permits to the development of processes, procedures, and cost recovery goals, our project teams can address topics such as:

- The best metrics for assessing fees are building valuation, square footage, construction estimate, or the number of fixtures.
- Appropriate deposit amounts, guidelines, and processes to ensure actual cost recovery is achieved.
- Setting fees at levels that both recover costs and are not cost-prohibitive.
- Cost recovery and implementation options for support services, including General Plan Updates, Technology Fees, GIS, etc.

Beyond understanding processes and assessing time estimates, our project teams are aware of the cross-departmental support associated with application and permit services. These costs are included in the full cost calculation and can be expressed separately as part of the established fees.

❖ **Parks and Recreation:** Our firm has extensive experience conducting comprehensive user fee studies for various municipal organizations and departments. Matrix Consulting Group has worked with every type of recreation function, including traditional parks and recreation, libraries, and open space preserves. Our experience spans master and strategic planning, park condition assessments, program staffing, and cost recovery. Our project teams are well-versed in the areas that most impact cost recovery, including:

- Development of cost methodologies that incorporate staff time, program-specific materials, exclusive use of space, and organizational overhead.
- The best use of a tiered recovery approach, such as resident versus non-resident or profit versus non-profit.
- Engagement with internal and external stakeholders to understand the impact of fees on program participation.
- Setting fees according to national standards relating to cost recovery policies and goals, ensuring that premium services have a higher cost recovery.

The goal in reviewing parks and recreation costs for service is to ensure that fees and rates are set at a level that allows the County to continue to serve the community in a manner consistent with current goals and commitments.

❖ **Public Safety:** Our firm has extensive experience evaluating public safety functions, including Police, Fire Prevention, and Emergency Medical Services. These departments face unique challenges in balancing community protection, rapid response requirements, and mandated service levels with sustainable funding. From permitting and inspection programs to emergency response cost recovery, our project teams can address topics such as:

- Identifying the most appropriate fee metrics, such as call type, incident response time, inspection frequency, service population, or risk category.
- Setting fees that recover the actual cost of service without discouraging compliance, cooperation, or access to critical safety programs.
- Exploring cost recovery and implementation options for support services, including technology upgrades (dispatch and body-worn cameras), specialized equipment, training programs, and emergency preparedness initiatives.

Our project teams work with public safety departments to balance life-safety responsibilities, evolving community expectations, and regulatory mandates while maintaining financial sustainability.

All our cost of service and user fee studies are developed in compliance with California State regulations, including Propositions 218 and 26, as well as government codes 66014 and 66016, which stipulate that user fees charged by local agencies "...may not exceed the estimated reasonable cost of providing the

service for which the fee is charged”. We work with each department to document the regulatory codes associated with each fee or service, ensuring not only that adopted fees comply with regulations, but that client staff understand if and how those fees can be increased in the future.

### RECENT FEE STUDY CLIENTS

The following table includes a sampling of California clients over the last five (5) years for whom we have provided similar scopes of service:

Jurisdiction	Planning Fees	Building Fees	Engineering Fees	Fire Fees	Admin Fees	Police Fees	Recreation Fees
Adelanto, CA	X	X	X		X		
Capitola, CA	X	X	X				X
Citrus Heights, CA	X	X	X		X	X	X
Cupertino, CA	X	X	X				X
Dixon, CA	X	X	X	X	X	X	
Downey, CA	X	X	X	X	X	X	X
Elk Grove, CA	X	X	X				
Glendale, CA	X	X	X	X	X	X	X
Livermore, CA	X	X	X	X			
Los Altos Hills, CA	X	X	X		X		
Manhattan Beach, CA	X	X	X	X	X	X	X
Menifee, CA	X	X	X	X	X	X	X
Millbrae, CA	X	X	X		X		X
Mill Valley, CA	X	X	X		X		X
Montebello, CA	X	X	X	X	X	X	X
Orange, CA	X	X	X	X	X	X	X
Pacific Grove, CA	X	X	X	X	X		
Redlands, CA	X	X	X	X	X		X
Redwood City, CA	X	X	X	X	X	X	X
San Mateo, CA	X	X	X				
San Ramon, CA	X	X	X		X	X	
Santa Clara, CA	X	X	X	X	X	X	X
South Pasadena, CA	X	X	X	X	X	X	
So. San Francisco, CA	X	X	X	X	X	X	X
Stockton, CA	X	X	X	X			
Vacaville, CA	X	X	X	X	X	X	
Winters, CA	X	X	X	X	X	X	

Details about any project above are available upon request.

### REFERENCES

The table below includes a sampling of California clients for whom we have recently provided similar scopes of service:

## BUTTE COUNTY, CA



Meegan Jessee, Assistant  
Chief Administrative Officer

25 County Center DR  
Oroville, CA 95965  
(530) 552-3311  
[mjessee@buttecounty.net](mailto:mjessee@buttecounty.net)

The Matrix Consulting Group conducted a countywide comprehensive fee study for Butte County. The County had last conducted an update in 2017. The goal of this analysis was to bring the county's fee structure in alignment with current practices.

The project team met with County staff to modernize fee structures, as well as reflect new departments / divisions and the services provided by them. Key components of the analysis included removing online permitting fees for Development services and consolidating them all as one fee (whether in-person or online).

## SANTA CLARA COUNTY, CA



Stewart Patri, Deputy Director  
of Administration

110 West Tasman Drive  
San Jose, CA 95134  
[Stewart.patri@pln.sccgov.org](mailto:Stewart.patri@pln.sccgov.org)

Matrix Consulting Group just completed a study (2025) for the County of Santa Clara to develop a Comprehensive Fee Analysis of Department of Planning and Development Fees.

The County had not reviewed Planning, Land Development Engineering, Surveyor, Fire Prevention, or Code Enforcement fees in nearly 10 years. The focus of this study was to review and update previous time assumptions to accurately reflect current service levels, processes, and code requirements. Based on County approved hourly rates, the full cost associated with these services was developed. The county's goal was to achieve full cost recovery within two years; therefore, fee schedules were developed with Year 1 priorities set at 75% cost recovery, and year two priorities at 100%.

The project team will begin review of Building permits in August 2025 and has been added to the County's master contractor list for future fee for service studies.

**WEST SACRAMENTO,  
CA**



Andrea Ouse, Community  
Development Director

1110 W Capitol Ave.  
West Sacramento, CA 95691  
(916) 617-4645

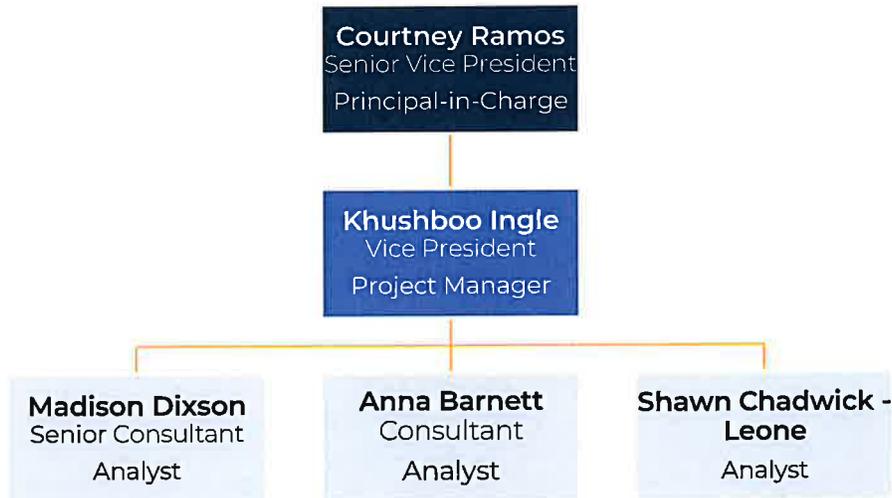
[andrea@cityofwestsacramento.org](mailto:andrea@cityofwestsacramento.org)

Matrix Consulting Group just completed a study (2025) for West Sacramento to conduct a Development Fee Study.

The City had not conducted a comprehensive review of its fees in over 10 years. The focus of this study was to establish reasonable time assumptions and document the direct and indirect costs associated with all development fee-based services. Based on City approved hourly rates, the full cost associated with these services was developed. The City just adopted fees with an overall policy goal of 100% cost recovery, providing for specific areas of subsidization where appropriate to incentivize behavior and minimize impacts on the community.

## PROJECT PERSONNEL

Our proposed project team is comprised of full-time firm staff and includes no subcontractors. Our Principal-in-Charge has been with our firm for nearly twenty years, while our proposed project manager has been with our firm for over ten years. They have been working together as a team on financial services projects for more than a decade. The following chart outlines the project team structure.



The following points provide an overview of the roles of each of our team members:

- **Principal-in-Charge:** Will provide general project oversight and technical expertise and oversee client expectations.
- **Project Manager:** Will lead interviews, financial analysis, policy discussion, and development, as well as provide expertise in reviewing drafts and presenting results.
- **Analysts:** Will facilitate the coordination of data collection, support staff in data development, and populate analytical models.

Our proposed project team will be available to the County throughout the engagement. The following table provides summaries of their experience, including the types and years of experience, recent clients, and project roles.



**Courtney Ramos**  
Senior Vice President

Ms. Ramos is a Senior Vice President and our Financial Services Practice Leader who oversees cost allocation plans, user fees, development impact fees, and cost of service engagements. Courtney's 20 years of experience include analysis focused on the development and documentation of direct and indirect costs, fair and equitable

allocation methodologies, and expertise in the development of fiscal policies and procedures relating to cost of service and cost recovery.

Courtney has completed over 300 costs of service studies, recent Northern California clients include Butte County, Cupertino, Daly City, Dixon, Fairfield, Elk Grove, Redwood City, San Bruno, San Mateo, San Ramon, San Luis Obispo County, Santa Clara County, Saratoga, and South San Francisco.

