

ATTACHMENT C

CEQA FINDINGS

Finding #1.

Pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) Rezone #16-06 is exempt from further environmental review under CEQA.

Subfinding #1.

Rezone #16-06 is consistent with Tehama County's 2009-2029 General Plan, including, but not limited to the density-related standards expressed therein, and an EIR was certified for the General Plan addressing all impacts, because (1) there are no environmental effects peculiar to the properties affected by this rezoning project that were not addressed in the General Plan EIR, (2) there are no effects which were not previously analyzed as significant effects, (3) all feasible mitigation measures identified in the General Plan EIR have been or will be undertaken with regard to all significant effects identified therein, (4) there are no potentially significant cumulative or off-site effects, and (5) there are no previously identified significant effects, which as a result of substantial new information, are determined to have more severe impacts.

PROJECT FINDINGS

Finding #1.

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 #1a.

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

Subfinding #1b.

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 #1c.

The Planning Commission has reviewed the proposed Zoning Amendment Map Ordinance 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. Rezone #16-06 can be separated into two different General Plan Land Use Designations with approximately 1,305 acres of the project that are designated as Residential Small Lot, and approximately 180 acres of the project that are designated as a Suburban. The proposed zoning map ordinance depicts 16 parcel and approximately 1,486 acres of affected land that the will be zoned as 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, which is consistent with the Residential Small Lot Land Use Designation, and 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 that is 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. Furthermore, these parcels will be regulated by the applicable standards associated with each classification and the Tehama County Zoning Code. The Zoning Code identifies allowable uses and sets standards such as minimum lot size, maximum building height, minimum front yard depth to implement the intent and direction of the Tehama County General Plan 2009-2029.