

ATTACHMENT C

CEQA FINDINGS

Finding #1.

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.

Subfinding #1.

The property was blanketed with a neighboring general plan and zoning, the property's current active use as a trucking business along with its previous Industrial General Plan Land Use designation and M-2 Zoning will allow for a CEQA Exemption. Pursuant to CEQA Guidelines Section 15061(b)(3), if the property reverts back to its Industrial General Plan Land Use designation and M-2 (General Industrial) Zoned District, it will not have a significant effect on the environment. Therefore, 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. If this General Plan Amendment is approved it will revert the parcel back to its previous General Plan Land Use and Zoning designations

PROJECT FINDINGS

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. The goal of this proposed project is to address parcel specific factors that have been reconsidered; this is necessary as part of the General Plan consistency process in order to accommodate and address the intent of the 2009-2029 General Plan Update overall.

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 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 #17-03 is part of a larger planning consideration that also includes General Plan Amendment #17-02 because the Tehama County General Plan 2009-2029 contains policies and implementation measures that require review of the updated General Plan for the benefit of public interests, and as such it becomes necessary to amend various portions of the 2009-2029 General Plan in order to accommodate and achieve the intent of the overall 2009-2029 General Plan document. The County has conducted multiple workshops and

public hearings regarding the various phases of the County's 2009-2029 General Plans Implementation and Countywide Rezoning efforts. 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 inadvertently changed to a suburban residential land use designation and residential zoning. General Plan Amendment; GPA #17-02 and the Rezone; REZ #17-03 is a comprehensive 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 inadvertently changed to a suburban residential land use designation and residential zoning. 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.