Her role on this project would be to serve as the **Principal-in-Charge**, ensuring timely project deliverables, quality control, and presentation to stakeholders.



**Khushboo Ingle**  
Vice President

Ms. Ingle is a Vice President with 13 years of experience who manages cost allocation plans, user fees, development impact fees, and cost of service engagements. Her experience with the firm includes participation in operational audit engagements focusing on organization, staffing, and internal processes.

Khushboo has completed over 200 costs of service studies. Ms. Ingle has served as the project manager for Northern California clients including Butte County, Burlingame, Redwood City, Elk Grove, Monterey County, South San Francisco, West Sacramento, Daly City, Fairfield, Citrus Heights, Dixon, San Ramon, Dublin, San Mateo, Mountain View, Sunnyvale, and Cupertino.

Her role on this project would be to serve as the **Project Manager**, involved in leading meetings, developing draft results, and reviewing results.



**Madison Dixon**  
Senior Consultant

Ms. Dixon is an analyst who assists our senior staff with cost allocation plans, user fees, development impact fees, and cost of service engagements. Madison has participated in numerous cost allocation and cost of service studies.

Madison has been with the firm for four years. Her experience with California clients includes Butte County, Burlingame, Daly City, Los Altos Hills, Millbrae, Monterey County, Elk Grove, Milpitas, Orange, Menifee, Redwood City, San Mateo, San Luis Obispo County, San Ramon, Saratoga, South San Francisco, Sunnyvale, and West Sacramento.

Her role on this project would be to serve as **Senior Analyst**, involved in attending meetings, data input, and developing models.



**Anna Barnett**  
Consultant

Ms. Barnett is an analyst who has recently joined our firm to assist our staff on cost-of-service engagements, including cost allocation plans, user fees, and development impact fee studies. Her background is in mathematics with a concentration in data science.

Anna has one year of experience and has recently assisted with projects in Malibu, Monterey County, San Luis Obispo County, Thousand Oaks, Rolling Hills Estates, and Burlingame.

Her role on this project would be to serve as an **Analyst**, involved in attending meetings, data input, and model development.



**Shawn Chadwick - Leone**  
Analyst

Mr. Leone is an analyst who has recently joined our firm to assist our staff on cost-of-service engagements, including cost allocation plans, user fees, and development impact fee studies.

Shawn has recently assisted with projects in California including Thousand Oaks, Burlingame, Butte County, San Luis Obispo County, and Richmond.

His role on this project would be to serve as an **Analyst**, involved in attending meetings, data input, and comparative survey support.

Full resumes for the Project Executive and Project Manager have been provided on the following pages.



**COURTNEY RAMOS**  
Senior Vice President/Chief Financial Officer

**BIOGRAPHY:**

**Courtney Ramos** is our Financial Services Practice Leader, who oversees cost allocation plan, user fee, development impact fee, and cost of service engagements. Courtney’s relevant experience include:

- Completed over 250 cost of service studies for clients across the United States.
- Analysis focuses on development and documentation of direct and indirect costs, fair and equitable allocation methodologies, and defensible results.
- Expertise also includes development of fiscal policies and procedures relating to cost of service and cost recovery.

**EXPERIENCE HIGHLIGHTS:**

**SANTA CLARA COUNTY, CA: DEVELOPMENT FEE STUDY**

Courtney served as the project executive and project manager on this engagement which focused on Planning, Land Development Engineering, Fire Marshal, and Code Enforcement. Key analysis included:

- Documenting current and potential services.
- Capturing cross-departmental support.
- Providing Excel-Based models for future updates.

**MILPITAS, CA: DEVELOPMENT SERVICES USER FEE STUDY**

Courtney served as the project executive and project manager on this engagement which reviewed Planning, Building, Engineering, and Fire services. Key analysis included:

- Developing fully burdened hourly rates inclusive of divisional, departmental, and citywide overhead.
- Documenting reasonable time estimates for permit services.
- Presenting results to internal and external stakeholders.

**ROLE ON THIS ENGAGEMENT:**

Courtney will serve as the Principal-In-Charge on this engagement, ensuring timely project deliverables, and quality control.

**RELEVANT CA CLIENTS:**

- Burlingame
- Citrus Heights
- Cupertino
- Daly City
- Dixon
- Elk Grove
- Fairfield
- Humboldt County
- Livermore
- Long Beach
- Manhattan Beach
- Pacific Grove
- Redwood City
- San Bernardino County
- San Pablo
- San Mateo
- Santa Clara
- Santa Clara County
- Sonoma County
- South San Francisco
- Stanislaus County
- Sunnyvale
- Vacaville
- Winters

**YEARS OF EXPERIENCE:**  
20

**EDUCATION:**

A.A., Santa Barbara City College, Administration of Justice and Sociology

**PROFESSIONAL ASSOCIATION:**

- Government Finance Officers Association
- California Society of Municipal Finance Officers
- Revenue Enhancement Best Practices



**KHUSHBOO INGLE**  
Vice President

**BIOGRAPHY:**

**Khushboo Ingle** is a Vice President who manages cost allocation plan, user fee, development impact fee, and cost of service engagements. Her experience with the firm also includes participation in operational audit engagements focusing on reviewing organizational, staffing, and internal processes to enhance services. Khushboo’s relevant experience include:

- Analysis focuses on verifying and reviewing cost of service assumptions and ensuring compliance with best practices.
- Expertise also includes impact fee studies and development fee-studies.

**EXPERIENCE HIGHLIGHTS:**

**BUTTE COUNTY, CA: COUNTYWIDE FEE STUDY**

Khushboo served as the Project Manager on this engagement, which included looking at all county departments, services, and fees.

- Reviewing all fees to ensure compliance with state regulations and full cost of service.
- Identifying new fees to be included.
- Calculating the full cost of public health fees.

**MONTEREY COUNTY, CA: DEVELOPMENT SERVICES FEE STUDY**

Khushboo is serving as the project manager on this engagement which is evaluating building, planning, and land development services:

- Restructuring building fees to be more in compliance with industry standards and flat fees.
- Working with Planning staff to streamline fee schedules and identify new fees to be included.

**ROLE ON THIS ENGAGEMENT:**

Khushboo will serve as the Project Manager on this engagement, leading interviews and coordinating necessary data collection for the financial analysis, policy discussions, and working with the Data Analyst to compile and analyze data.

**RELEVANT CA CLIENTS:**

- Burlingame
- Citrus Heights
- Cupertino
- Dixon
- Elk Grove
- Fairfield
- Humboldt County
- Livermore
- Long Beach
- Manhattan Beach
- Orange
- Pacific Grove
- Redwood City
- San Bernardino County
- San Pablo
- San Mateo
- Santa Clara
- Santa Clara County
- Sonoma County
- South San Francisco
- Stanislaus County
- Sunnyvale
- Vacaville

**YEARS OF EXPERIENCE:**  
14

**EDUCATION:**

B.A., University of California – San Diego, International Economics

M.A., University of California – San Diego, International Affairs

**PROFESSIONAL ASSOCIATION:**

California Society of Municipal Finance Officers

Revenue Enhancement Best Practices

## PROJECT APPROACH AND WORK SCHEDULE

Tehama County administers a variety of public service fees that have not been updated in recent years. Therefore, the County is seeking a comprehensive evaluation of its fee structures and the development of strategies for revising, aligning, and sustaining countywide fees. The purpose of this evaluation is to ensure that fees accurately reflect current economic conditions, align with departmental service costs, and comply with applicable state and federal regulations. We believe these objectives can be accomplished through the following steps:

- ❖ Review current fee structures to ensure they **accurately reflect the services** provided by each department and the manner in which those services are delivered.
- ❖ Determine the **average time** to review plans, conduct inspections, approve applications, and issue permits.
- ❖ Calculate fully burdened hourly rates accounting for **appropriate** direct and indirect **costs**.
- ❖ Conduct a market **comparison** of current fees and total costs to other similar jurisdictions.
- ❖ Document how proposed fees align with state and local regulations.
- ❖ Develop **strategies** for implementing fees that balance **fiscal needs** with **community impacts**.
- ❖ Present results to key stakeholders, **highlighting the importance** of the analysis and outlining how the City can **build upon the results**.

This study will provide Tehama County with the tools needed to strengthen financial sustainability, improve cost recovery, and support equitable service delivery. The following sections outline our general project approach, provide a detailed task plan, and proposed project schedule.

### PROJECT APPROACH

Matrix Consulting Group works with a wide range of clients – over 1,800 cities and counties in over 45 states across the U.S. Every project is unique, but is managed according to the following essential project approach:

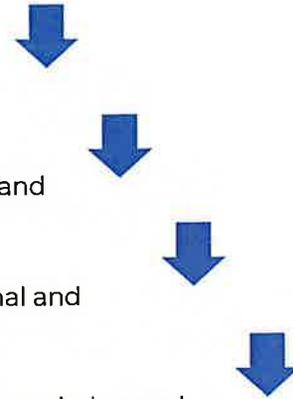
Understanding County-specific financial data.

Working with County staff through meetings and workshops.

Applying industry standards, best management practices, and technical expertise.

Calculating defensible results with buy-in from internal and external stakeholders.

Providing recommendations and transferring knowledge and work products to County staff for successful implementation.



The approach chosen for completing this project allows us to deliberately review and categorize the allowability of indirect costs as well as determine the best and most tangible metrics for allocation.

## QUALITY CONTROL

We believe very strongly in the science of our craft, especially as it relates to cost allocation and cost of service studies. As such, our firm utilizes quality control techniques, which include:

- **Project Management:** Ensuring our projects meet the needs and timelines of our clients are accomplished through the following:
  - The project manager and lead analyst develop general and project-specific data collection plans and interview guides.
  - All project work activities are defined in advance and tied to each project team member, as well as deliverables, schedule, and budget.
  - We have frequent client review meetings, during which we discuss the quality and direction of the project through interim deliverables and draft documents.
- **Quantitative Results:** Financial analyses are used to develop budgets and projections and often are subject to public oversight and review. For this reason, our firm ensures data-determined quality control through the following:
  - Expenditure data entered into cost models are tied to budget documents.
  - Workload information is tied to published revenue reports/data outputs and used as a cross-check for time estimation.

