



Planning Commission  
Meeting Date: July 20, 2017  
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Regular Item

**CONSIDER RECOMMENDING THE APPROVAL OF REZONE #16-06 (TEHAMA COUNTY GENERAL PLAN IMPLEMENTATION PHASE 3-JELLYS FERRY/ADOBE RD.) TO THE BOARD OF SUPERVISORS FOR ADOPTION**

**Requested Action(s)**

**RECOMMENDATION:**

Based on the Board of Supervisors direction to staff to return the Phase 3 Rezone No. 16-06 as included in the current Appendix A and attached Ordinance, staff recommends the Planning Commission to consider taking the following actions:

- A. PUBLIC HEARING - Conduct Public Hearing to consider recommending to the Board of Supervisors approval of Rezone #16-06;**
- B. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to CEQA as contained in Attachment "C" of the Staff Report;**
- C. Request to recommend the Board of Supervisors that Rezone #16-06 is exempt from further review under CEQA pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183 and authorize the Director of Planning to file the Notice of Exemption;**
- D. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to the Project as contained in Attachment "C" of the Staff Report;**
- E. Request to recommend the Board of Supervisors adopt the Ordinance contained in Attachment "D" of the Staff Report and approve Rezone #16-06 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.**

**Background Information:**

This is a Tehama County Planning Department project that consists of a portion of General Plan Implementation Phase 3 known as Jelly's Ferry/Adobe Road Rezone #16-06. The General Plan Implementation Phase 3-Rezone #16-06 project includes 16 properties and/or parcels that total approximately 1,586 acres. Although only 1,486 acres of land are affected by this rezone because the remaining 100 acres in

Assessor's Parcel No. 027-020-018 are designated as Commercial, which is not part of Rezone #16-06. As indicated above, the 16 properties and/or parcels involved within this rezone and the 1,486 acres of land are designated by the General Plan Land Use Map as either Residential Small Lot or Suburban (Appendix A includes assessor parcel numbers, parcel sizes, General Plan Land Use Designation, current and proposed Zoning and a zoning map highlighting the affected parcels on an aerial image with zoning information). Rezone #16-06 is part of Tehama County's General Plan Implementation Phase 3 process, which has not yet been brought into conformance with the intent of the 2009-2029 General Plan update. The intent of the proposed Rezone Map Amendment #16-06 is to address the policies and implementation measures of the Tehama County 2009-2029 General Plan. 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, to ensure consistency of the zoning code with the direction and intent of the General Plan. This Rezone will change the current zoning of said 1,486 acres, which is UA; Upland Agriculture or with the implementation of Phase 1 is considered AG-1; Agriculture/Upland Zoning District to a R1-A-B:435 Zoning District for the Residential Small Lot Land Use Designations and R1-A-B:86 for the Suburban Land Use Designations. R1-A-B:435; One-Family Residence; Special Animal Combining; Special Building Site Combining (435,000 sq. ft., 10 acre minimum lot size) Zoning District will be consistent with the Residential Small Lot Land Use Designation. While R1-A-B:86; One-Family Residence; Special Animal Combining; Special Building Site Combining (86,000 sq. ft., 2 acre minimum lot size) Zoning District will be consistent with the Suburban Land Use Designation. If this Rezone is approved the combination of the 16 parcels could be potentially developed into approximately 230 parcels with 230 single-family dwelling units. However, an application for a subdivision and approved CEQA process would be required.