



Planning Commission
Meeting Date: November 16, 2017
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Regular Item

CONSIDERATION OF GENERAL PLAN AMENDMENT #17-02 AND REZONE #17-03; WALNUT AVE. FROM RESIDENTIAL TO INDUSTRIAL

Requested Action(s)

RECOMMENDATION:

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

- A. Request to recommend the Board of Supervisors approve the project (GPA # 17-02 and Rez # 17-03) CEQA Exemption pursuant to CEQA Guidelines §15061(b)(3) and adopt the Findings and Subfindings relative to CEQA as contained in Attachment “C” of the Staff Report;**
- B. Request to recommend the Board of Supervisors adopt the GPA # 17-02 Resolution making the Findings and Subfindings relative to the Project as contained in the Resolution (Attachment “D”) of the Staff Report;**
- C. Request to recommend the Board of Supervisors adopt the Rezone #17-03 Findings and Subfindings relative to the Project as contained in Attachment “C” of the Staff Report;**
- D. Request to recommend the Board of Supervisors adopt the Ordinance contained in Attachment “E” of the Staff Report and approve Rezone #17-03 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:

General Plan Amendment; GPA #17-02 and Rezone; REZ #17-03 is a Tehama County Planning Department project that consists of one (1) parcel (APN; 024-170-042) approximately 3.81 Acres. It is currently designated and zoned as Suburban General Plan Land Use (GPLU) and R1-B:43; One Family Residence; Special Building Site Combining (43,000 sq. ft.; 1 Acre minimum) Zoning District.

This project is a result of Tehama County’s General Plan Implementation process, which was identified through public input along with the need for the current industrial use on the site, which was changed to a suburban residential land use designation and

residential zoning. The intent of the proposed General Plan Amendment #17-02 and Rezone #17-03 is to address the policies and implementation measures of the Tehama County 2009-2029 General Plan as a whole, During the General Plan process this area and the neighboring land on Walnut Ave. were designated residential. The property owner requested that their property revert back to the previous General Plan Land Use and Zone due to the current active use as a trucking business along with its previous Industrial General Plan Land Use designation and M-2 Zoning. This General Plan and Zone Amendment if approved will revert the parcel back to its previous General Plan Land Use and Zoning designations.

Attachment List:

GPA 2017-02 and REZ 17-03 Walnut Ave Industrial PC SR (DOCX)
GPA 2017-02 and REZ 17-03 Industrial Attachment A GP Update Resolution (PDF)
GPA 2017-02 and REZ 17-03 Industrial Attachment B Vicinity Map (PDF)
GPA 2017-02 and REZ 17-03 Industrial Attachment C Findings and Subfindings (PDF)
GPA 2017-02 and REZ 17-03 Industrial Attachment D GPA #17-02 Resolution (PDF)
GPA 2017-02 and REZ 17-03 Industrial Attachment E REZ #17-03 Ordinance (PDF)
GPA 2017-02 and REZ 17-03 Industrial Attachment F Letter from Property Owner
(PDF)