These project management approaches have resulted in all our projects being delivered at a high-quality, on time, and within budget.

## WORK PLAN

Below are descriptions of the tasks we will complete for the County's comprehensive fee study, including deliverables.

### TASK 1: DATA COLLECTION

Before any initial meetings, Matrix Consulting Group will provide the County with a list of initial data requirements for the study. This will allow our project team to review this information thoroughly in preparation for initial discussions with staff. A typical list of data collection items includes:

- Current fiscal year adopted budget.
- Last fiscal year revenue reports for fees or services.
- List of all budgeted personnel by program.
- A list of all current fees being charged will be included in the analysis.
- List of comparative jurisdictions for the fee survey.
- Volume or workload metrics for all fees included in the analysis.
- Copy of any previous fee studies or analyses.

The above list is just a sampling of the type of information that will be requested. Providing these items allows our project team to familiarize themselves with the County's structure and current financial practices.

#### TASK RESULT

We will provide the County a data collection list.

### TASK 2: STUDY OBJECTIVES AND PROJECT SCHEDULE

Once the data has been collected, the project team will meet with staff to discuss issues identified by the project team and to clarify any concerns the County holds regarding the current fee study methodology. Discussions will include:

- Review the County's specific needs and critical issues surrounding the development and implementation of the fee study.
- Opportunities for improvement and restructuring of previous studies and/or review and discussion of existing methodologies and calculations.
- Discussion of concerns or issues that should be addressed during the study.
- Discussions will be held regarding the current fee structure and any potential changes.
- Review and identify existing cost recovery policies or established subsidies.

- Legal issues or concerns with the implementation of new or proposed fees.

After the meeting, the project team and the designated County staff will better understand the overall approach and methodology the team will use to conduct the countywide fee study.

#### TASK RESULT

We will present the County with a project schedule.

### TASK 3: DEVELOP A SCHEDULE OF CURRENT AND POTENTIAL FEES FOR SERVICE

The scope of this effort will be all user fees charged by the County. Current and potential fees and charges will be identified and documented. The project team will work with staff to go through current fee schedules in line-item detail. This meeting is critical in ensuring staff can incorporate any updates or changes to the fee study based on code, regulation, staffing, process, or technological changes. The focus of this meeting will be the following:

- **Renaming fees:** Rewording or renaming fees to identify services more clearly.
- **Eliminating fees:** Removing any outdated services or fees.
- **Adding new fees:** Capturing any new services or breaking out existing fee categories to identify all the services being provided and potential fees for services that could be provided.
- **Recategorization of fees:** Collapsing or expanding multiple fee ranges to better capture the services being provided.

It is important to note that this meeting occurs first to ensure that any major proposed structural changes are captured before collecting time estimate information or developing draft fee results. However, adjustments can be made.

#### TASK RESULT

Our team will develop a proposed fee structure.

### TASK 4: CONDUCT TIME DATA GATHERING WORKSHOPS

The project team will conduct workshops to gather time estimates for each service included in the study, interview key fire personnel, and analyze the various activities being performed. The flowchart shows an example of the steps involved in permit processing and the time associated with each step.



As the flowchart shows, the application/permit processing steps will be documented in detail. The project team will minimize staff impacts by incorporating assumptions from prior studies. Staff will be provided time to edit or comment on the time estimate information.

**TASK RESULT**  
We will create time estimate workbooks.

### TASK 5: DEVELOP FULLY BURDENED HOURLY RATES

Based on the County’s staffing and budget information, the project team will calculate fully burdened hourly rates, including direct and indirect costs. The following points highlight the cost components and factors included in fully burdened rates:

- **Direct costs:** This component accounts for the salary and benefits associated with each employee or position and is reflected in County staffing and salary reports.
- **Indirect costs—departmental:** This component accounts for administrative and management support provided to line-level staff, operational services, and supplies used to execute job duties. It is developed through staff interviews and budget analysis.
- **Indirect costs—countywide:** This component accounts for districtwide support, such as Finance and HR support provided by other departments or staff.

Once the cost components have been documented and developed, the project team will review MOUs and discuss them with staff to determine appropriate productive hour calculations. Focusing on available hours will ensure that fully burdened hourly rates account for leave accruals (holiday, vacation, and sick) and any meetings or training. The project team will utilize the results of this task and Task 4 to calculate the full cost of services.

**TASK RESULT**  
Calculated fully burdened hourly rates.

### TASK 6: PERFORM A TOTAL COST ANALYSIS

Matrix Consulting Group's costing model is built based on the County’s operations, budget details, and intended uses for the results. This method is a customized approach specific to each jurisdiction for cost analysis of user fee services. It is a "bottom-up" approach, the most defensible methodology for

calculating user fees. The methodology incorporates the time estimate information and fully burdened hourly rate information. The following graphic shows the cost calculation:



This costing method uses time and annual activity data to establish the cost of providing services on a unit and annual basis. Once the time spent on a fee activity is determined for each individual or position, the team uses its fee and rate software to apply the fully burdened hourly rates from the previous task.

The resulting costs are presented on a unit and annual level and compared to the existing fee schedule and revenue reports. The County will obtain detailed information regarding cost recovery surpluses and deficits on both a detailed (per unit) and global (annualized) level, as well as an understanding of cost components for each service.

#### TASK RESULT

Per unit and annual fee study results.

### TASK 7: CONDUCT A MARKET RATE SURVEY OF SIMILAR JURISDICTIONS

The project team will work with the County to identify comparable jurisdictions locally or other similarly sized counties elsewhere in Northern California. This comparative survey activity will be conducted utilizing the following:

- Developing fee scenarios for the County to be compared to other jurisdictions.
- Graphing the results of the fee analysis for easy visual comparison purposes.
- Collecting contextual information such as population size, budget, staffing, the last time a fee study was done, and the last fee schedule update.

As market surveys do not provide adequate or objective information about the relationship between a jurisdiction's costs and fees, these steps ensure we provide the County with the most information possible.

#### TASK RESULT

Comparative graphs included in the draft report.

## **TASK 8: REVIEW/REVISE FEE STUDY RESULTS**

Because the analysis of service fees is based on estimates and information provided by staff, all participants must be comfortable with our methodology and the data they have provided. During this phase, the project team would provide County staff with draft results workbooks outlining the full cost calculated through the analysis. These draft results workbooks will include the time assumptions and any material costs provided by the County for another round of review.

This step is critical in ensuring that all assumptions are reviewed and agreed upon by County staff before being incorporated into the draft report.

### **TASK RESULT**

Draft Results Workbooks

## **TASK 9: PREPARE A DRAFT FEE STUDY REPORT**

Upon conclusion of the fee study, we will prepare a detailed report summarizing the results of each of the previous work tasks described above. This report will include:

- A succinct executive summary discussing the study, methodology, and results.
- A narrative describing the services included in the study.
- A section on proposed modifications to the current fee schedule, including removal or addition of new fees for service.
- The analysis includes a section on each fee's per-unit and annual results, and where workload data is available.
- A comparative survey section outlines key fees and compares them to those of other local jurisdictions. The section also provides contextual information regarding budget, staffing, and the date the jurisdiction last conducted fee studies.

The draft report will be provided to County staff for review and comments.

### **TASK RESULT**

The draft report will be provided to County staff for comments.

## **TASK 10: FINALIZE FEE STUDY REPORT**

Any edits or revisions to the draft user fee study report will be incorporated into the finalized report. This finalized report will include all the draft fee study report elements and any additional cost recovery and policy considerations.

### **TASK RESULT**

We will develop a final fee study report.

## **TASK 11: MASTER FEE SCHEDULE**

Once the fee report has been finalized, the project team will develop a master fee schedule for the County. This document outlines all fees, including the current fee amount, the full cost, and the County's proposed fee. This type of attachment is critical for the Board of Supervisors' adoption. This attachment can also be used in the future to conduct annual updates.

### **TASK RESULT**

Master Fee Schedule.

## **TASK 11: PRESENTATION OF RESULTS**

The presentation of results to County officials and/or stakeholders is critical to the success of the overall engagement. Because the study's product is often controversial, this final step aims to present a succinct summary that provides decision-makers with key information.

