



Planning Commission
Meeting Date: April 20, 2017
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Regular Item

CONSIDER RECOMMENDING THE APPROVAL OF REZONE #17-01 (TEHAMA COUNTY GENERAL PLAN IMPLEMENTATION PHASE 3-COPPER RANCH RD.) TO THE BOARD OF SUPERVISORS FOR ADOPTION

Requested Action(s)

RECOMMENDATION:

Staff respectfully recommends that the Planning Commission take one of the following actions:

- A. **PUBLIC HEARING - Conduct Public Hearing to consider recommending to the Board of Supervisors approval of Rezone #17-01;**
- B. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to CEQA as contained in Attachment "B" of the Staff Report;
- C. Request to recommend the Board of Supervisors adopt the Mitigated Negative Declaration (Attachment F) as meeting the requirements of CEQA and its Guidelines for Rezone #17-01;
- D. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to the Project as contained in Attachment "B" of the Staff Report;
- E. Request to recommend the Board of Supervisors adopt the Ordinance contained in Attachment "E" of the Staff Report and approve Rezone #17-01 with the Zoning Ordinance Map (Exhibit 1) that will add to the Tehama County Zoning Map, which will further implement the 2009-2029 Tehama County General Plan.

OR

- F. Continue as directed by the Planning Commission.

Financial Impact:

None

Background Information:

In 2009 Tehama County completed its 2009-2029 General Plan Update. Pursuant to the provisions of state law, the zoning code must be amended as necessary within a reasonable time after adoption or amendment of a General Plan. This is to ensure consistency of the zoning code with the direction and intent of the General Plan. Therefore, staff rezoned most of the agriculturally related properties in 2012 resulting in the adoption of General Plan Implementation Phase 1 (Rezone #11-03). Following the adoption of Rezone #11-03 (General Plan Implementation Phase 1), staff began the development of a second phase of rezoning to address other General Plan policies including those affecting residential, industrial, and commercially zoned properties, as well as timber resource lands, and other areas. The preparation for the next series of revisions was expected to commence near the end of 2012, contingent upon adequate staffing and budget resources. Despite various staff turnover, the Planning Department has completed Rezone #15-07 which removed the MH; Mobile Home Combining District from Rancho Tehama Reserve and Rezone #16-03 (General Plan Implementation Phase 2). Rezone #15-07 was adopted by the Board of Supervisors on April 26, 2016, and Rezone #16-03 was adopted by the Board of Supervisors on August 2, 2016. Following Rezone #16-03, Phase 2.5 of the Countywide Rezone was adopted by the Board of Supervisors on October 25, 2016.