



Planning Commission
Meeting Date: January 18, 2018
Prepared By: Kathryn Parish
Preparer Phone: 530-527-2200
Preparer Email: kparish@co.tehama.ca.us
Regular Item

**CONSIDER RECOMMENDING THE APPROVAL OF THE TEHAMA COUNTY
GENERAL PLAN IMPLEMENTATION PHASE 3- GPA #17-03 AND REZONE #17-02A
(TEXT) & #17-02B (MAP) TO THE BOARD OF SUPERVISORS FOR ADOPTION**

Requested Action(s)

RECOMMENDATION:

Staff respectfully recommends that the Planning Commission:

- A. Recommend Board of Supervisors find that Rezone #17-02 (A&B) and GPA #17-03 is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3);**
- B. Recommend Board of Supervisors adopt the GPA #17-03 Resolution (Attachment C) with Exhibit 1 the General Plan Land Use Map amendment and Assessor Parcel Index;**
- C. Recommend Board of Supervisors adopt the Ordinances for Rezone #17-02 (A&B) (Text Amendments and Map Amendment), which will further implement the 2009-2029 Tehama County General Plan.**

Background Information:

This Tehama County Planning Department project consists of a Rezone that includes text and map amendments together with a General Plan amendment. The rezone is two different zone districts with approximately 36 acres of the project that are currently zoned AG-2; Agriculture/Valley (previous Exclusive Ag zone district) to proposed M-1; Light Industrial zone district, and approximately 112 acres of the project that are zoned as PD; Planned Development zone district to proposed M-1; Light Industrial zone district.. The proposed zoning map ordinance depicts 19 parcels and approximately 148 acres of affected land, which is the total of all parcels involved in the map ordinance that is proposed to be rezoned to M-1; Light Industrial. This project also includes a Development Design Standard text addition to the Chapter 17.08 General Provisions and as a result, requires the County to repeal of Chapter 17.52 S Special Highway Frontage Combining District and Chapter 17.56 P Special Parking Combining District.

Attachment List:

GPA 17-03 RZ 17-02 Phase 3 Light Industrial SR (PDF)

Attachment A - Land Use Map (PDF)
Attachment B - Zoning Map (PDF)
Attachment C - GPA 17-03 Res. - Exhibit 1 (PDF)
Attachment D M1 Ordinance Amendment (PDF)
Attachment D Development Design Standards Ordinance (PDF)
Attachment D Chapter 17.52 Special Highway frontage Combining District (PDF)
Attachment D Chapter 17.56 Special Parking Combining District (PDF)
Attachment E Ordinance Map 17-02 B Exhibit 2 (PDF)
Attachment F South Avenue Statement of Support (PDF)