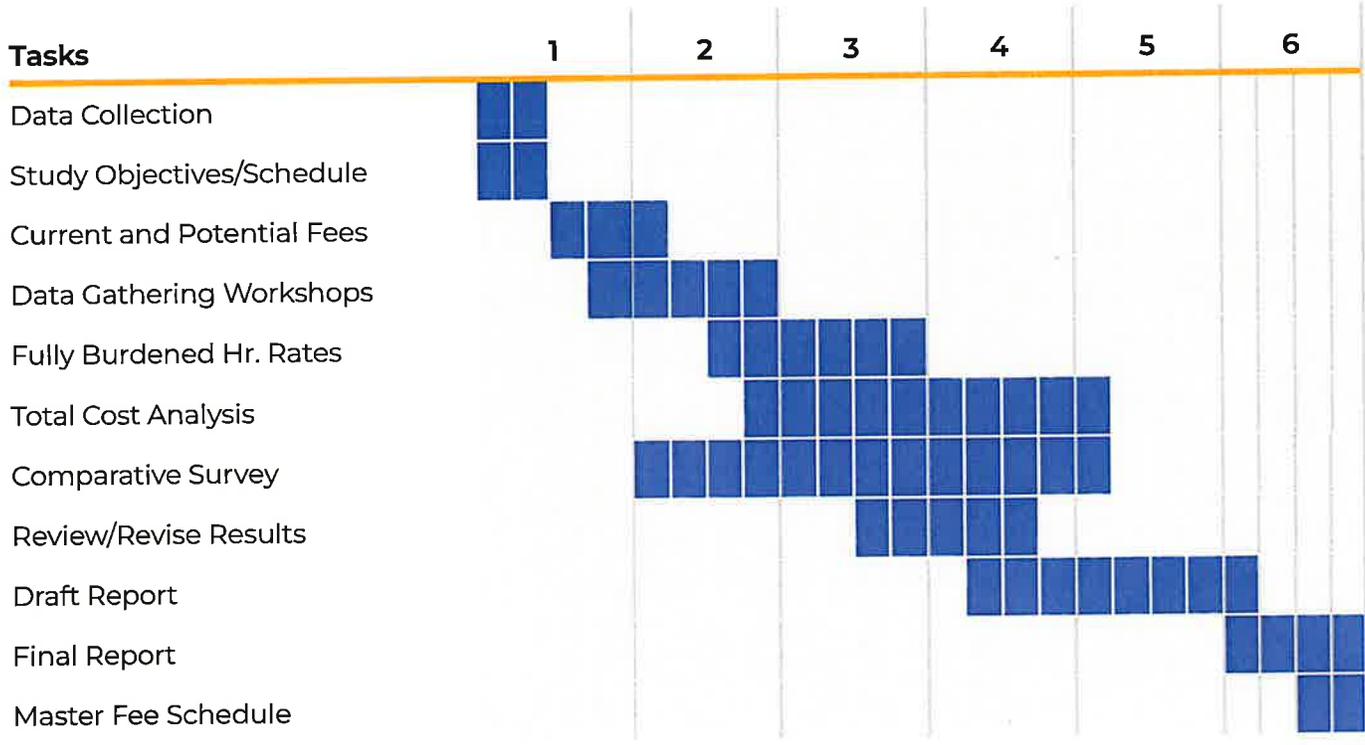
We will attend and present the study at a minimum of three (3) meetings, including those of the County Council, appropriate subcommittees, or outside stakeholders.

### **TASK RESULT**

We will attend County Council meetings and present the study to stakeholders.

## **TIMELINE**

Studies of this nature typically take approximately six (6) months to complete. The following chart provides a week-by-week outline of our proposed schedule.



All presentations will take place after the study is complete. All proposed timelines can be adjusted based on County staff priorities, preferences, and scheduling needs.

**FIRM CAPACITY**

Our firm is prepared to undertake this project given our current and anticipated workload. We maintain a balanced portfolio of projects and carefully manage staffing resources to ensure that each engagement receives the attention and expertise it requires. At present, our project commitments are well within capacity, and we have dedicated team members available to begin work immediately. Additionally, our firm’s structure allows us to scale resources, as needed, drawing on subject matter experts and support staff to meet project timelines without compromising quality. This approach ensures that Tehama County will receive focused, responsive service throughout the duration of the engagement.

**COUNTY STAFF INVOLVEMENT**

User Fee studies typically include four types of meetings with staff: (1) Fee Study Objectives, (2) Fee Structure Reviews, (3) Time Estimate workshops, and (4) Draft Results Review. The following points describe what each of these meetings entails:

- ❖ **Fee Study Objectives:** This meeting focuses on the overall goals and objectives of the study, including current issues, report and analysis formats, scheduling, etc.
- ❖ **Fee Structure Review:** These meetings will focus on each department’s fee schedule/structure. Discussions will include whether the current structure is appropriate given the services provided, whether services need to be clarified internally or externally for applicants, and whether outdated fees should be eliminated or new fees added.

- ❖ **Time Estimate Workshops:** These meetings will focus on reviewing existing time estimate assumptions and collecting new ones related to permit, application, or other fee-related services. During these meetings, we will discuss process steps associated with permits (i.e., intake, processing, routing, review, inspection, reporting, commission/board presentations, etc.), average times to perform these steps, and who is primarily responsible for performing these functions. We will also discuss any current or upcoming process changes related to code updates, technology changes, etc.
- ❖ **Draft Results Review:** These meetings will focus on reviewing the draft results calculated, including outlining per-unit impacts, confirming and finalizing time estimates, and discussing implementation options.

We work closely with our clients and their staff throughout each project, placing a strong emphasis on transparency and robust communication. Our standard practice is to meticulously review all information, focusing on verifying inputs before arriving at any final decisions. While we strive to minimize impacts on client staff, for example, by taking responsibility for data gathering and cleanup, we are committed to reviewing and verifying the accuracy of data outcomes. This commitment to precision establishes a foundation of data integrity and trust, ensuring that our joint efforts consistently yield effective results and outcomes that benefit our clients.

## **SUBCONTRACTORS**

Matrix Consulting Group will not be using any subcontractors for this project.

## **ACCEPTANCE OF COUNTY TERMS**

Matrix Consulting Group has reviewed the sample agreement and will agree to the terms contained in the agreement if selected.

August 29, 2025

Arminda Searcy, Administrative Analyst  
 Tehama County Administration  
 727 Oak Street, Suite 202  
 Red Bluff, CA 96080

Dear Ms. Searcy,

Matrix Consulting Group, Ltd. is pleased to have this opportunity to submit a proposal to become a Fee Study Consultant for Tehama County. Matrix Consulting Group's typical practice is to develop fixed-price, not-to-exceed pricing, billing monthly for work provided. Matrix will complete all tasks related to the Fee Study project for a fixed fee of **\$72,500**. The following table provides our proposed cost to conduct the study, listing the time allocations and hourly rate for each staff category:

<b>Task</b>	<b>Principal-in-Charge</b>	<b>Project Manager</b>	<b>Analysts (3)</b>	<b>Total Cost</b>
Data Collection	0	2	4	\$1,100
Study Objectives/Project Schedule	2	2	0	\$1,100
Current & Potential Fees	2	6	12	\$3,900
Data Workshops	4	8	10	\$4,700
Fully Burdened Hourly Rates	2	10	32	\$7,900
Total Cost Analysis	8	20	64	\$17,000
Comparative Survey	0	2	24	\$4,100
Review/Revise Results	6	10	20	\$7,300
Draft Fee Study Report	10	16	40	\$13,000
Prepare Final Report	6	8	20	\$6,800
Presentation	0	0	16	\$2,400
Excel-Models/Training	4	8	0	\$3,200
<b>Total Hours</b>	<b>44</b>	<b>92</b>	<b>242</b>	
Hourly Rate	\$300	\$250	\$150	
<b>Total Professional Fees</b>	<b>\$13,200</b>	<b>\$23,000</b>	<b>\$36,300</b>	

**Total Project Cost** **\$72,500**

This cost is all-inclusive and is a fixed fee for any costs that may occur. Our typical practice is to bill for hours worked monthly up to the contract amount. If any additional services are required, they will be billed at the hourly rates noted.

MATRIX CONSULTING GROUP  
 1875 S Grant Street, Suite 960  
 San Mateo, CA 94402  
 650-858-0507

## **ONGOING CLIENT SUPPORT**

We are committed to helping our clients develop accurate and defensible cost-of-service methodologies, ensuring they can effectively implement the results of these studies. Our project team will work with County staff to facilitate an understanding of the results and help incorporate them into the final materials.

Our client support continues after a final report has been issued. We understand that questions can arise well after project completion and are committed to working with our clients to answer any questions about methodologies and applications of results. This support is provided to our clients at no extra cost. As the firm's President, I am authorized to represent the firm contractually and execute any service agreement. I can be reached at the address and phone number below.



**ALAN D. PENNINGTON**

President, Matrix Consulting Group, Ltd

October 28, 2025

Arminda Searcy  
Administrative Analyst  
Tehama County  
727 Oak Street, Suite 202  
Red Bluff, CA 96080

Dear Ms. Searcy:

Matrix Consulting Group was recently awarded a contract to become a Fee Study Consultant for Tehama County. During initial discussions, County staff expressed the desire to understand the steps and costs associated with developing a Countywide Cost Allocation Plan and reviewing Franchise Fees. The Cost Allocation Plan will help the County identify indirect administrative costs and ensure that indirect costs are accurately reflected in service-related fees. The Franchise Fee study would assess current processes and determine if, where, and how Franchise Fees could be implemented to increase county cost recoveries.

The following sections provide an outline of the services to be performed, a work schedule, and a fixed-price quote.

## **COST ALLOCATION PLAN**

The following subsections outline our approach to developing a Countywide Cost Allocation Plan, including a project timeline and price.

### **SCOPE OF WORK: COST ALLOCATION PLAN**

The County wants to develop a Cost Allocation Plan to facilitate administrative cost recovery through service fees and other non-general fund sources. The following points highlight the tasks and services to be provided:

- ❖ **Data Collection:** Matrix Consulting Group will provide the County with a list of required data prior to any meetings to prepare for project discussions. Typical data includes budgeted/audited expenditures, personnel lists, and prior studies, helping the team understand financial practices.
- ❖ **Study Objectives and Project Schedule:** After reviewing the collected data, the team will meet with County staff to ensure mutual understanding of study goals and objectives.
- ❖ **Interview Staff and Gather Allocation Metrics:** The team will review the County's financial structure to identify departments that provide support services and meet with relevant staff. The allocation bases will be discussed and documented to ensure they reflect current services.

- ❖ **Review of Draft Cost Allocation Metrics:** Draft allocation workbooks will be created based on collected data and reviewed with central service departments. This step verifies the accuracy and relevance of the metrics, ensuring a strong alignment with the allocation nexus.
- ❖ **Structure and Prepare Draft Cost Allocation Plan:** Once cost and metric assumptions have been finalized, the draft plan will be developed to align with OMB guidelines and general accounting principles. The team will ensure expenses are vetted, and results will be shared in Excel for staff review before drafting the final report.
- ❖ **Finalize the Cost Allocation Plan:** The final report will be completed after the draft is reviewed and approved by the County. Deliverables include a detailed report and Excel schedules for easy integration into County budgeting processes.

