



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: November 16, 2017

TO: Tehama County Planning Commission

FROM: Kristen Maze, Director of Planning

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

BACKGROUND:

In 2009 Tehama County completed its 2009-2029 General Plan Update. 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. This is to ensure consistency of the zoning code with the direction and intent of the General Plan. As part of this process, staff conducted multiple workshops and public hearings regarding the various phases of the County's 2009-2029 General Plans Implementation and Countywide Rezoning efforts. It was through this process that certain property owners requested their General Plan Land Use Designations and/or Zoning District to be changed back to their previous designations that pre-dated the 2009-2029 General Plan Update.

PROJECT DESCRIPTION:

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.

PROJECT LOCATION:

The Project is located on the north side of Walnut Ave. approximately 1,800 feet west of Baker Road and further described as portions of Sections 25, Township 27N, Range 4W, M.D.B.&M.

GENERAL PLAN:

Current: SUB; Suburban Proposed: Industrial

ZONING:

Current: R1-B:43; One Family Residence; Special Building Site Combining (43,000 sq. ft.; 1 Acre minimum) Zoning District Proposed: M-2 (General Industrial)

SURROUNDING LAND USES AND SETTING:

The surrounding land uses consist of General Industrial, Suburban Residential and General Commercial General Plan Land Use Designations with small residential, commercial, light and medium intensity industrial type structures. It should be noted that crops, orchards and other common agricultural activities are permit uses under the Industrial designated land uses, however they are not established along Walnut Ave.

ENVIRONMENTAL ASSESSMENT:

The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

GENERAL PLAN CONSISTENCY:

If the General Plan Amendment #17-02 is concurrently approved with Rezone #17-03, the property will comply the local ordinances and state law.

PUBLIC NOTICE:

A public hearing notice was published in the Daily News on November 4, 2017 with the distribution of said notice mailed to property owners with a 1,000 ft. radius of the project on November 3, 2017. These notices were concerning the potential for the Planning Commissions to take certain actions for recommending the Board of Supervisors to adopt General Plan Amendment #17-02 and Rezone #17-03; Walnut Ave. Residential to Industrial conversion.

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.

ATTACHMENTS

Attachment A	2009-2029 General Plan Amendment Update Resolution No. 22-2009
Attachment B	Vicinity Map
Attachment C	Findings/Subfindings
Attachment D	General Plan Amendment # 17-02 Resolution with Exhibit Map
Attachment E	Ordinance and Associated Zoning Ordinance Map
Attachment F	Property Owner Letter Dated June 2, 2017; R1-B:43 and SUBURBAN