

# ATTACHMENT B

## SUBFINDINGS AND FINDINGS

### 1. CEQA

#### Finding #1.

The Initial Study/Mitigated Negative Declaration for Rezone #17-01 (Tehama County General Plan Implementation Phase 3-Copper Ranch Rd.) has been prepared, a Mitigated Negative Declaration has been filed and circulated through the CEQA process that includes the acceptance and date stamping of all comments received.

#### Subfinding/Response #1.a

*The Tehama County Planning Department determined that the proposed Project would not have any significant impacts on the environment with the incorporation of four mitigation measures (Section IV. Biological Resources Mitigation Measures IV.a.1. Biological Resource Assessment & IV.b.1. Non-Disturbance Buffer, and Section VIII. Hazardous and Hazardous Materials Mitigation Measures VIII.h.1. Future Emergency Access & VIII.h.2. Future Development). Through that the CEQA process it was determined that this project would not substantially increase the demand for County services. Planning staff evaluated the proposed project based on the use of the Tehama County Environmental Impact Check list. Therefore, a proposed notice of intent to adopt a Mitigated Negative Declaration was circulated for public review and comments from March 17, 2017 to April 17, 2017.*

#### Subfinding/Response #1.b

*The Initial Study/Mitigated Negative Declaration for Rezone #17-01 (Tehama County General Plan Implementation Phase 3-Copper Ranch Rd.) meets the requirements of CEQA and its Guidelines.*

### 2. PROJECT

#### Finding #2.

The proposed amendments as identified in the Planning Commission Staff Report on the project are consistent with and further the policies and implementation measures of the Tehama County General Plan 2009-2029.

#### Subfinding #2a.

*On March 31, 2009 the Board of Supervisors (BOS) adopted Resolution 22-2009 approving Tehama County General Plan 2009-2029.*

#### Subfinding #2b.

*The Tehama County General Plan 2009-2029 contains policies and implementation measures that necessitate amendments to the Tehama County Zoning Code and thus the Zoning Map in order to implement the General Plan.*

Subfinding #2c.

*The Planning Commission has reviewed the proposed Amended Zoning Map and has heard testimony on the matter. An action, program or project is consistent with the general plan if, considering all its aspects, it will further the goals, objectives and policies of the plan and not obstruct their attainment. The proposed zoning map ordinance will change the current zoning, which is UA-AP; Upland Agriculture-Agriculture Preserve or with the implementation of Phase 1 is considered AG-1; Agriculture/Upland Zoning District to a R1-A-B:86; One-Family Residence; Special Animal Combining; Special Building Site Combining (86,000 sq. ft., 2 acre minimum) Zoning District. There are only two parcels contained within the description of this project (APN's: 009-540-055; approximately 22.24 acres & 009-470-026; approximately 4.89 acres) that will be regulated by the applicable standards associated with the proposed classification. This zone identifies allowable uses and sets standards such as minimum lot size, maximum building height, and minimum front yard depth necessary to implement the intent and direction of the Tehama County General Plan 2009-2029.*