The results of this study will provide County staff with a documented plan to support indirect cost recovery.

**SCHEDULE: COST ALLOCATION PLAN**

Studies of this nature typically take approximately three (3) months to complete. The following table shows the associated tasks by month:

<b>Month</b>	<b>Activity</b>
<b>Month 1</b>	Data Collection
	Study Objectives
	Staff Interviews
<b>Month 2</b>	Continue Staff Interviews
	Review Draft Metrics
	Structure Model
<b>Month 3</b>	Draft Cost Plan
	Final Cost Plan

The cost allocation plan can be developed in conjunction with the County’s fee assessment, as this would allow for integration into the fee study results. All timelines can be created and adjusted in accordance with County staff schedules, availability, and goals.

**PRICE: COST ALLOCATION PLAN**

Matrix Consulting Group is committed to developing a Cost Allocation Plan at the level of detail noted above for a fixed price of **\$10,000**.

**FRANCHISE FEE ASSESSMENT**

The following subsections outline our approach to assessing the County’s authority to charge franchise fees and calculate the full cost of those fees, including a project timeline and price.

**SCOPE OF WORK: FRANCHISE FEE ASSESSMENT**

The County wants to assess its ability to charge franchise fees and, where appropriate, calculate them to help recover associated costs. The following points highlight the tasks and services to be provided:

- ❖ **Legal Policy Framework Review:** The project team will begin by reviewing applicable state statutes and municipal codes to confirm the County’s authority to assess franchise fees. This step will establish the legal foundation for the study and identify any limitations, exemptions, or procedural requirements that may affect the implementation of the fee.
- ❖ **Inventory and Review of Existing Franchise Agreements:** The project team will document and evaluate all current franchise and right-of-way agreements for electric, gas, telecommunications, cable, and solid waste utilities.
- ❖ **Benchmarking Comparison:** A comparative review of franchise fee practices among similar jurisdictions will be conducted. This survey will identify common fee structures, current rates, and provide context for potential adjustments.
- ❖ **Development of Fee Methodology:** Based on the findings of the legal review and comparative survey, the project team will develop appropriate calculation methods (e.g., revenue-based, cost-based, value-based). Information regarding gross utility revenues, right-of-way mileage, or administrative costs will be documented and used to determine appropriate fees.
- ❖ **Legal and Policy Validation:** Once preliminary fee calculations are complete, the project team will review the proposed franchise fees and structures to ensure compliance with legal standards and confirm that fees are proportionate. Draft findings will be shared with County staff for review.
- ❖ **Final Report:** Following reviews, we will prepare a comprehensive report summarizing the legal authority, existing agreements, benchmarking results, methodology, and recommended fee structure.

The results of this analysis will outline the County’s options for implementing Franchise Fees, document the legal basis for the fee, describe the calculation, and project its revenue impacts.

**SCHEDULE: FRANCHISE FEE ASSESSMENT**

Studies of this nature typically take approximately five (5) months to complete. The following table shows the associated tasks by month:

<b>Month</b>	<b>Activity</b>
<b>Month 1</b>	Legal and Policy Framework
<b>Month 2</b>	Inventory and Review of Existing Agreements Comparative Survey
<b>Month 3</b>	Development of Fee Methodology Legal and Policy Validation
<b>Month 4</b>	Continue Legal and Policy Validation Prepare Franchise Fee Report
<b>Month 5</b>	Finalize Franchise Fee Report

All timelines can be created and adjusted in accordance with staff schedules, availability, and goals. We recommend that, due to the nature of this type of study, the County focus on the Cost Allocation and the Fee study first, and upon completion of those assessments, begin the franchise fee analysis.

### **PRICE: FRANCHISE FEE ASSESSMENT**

Matrix Consulting Group is committed to conducting a Franchise Fee Assessment at the level of detail noted above for a fixed price of **\$35,000**.

### **SUMMARY**

We propose developing a Cost Allocation Plan within three months, concurrent with the fee study. We propose conducting a Franchise Fee Assessment within a five-month timeframe, after the completion of the cost allocation and fee studies.

The total fixed price for these studies would be **\$45,000**. Our typical practice is to bill for hours worked monthly, with our contracts set up at a fixed price.

\* \* \*

We appreciate the opportunity to provide additional services to Tehama County. Should you have any questions regarding this quote, please contact me at [cramos@matrixcg.net](mailto:cramos@matrixcg.net) or by phone at 650-858-0507. Thank you.

*Courtney Ramos*

#### **COURTNEY RAMOS**

Senior Vice President

Matrix Consulting Group

**E-Contract Review**  
**Approval as to Form**

Department Name: Administration

Vendor Name: Matrix Consulting Group

Contract Description: For the purpose of providing fee study consulting services

APPROVED AS TO FORM:



Date: 01/02/2026

Office of the Tehama County Counsel  
Margaret Long, County Counsel

**BUDGET APPROPRIATION INCREASE REQUEST**

Auditor Number B-30

DEPARTMENT NAME 1105 - Professional County Services

Date: January 5, 2026

I am requesting an increase or decrease to my budget appropriations as listed below:

**Check one**  "Previous Year Revenue"  "New Revenue"  
 Funding Source ASSIGNED STRATEGIC PRIORITY (101-301370)

**\*\*\*Note** General Fund and Public Safety **"MUST"** use Contingency when increasing budget

Increase Revenue Budget				Increase Expenditure Budget			
FUND DEPT NO	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT	FUND DEPT NO	ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
101	301900	Fund Balance	\$ 117,500.00	1109	59000	Contingency	\$ 117,500.00
1109	59000	Contingency	\$ 117,500.00	1105	53230	Professional Services	\$ 117,500.00
Total Journal			\$ 235,000.00	Total Journal			\$ 235,000.00

INCREASE / (DECREASE) APPROVED

*[Signature]* 1/5/26  
 SIGNATURE OF REQUESTING OFFICIAL DATE

*SANDRA PALMER* 1/6/2025  
 AUDITOR DATE

\_\_\_\_\_  
 BOARD OF SUPERVISORS DATE



# Tehama County

## Agenda Request Form

File #: 26-0028

Agenda Date: 1/13/2026

Agenda #: 19.

### ADMINISTRATION - Chief Administrator Gabriel Hydrick

#### Requested Action(s)

a) AGREEMENT- Request authorization for the Chief Administrator to sign the CARE Court Funds Agreement with The State Bar of California for the purpose of providing funding to the County for public defender services in the amount of \$50,000, effective 7/1/25 through 1/1/27

#### Financial Impact:

The Fiscal impact is anticipated to be minimal, if any, to the County. Staff time will be obligated to review reporting from Public Defender(s) and some general oversight. Recovery of Administrative costs is permissible.

#### Background Information:

In 2022, Senate Bill 1338 was enacted, creating the Community Assistance, Recovery, and Empowerment (CARE) Court Program (Welfare and Institutions Code sections 5970-5987), as amended in 2023 by Senate Bill No. 35. In 2025, Assembly Bill No. 102 was enacted, allocating \$15,750,000 ("CARE Court Fund") to be distributed by the Judicial Council of California through the State Bar via grant awards to qualified legal services projects and unawarded funds, if any, to public defenders to provide legal counsel pursuant to subdivision (c) of Section 5976 of the Welfare and Institutions Code for representation in CARE Act proceedings, matters related to CARE agreements, and CARE plans by December 1, 2025 ("CARE Court Legal Services"). The CARE Court Fund was to be distributed by the State Bar to qualified legal services projects who were found to be eligible through a competitive grant process. After which, the Legal Services Trust Fund Commission shall provide any funds not awarded to qualified legal services projects for representation in CARE Act proceedings, matters related to CARE agreements, and CARE plans in each county to that county's public defender office to provide those services.

The State Bar of California, a Legal Services Trust Fund Program has been established in the State of California. The Office of Access & Inclusion administers the Program. The Program includes an Equal Access Fund that is funded pursuant to the annual California Budget Act and the Uniform Civil Fees and Standard Fee Schedule Act of 2005.

The Funding Amount and all payments thereof shall be made from funds received by the State Bar pursuant to AB 102 and SB 1338 and are contingent upon the availability and sufficiency of such funds, as determined by the State Bar in its sole discretion. Consequently, the Recipient shall not be guaranteed any specific dollar amount in funds, or any funds at all, if funds received pursuant to State Funding are insufficient or unavailable to the State Bar.

This Funds Agreement with the State Bar of California is made as of July 1, 2025, between The State Bar of California, a California public corporation and Tehama County administrative Office funding public defender services on behalf of Tehama County. The agreement provides \$50,000 for the

funding amount to the County from July 1, 2025, to January 1, 2027. The Funding Amount will be made in one installment to be paid as soon as reasonably practicable upon execution of this Agreement. This Agreement shall terminate automatically if State Funding becomes unavailable. Since Tehama County does not have a Public Defender office, a Public Defender(s) will be designated to provide services for representation in CARE Act proceedings, matters related to CARE agreements, and CARE plans; Administration staff is coordinating with the Superior Court for Public Defender services under the CARE Court program.

**FUNDS AGREEMENT****THE STATE BAR OF CALIFORNIA****OFFICE OF ACCESS & INCLUSION – CARE COURT FUNDS  
2025 - 2028**

This Funds Agreement (“Agreement”) is made as of July 1, 2025, (“Effective Date”) between The State Bar of California, a California public corporation, with a principal place of business at 180 Howard Street, San Francisco, CA 94105 (“State Bar”), and Tehama County Administrative Office, a county public defender office or equivalent entity funding public defender services on behalf of a county, with a principal place of business at 727 Oak Street Red Bluff, CA 96080 (“Recipient”). This Agreement sets forth the terms and conditions for receiving the Funds. State Bar and Recipient are sometimes hereinafter referred to individually as a “Party,” and together as the “Parties.”

**RECITALS**

- A. Pursuant to California Business and Professions Code Section 6210-6228 (“Act”), and Title 3, Division 5, Chapter 2 of the Rules of the State Bar of California (“Rules”), a Legal Services Trust Fund Program (“Program”) has been established in the State of California. The Office of Access & Inclusion administers the Program. The Program includes an Equal Access Fund (“Fund”) that is funded pursuant to the annual California Budget Act and the Uniform Civil Fees and Standard Fee Schedule Act of 2005 (“Fee Schedule Act”).
- B. In 2022, Senate Bill 1338 (“S.B. 1338”) was enacted, creating the Community Assistance, Recovery, and Empowerment (CARE) Court Program (Welfare and Institutions Code sections 5970-5987), as amended in 2023 by Senate Bill No. 35 (“S.B. 35”). In 2025, Assembly Bill No. 102 (“A.B. 102”) was enacted, allocating \$15,750,000 (“CARE Court Fund”) to be distributed by the Judicial Council of California through the State Bar via grant awards to qualified legal services projects and unawarded funds, if any, to public defenders to provide legal counsel pursuant to subdivision (c) of Section 5976 of the Welfare and Institutions Code for representation in CARE Act proceedings, matters related to CARE agreements, and CARE plans by December 1, 2025 (“CARE Court Legal Services”). The CARE Court Fund was to be distributed by the State Bar to qualified legal services projects who were found to be eligible through a competitive grant process. After which, the Legal Services Trust Fund Commission shall provide any funds not awarded to qualified legal services projects for representation in CARE Act proceedings, matters related to CARE agreements, and CARE plans in each county to that county’s public defender office to provide those services.
- C. Recipient is a county public defender office that will provide—or, where a county has no public defender office, a county office designating a county public defender equivalent entity that will provide (e.g., contract) for—representation in CARE Act proceedings, matters related to CARE agreements, and CARE plans.
- D. NOW, THEREFORE, in consideration of covenants and agreements herein, and for good

and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound hereby, agree as follows:

### **AGREEMENTS**

1. Pursuant to A.B. 102, S.B. 104, S.B. 1338, S.B. 35 the Act, Rules, and Fund, and in reliance upon the promises and representations made by Recipient, the State Bar provides to Recipient \$50,000.00 (“Funding Amount”).
2. Pursuant to A.B. 102, the State Bar is providing to Recipient an agreement for a three-year period (“Services Period”). The Services Period will commence July 1, 2025, and end June 30, 2028. The annual California Budget Act and the Fee Schedule Act, however, provide for annual—rather than a three-year—funding during the Services Period. A.B. 102 provides the funding for year one and subsequent budget acts would provide the funding for years two and/or three. As such, funding is not guaranteed for years two and three unless/until a statute has authorized it. The first annual funding period will commence July 1, 2025 (“Start Date”), and end January 1, 2027 (“End Date,” with the period from the Start Date to the End Date known as the “Annual Funding Period”). This Agreement’s Funding Amount, therefore, shall be available for encumbrance or expenditure only until January 1, 2027. If Recipient is a public defender office or equivalent entity, it must be available to be appointed to represent respondents in CARE Act proceedings in Tehama County during the three-year Services Period provided the availability of funds for the relevant annual funding period. If Recipient is a county office contracting or otherwise providing for public defender services for CARE Court, it must ensure that the office(s) it selects are available to be so appointed.
3. The Act, S.B. 917, A.B. 102, S.B. 1338, S.B. 35, Fee Schedule Act, Rules, are incorporated into this Agreement as if set forth in their entirety in this Agreement. Recipient agrees to comply with the Act, S.B. 917, A.B. 102, S.B. 1338, S.B. 35, Fee Schedule Act, Rules, including reporting to the State Bar all expenditures, outcomes, and other data necessary pursuant to Welfare and Institutions Code sections 5984, 5985, and 5986. Recipient agrees to comply with all lawful statutes, rules, regulations, guidelines, policies, instructions, and similar directives pertaining to the Program and the Fund (collectively, “Directives”) including without limitation, any Directive adopted after the Effective Date. Recipient further agrees to comply with all applicable state and federal civil rights and anti-discrimination laws, including but not limited to the Fair Employment and Housing Act, the Civil Rights Act of 1964, and the Americans with Disabilities Act of 1990.
4. Recipient represents and warrants that its Chief Public Defender or similarly empowered staff have read and understand this Agreement, the Act, S.B. 917, A.B. 102, S.B. 1338, S.B. 35, and Rules. Recipient has familiarized appropriate staff with the requirements of this Agreement, the Act, S.B. 917, A.B. 102, S.B. 1338, S.B. 35, and the Rules.
5. Pursuant to Welfare and Institutions Code section 5981.5(b), the State Bar will retain control over the distribution of the Funding Amount to Recipient. It will pay the Funding Amount in one installment to be paid as soon as reasonably practicable upon execution of this Agreement. However, under no circumstances will the State Bar bear any liability to Recipient or to other persons or entities for delays in payments.
6. Termination.

- a) Notwithstanding any other provision of this Agreement regarding the payment of the Funds, Recipient acknowledges that the Funding Amount for year one of this Agreement and all payments thereof shall be made from funds received by the State Bar pursuant to A.B. 102 ("State Funding"), and are contingent upon the availability and sufficiency of such funds, as determined by the State Bar in its sole discretion. The funding and distribution of funds for years two and three of this Agreement are contingent on the enactment of future appropriation statutes. Consequently, Recipient shall not be guaranteed any specific dollar amount in funds, or any funds at all, if funds received pursuant to State Funding are insufficient or unavailable to the State Bar. This Agreement shall terminate automatically if State Funding becomes unavailable. The State Bar will not assume any liability whatsoever to Recipient for any failure to pay the Funding Amount or any part thereof that results because funds are insufficient or unavailable. Under no circumstances shall the State Bar be liable for any damages, losses, costs, or liabilities, including but not limited to lost profits, consequential damages, or claims for breach of contract to Recipient or to other persons or entities for decreases in funding (e.g., due to future changes in the county allocation formula) or the unavailability of funding for any reason.
- b) The State Bar may terminate for cause, without prejudice to State Bar's right to recover any Funding Amount previously paid, if Recipient fails to comply with the provisions of this Agreement. The termination shall be effective five (5) business days after the State Bar sends written notice of termination to Recipient pursuant to Section 22.
- c) This Agreement will terminate automatically in the event of the bankruptcy or insolvency of either Party.
7. This Agreement does not impose on the State Bar any obligation to provide Recipient funds in excess of the Funding Amount or beyond the end of the Annual Funding Period.
8. Recipient shall spend the Funding Amount for the purposes and in the manner set forth in A.B. 102 and S.B. 1338.
9. Recipient will notify the State Bar within five (5) business days after any change in any material fact affecting Recipient's eligibility to receive funds.
10. Recipient will not make any misrepresentations or misstatements of fact in any communications or report to the State Bar. In the event Recipient later discovers that any statement made to the State Bar is no longer true, Recipient will notify the State Bar within five (5) business days after discovering that the statement is no longer true.
11. Recipient will notify the State Bar within five (5) business days of Recipient's awareness of any of the following events: (1) a decision to change Recipient's name, merge or consolidate with another entity, cease operations, or cease the activities funded by the Funding Amount; (2) a decision to close or relocate any main or branch office; (3) significant management changes, including the departure of and/or hiring or appointment of the Chief Public Defender or equivalent position; (4) Recipient becomes insolvent or is in danger of becoming insolvent within three months; (5) a monetary judgment, settlement, sanction, penalty, or force majeure event that will substantially impact Recipient's delivery of legal services; (6) Recipient or any of Recipient's officials (e.g., officers and executive team members) or employees with control over finances or financial management responsibilities is investigated for or charged with

fraud, misappropriation, embezzlement, theft, or any similar offense, or are suspended, disciplined, or delicensed by a bar or other professional licensing organization; or (7) Recipient is investigated or audited by any provider of funds to Recipient.

12. The Act, S.B. 917, A.B. 102, S.B. 1338, S.B. 35, Fee Schedule Act, Rules, and Directives set forth requirements concerning the use of Program funds and payment for subcontracts to provide legal services (“Subcontracted Services”). Recipient acknowledges its obligation to inform all providers of Subcontracted Services of the requirements of the Program and to obtain from all Subcontracted Services providers a written agreement to comply with all requirements of this Agreement as if that provider is the Recipient. Recipients shall take reasonable steps to monitor the compliance of any providers of Subcontracted Services with the requirements of the Program and this Agreement. Recipients shall immediately report to the State Bar any noncompliance by any providers of Subcontracted Services with the requirements of the Program and/or this Agreement. Recipient assigns to the State Bar all rights that Recipient has or shall acquire to inspect the premises and records of providers of Subcontracted Services to ensure compliance with Program; provided, however, that disclosure of client-identifying information by a provider of Subcontracted Services shall be governed by the provisions of Section 15 below.
13. Recipient shall not represent or in any way suggest that it may obligate or pledge the credit of the State of California or of the State Bar.
14. Any notices to be given by either Party to the other must be in writing, and both emailed and delivered personally or by first-class, certified, registered, or overnight mail addressed to the Parties at the addresses stated below:

State Bar:           The State Bar of California  
                           180 Howard Street  
                           San Francisco, California 94105-1617

Attention:           Doan Nguyen, Program Director  
                           Office of Access & Inclusion  
                           doan.nguyen@calbar.ca.gov

Recipient:           Tehama County Administrative Office  
                           727 Oak Street  
                           Red Bluff, CA 96080  
                           GHYDRICK@TEHAMA.GOV

Attention:           Gabriel Hydrick  
                           Chief Administrator

Each Party may change the notice address appearing above by giving the other Party written notice in accordance with this Section. Such changes in address for purposes of

giving notice will be effective two (2) weeks after giving notice of the change in address.

15. This Agreement, together with the Act, S.B. 917, A.B. 102, S.B. 1338, S.B. 35, Fee Schedule Act, Rules, and Directives, contains and constitutes the entire agreement between the State Bar and Recipient regarding the State Bar's payment of Equal Access Fund monies to Recipient pursuant to S.B. 101 and supersedes all prior negotiations, representations, or agreements regarding the State Bar's payment of Equal Access Fund monies to Recipient pursuant to A.B. 102, either written or oral.
16. The Recipient shall neither assign nor transfer any rights or obligations under this Agreement without the prior written consent of the State Bar. This Agreement shall be binding upon agents and successors of both Parties.
17. No amendment, alteration or variation of the terms of this Agreement will be valid unless made in writing and signed by both of the Parties.
18. This Agreement was made and entered into by the Parties in the State of California and shall be construed according to the laws of the State of California. Any action or suit brought to interpret, construe, or enforce the provisions of this Agreement shall be commenced in the Superior Court of the State of California, in and for the County of San Francisco.
19. Each Party represents that it has full power and authority to enter into and perform this Agreement and the person signing this Agreement on behalf of each Party has been properly authorized and empowered to enter into this Agreement. Each Party further acknowledges that its Directors, Trustees, or similarly empowered persons have read this Agreement, understand it, and agree to be bound by it.
20. No term or provision herein shall be deemed waived and no breach excused unless such waiver or consent is in writing and signed by the Party claimed to have waived or consented. No consent or waiver by one Party to a breach of this Agreement by the other Party, whether expressed or implied, shall constitute consent to, waiver of, or excuse for any other, different, or subsequent breach. No amendment, consent, or waiver on behalf of the State Bar shall be binding upon the State Bar unless it is executed by the Executive Director of the State Bar or the Executive Director's designee.
21. Each provision of this Agreement shall be separately enforceable, and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.
22. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which, together will constitute but one and the same instrument. Delivery of an executed counterpart of this Agreement by facsimile, email or any other reliable means will be effective for all purposes as delivery of a manually executed original counterpart. Either Party may maintain a copy of this Agreement in electronic form. The Parties further agree that a copy produced from the delivered counterpart or electronic form by any reliable means (for example, photocopy, facsimile, or printed image) will in all respects be considered an original.

[Signatures Follow]

By executing this Agreement below, the Parties agree to its terms and conditions. This Agreement has been executed and delivered by the duly authorized representatives of State Bar and Recipient as of the date first written above.

**STATE BAR OF CALIFORNIA**

**RECIPIENT**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_

Aracely Montoya-Chico  
Name of State Bar Executive Officer

Gabriel Hydrick  
Print Name of Person Authorized to Sign for Recipient

Chief Financial Officer  
Title of State Bar Executive Officer

Chief Administrator  
Print Title of Person Authorized to Sign for Recipient

### Certificate Of Completion

Envelope Id: 3AC62B9F-0516-4E90-B261-B552EC8C8276	Status: Sent
Subject: 2025-2028 CARE Court Funding Agreement - Tehama County Administrative Office (Signature Required)	
Source Envelope:	
Document Pages: 6	Signatures: 0
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Trust Fund Program
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	180 Howard Street
	San Francisco, CA 94105
	trustfundprogram@calbar.ca.gov
	IP Address: 34.197.142.38

### Record Tracking

Status: Original	Holder: Trust Fund Program	Location: DocuSign
1/5/2026 9:54:24 AM	trustfundprogram@calbar.ca.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: State Bar of California	Location: Docusign

### Signer Events

Signature	Timestamp
Gabriel Hydrick	Sent: 1/5/2026 9:54:25 AM
ghydrick@tehama.gov	Viewed: 1/7/2026 10:22:29 AM
Security Level: Email, Account Authentication (None)	

**Electronic Record and Signature Disclosure:**  
 Accepted: 1/7/2026 10:22:29 AM  
 ID: c38b2d5e-fd1f-4c08-9546-d0de1df8eed3  
 Company Name: State Bar of California

Aracely Montoya-Chico  
 procurement@calbar.ca.gov  
 Security Level: Email, Account Authentication (None)

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
CC Recipient		
trustfundprogram@calbar.ca.gov		
Security Level: Email, Account Authentication (None)		
<b>Electronic Record and Signature Disclosure:</b>		
Not Offered via Docusign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	1/5/2026 9:54:25 AM
<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
<b>Electronic Record and Signature Disclosure</b>		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, State Bar of California (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosures in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we may provide electronically to you through the DocuSign system any required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made

available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact State Bar of California:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

#### **To advise State Bar of California of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [sunly.yap@calbar.ca.gov](mailto:sunly.yap@calbar.ca.gov) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To withdraw your consent with State Bar of California**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [sunly.yap@calbar.ca.gov](mailto:sunly.yap@calbar.ca.gov) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

#### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify State Bar of California as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by State Bar of California during the course of your relationship with State Bar of California.



## CARE COURT: RUMORS, FACTS AND WHAT COUNTIES NEED TO KNOW



## COMMUNITY ASSISTANCE, RECOVERY, AND EMPOWERMENT (CARE) COURT PROGRAM – SB 1338 (UMBERG)

- Today's presentation will provide a general overview of CARE Court and how we got here.
- There are big differences between the public/media narrative around CARE Court and the actual provisions of SB 1338.
- This will make it difficult for CARE Court to meet public expectations, potentially increasing pressure on counties.
- The actual provisions were the result of competing policies and political pressures, resulting in some compromises.



## NARRATIVES AROUND CARE COURT

- **Basic sponsor narrative:** Adequate services and funding are available, just mismanaged by counties and not accessed by persons who most need them. Patients need a “push” into services, and counties need courts to act as overseers/case managers.
  - Legislation provides no actual new services or funding, just a different pathway of administration.
  - Does this “push” mean involuntary treatment? This was a central question throughout the legislative process.
- **Counter-narrative:** Pro-patients’ rights, against forced treatment.

## THE FINAL BILL

- **Final legislation tries to balance these tensions, without perfect success.**
  - Court may order services, with no serious consequence for patient's non-compliance.
  - No consequence for refusal to take medications as ordered.
- **This leads to conflicting public statements/narratives, indicating both that CARE Court is compulsory and that it's voluntary.**
- **This tension also plays out in other areas, family member participation in proceedings, supporter role, etc.**





## OPEN ISSUES

- **No new funding for services. State appears to recognize need to fund counties' process-related costs (investigations, court hearings, county counsel, public defender, etc.)**
- **Legal services nonprofits may represent CARE respondents – likely common only in urban areas.**
  - Counties with limited legal services nonprofits should prepare for the workload impacting the public defender's office.

## OPEN ISSUES

- **Difficult to accurately estimate caseload – both the number of petitions filed and the percentage that become full-fledged CARE cases are hard to accurately predict.**
  - State estimate of 7,000-12,000 cases is likely low.
  - Further, counties will incur burdens responding to petitions that are dismissed, and never become full-fledged cases.
- **The requirement that petitions be accompanied by an affidavit of a licensed professional person (absent multiple 5250's) will likely constrain filings.**

# THE CARE COURT PETITION PROCESS

- **The CARE Court petition process is complicated and includes legal standards that may be difficult to apply.**
  - Extensive list of potential petitioners.
  - Two separate reviews by the judge, and two court hearings before determination that respondent meets CARE criteria.
  - Courts will need to determine how to apply the statutory standards "prima facie showing that the respondent...may be" CARE eligible, and "county's report...support[s] the petition's prima facie showing."
  - Several clean up items will hopefully be addressed through 2023 legislation or Judicial Council rulemaking, including information sharing, hearsay issues, and notice.
- **This highly elaborate procedure extends through the evaluation/CARE plan development process, and throughout the case.**

## CARE PLAN CONTENTS

### Elements of a CARE Plan can include:

- Behavioral health services, as defined.
- Medically necessary stabilization medications, to the extent not described in the definition of behavioral health services
- Housing resources, as defined.
- Social services funded through Supplemental Security Income/State Supplementary Payment (SSI/SSP), Cash Assistance Program for Immigrants (CAPI), CalWORKs, California Food Assistance Program, In-Home Supportive Services program, and CalFresh.
- Services provided pursuant to Part 5 (commencing with WIC Section 17000) of Division 9.
- Prioritizes CARE participants for bridge housing provided by the Behavioral Health Bridge Housing program.

### CARE plan contents (and prioritization) limited to available funding and eligibility.

- Important to educate courts (and public defenders) regarding program rules and limits.

### CARE plan can drag in other local agency service providers

- Cities with state-funding housing programs

## SANCTION PROCESS

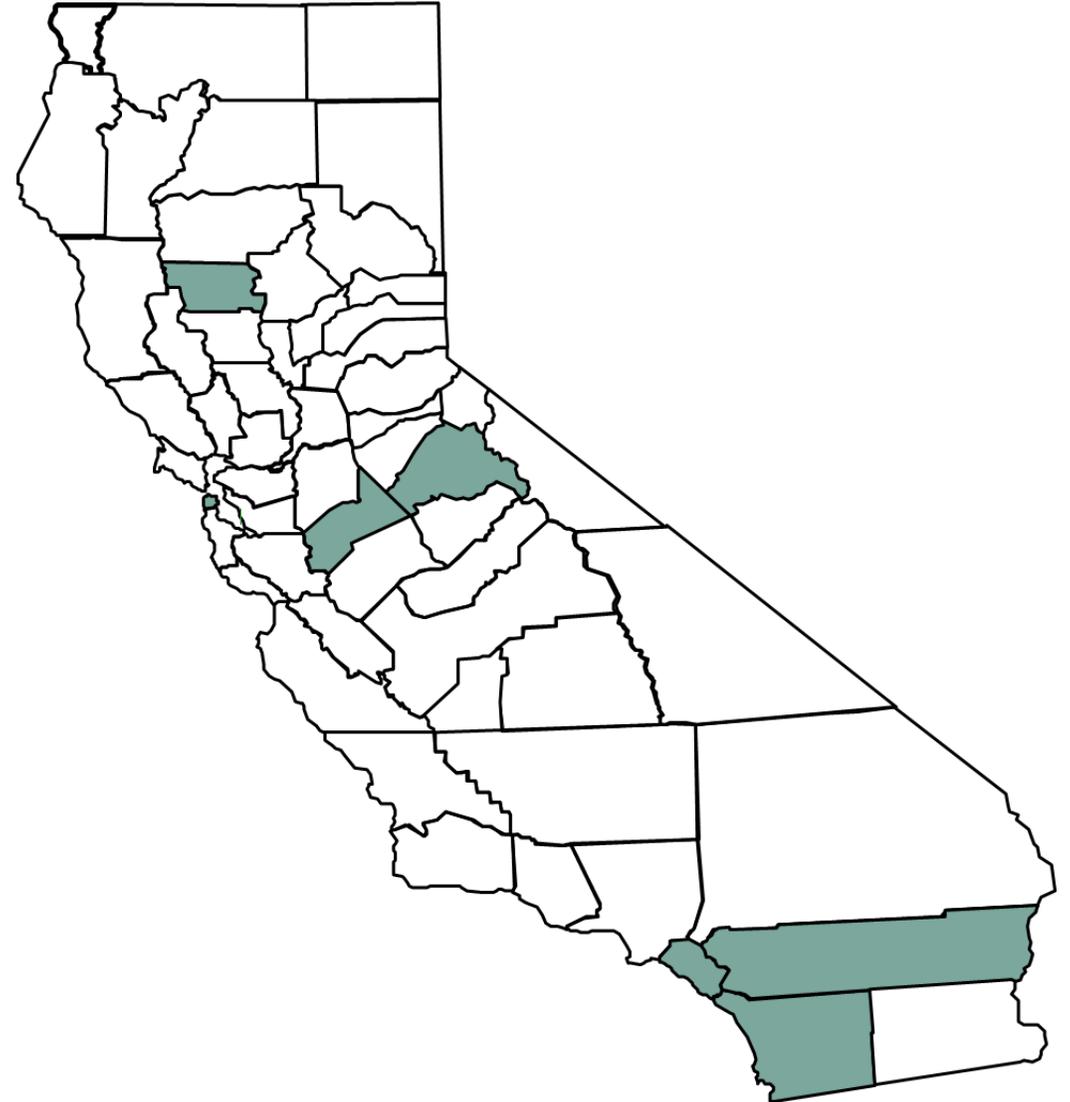
- Sanctions process: Politically unavoidable
- Counties proposed multiple alternative structures.
- Final legislation is intended to move the sanctions determination to a judicial officer not directly involved in the case - and to have the sanctions determination based on the "big picture" totality of the county's conduct across the CARE program.
- Sanctions funds ultimately return to the county with strings. (Some cleanup needed to the legislation.)

## **IMMUNITY PROVISIONS**

"A county, or an employee or agent of a county, shall not be held civilly or criminally liable for any action by a respondent in the CARE process, except when the act or omission of a county, or the employee or agent of a county, constitutes gross negligence, recklessness, or willful misconduct."

## GENERAL OBSERVATIONS

- **CARE Court will work best in counties where there is high trust amongst the care providers/agencies but will be difficult to implement without that.**
  - This was one of the self-selection criteria urged for Cohort 1 counties.
- **Other counties should begin inter-agency discussions to build this trust and plan for implementation without delay.**



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## GENERAL OBSERVATIONS CONTINUED

- **Because CARE Act simply layers new processes upon existing services, it will often be preferable to proactively divert potential CARE respondents into existing service pathways.**
- **Those willing and able to cooperate will likely move into voluntary services. (The CARE Act specifically encourages this.)**
- **Those who are unlikely to cooperate will likely be unsuccessful in CARE Court and may need higher levels of treatment.**
- **Supporter role is not entirely clear, but not the responsibility of the county.**



# ON THE HORIZON

## ■ **Phase-in implementation**

- Cohort 1 – October 1, 2023 – 7 counties
- Cohort 2 – December 1, 2024 – remaining counties
- DHCS will issue guidelines allowing counties to apply for additional time to implement the CARE Act. Implementation shall occur no later than December 1, 2025.

## ■ **Local Planning**

- Cohort 2 – should begin meeting internally regarding planning and utilize allocated planning funding.
- DHCS will have technical assistance available to county behavioral health agencies and counsel.

## ■ **Clean-up Legislation**

## ■ **Long-term Funding**

# CARE COURT FUNDING AND BUDGET UPDATE



# BUDGET

# CARE COURT START-UP FUNDING FOR COUNTIES

- **\$57 million total in one-time funding for CARE Act planning activities**
- **\$26 million allocated to 7 first-cohort counties:**
  - Orange, Riverside, San Diego: \$5.7M each
  - San Francisco, Stanislaus: \$3.4M each
  - Glenn, Tuolumne: \$1.1M each
- **\$31 million allocated to all 58 counties for planning purposes via allocation formula:**
  - 50% based on each county's proportional share of the statewide population
  - 50% based on each county's proportional share of the estimated statewide homeless population
  - Minimum of \$250,000 per county



Appropriated to the Department of Health Care Services (DHCS) in AB 179 (Budget Bill Jr.)



Allocated to counties by DHCS in consultation with CSAC, UCC, and RCRC.



Counties received allocations in November 2022.



DHCS issued guidance on general uses of startup funding via BHIN 22-059 – allowable uses are broad and closely follow provisional language included in AB 179.

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## **GENERAL USES OF CARE ACT STARTUP FUNDING**

### **DHCS GUIDANCE VIA BEHAVIORAL HEALTH INFORMATION NOTICE (BHIN) 22-059**

#### **Policy:**

“Of the \$57 million, \$31 million is available for each county and the City and County of San Francisco to support planning and preparation activities, including, but not limited to, hiring, training, and development of policies and procedures, and to support information technology infrastructure costs, including, but not limited to, changes needed to electronic medical record systems, changes to collect needed reporting data, and case tracking and new billing processes to bill commercial plans, and excluding capital expenses.

Of the \$57 million, \$26 million is available to support Cohort I county planning and preparation to implement the CARE Act.”

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## **ONGOING FUNDING COMMITMENT**

### **SB 1338 (UMBERG/EGGMAN)**

- SB 1338 includes a statutory commitment (WIC section 5970.5(d)) that the CARE Act will become operative only upon the Department of Health Care Services (DHCS) consultation with county stakeholders and the development of a CARE Act allocation to provide state financial assistance to counties to implement the CARE Act process.
- DHCS recently reached out on behalf of the Administration to CSAC and county partners to initiate the process of discussing the ongoing costs to counties of the CARE Act.

# QUESTIONS?

## Contact Information:

Sarah Dukett, Policy Advocate, RCRC – [sdukett@rcrcnet.org](mailto:sdukett@rcrcnet.org) – (916) 447-4806

Arthur Wylene, General Counsel, RCRC – [awylene@rcrcnet.org](mailto:awylene@rcrcnet.org) – (916) 447-4806

Eric Will, Policy Analyst, RCRC – [ewill@rcrcnet.org](mailto:ewill@rcrcnet.org) – (916) 447-4806

Jolie Onodera, Senior Legislative Representative, CSAC – [jonodera@counties.org](mailto:jonodera@counties.org) – (916) 650-8105

Josh Gauger, Legislative Representative, UCC – [jdg@hbeadvocacy.com](mailto:jdg@hbeadvocacy.com) – (916) 426-4700

**E-Contract Review**  
**Approval as to Form**

Department Name: Administration

Vendor Name: State Bar of California

Contract Description: For the purpose of providing CARE Court funding

APPROVED AS TO FORM:



Date: 01/07/2026

Office of the Tehama County Counsel  
Margaret Long, County Counsel



# Tehama County

## Agenda Request Form

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**File #:** 25-2189

**Agenda Date:** 1/13/2026

**Agenda #:** 20.

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### CLOSED SESSION

#### **Requested Action(s)**

a) EMPLOYEE NEGOTIATIONS - CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Agency Negotiators: Che Johnson & Coral Ferrin

Employee Organization: Tehama County Management Employees Association

#### **Financial Impact:**

None.

#### **Background Information:**

None.



# Tehama County

## Agenda Request Form

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**File #:** 25-2241

**Agenda Date:** 1/13/2026

**Agenda #:** 21.

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### CLOSED SESSION

#### **Requested Action(s)**

a) PERSONNEL / PUBLIC APPOINTMENT OR EMPLOYMENT (Government Code Section 54957)  
Title: Public Guardian / Public Administrator

#### **Financial Impact:**

[Click here to enter Financial Impact.](#)

#### **Background Information:**

[Click here to enter Background Info.](#)



# Tehama County

## Agenda Request Form

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**File #:** 25-2242

**Agenda Date:** 1/13/2026

**Agenda #:** 22.

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### CLOSED SESSION

#### **Requested Action(s)**

a) CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Government Code Section 54956.9). Name of the Case: OmegaWaste v County of Tehama 19CI000131; People v. Bucky Lee 19CR-002563, 19CR-002564; People v. OConnor 20CI000041; People v. Bucky Lee 23CI000349; In Re Bucky Lee, Inc. 25-22736 and In Re Bucky Lee, Inc 25-10332-CN (Discussion and possible action relative to existing litigation.)

#### **Financial Impact:**

[Click here to enter Financial Impact.](#)

#### **Background Information:**

[Click here to enter Background Info.](#)