



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: January 18, 2018

TO: Tehama County Planning Commission

FROM: Kristen Maze, Director of Planning

SUBJECT: **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**

BACKGROUND:

The County has conducted multiple workshops and public hearings regarding the various phases of the 2009-2029 General Plan Implementation and Countywide Rezoning efforts. It was through this process that property owners requested their General Plan Land Use Designations to be changed to either their previous land use designation that pre-dated the 2009-2029 General Plan Update or in this case, a property owner requested to zone the area to allow for ministerial development of their properties. Staff has met and worked with the Standing Jobs Development Committee, comprised of County staff, Board of Supervisors, City staff and the public to provide an area in the County near the City of Corning for light industrial development that will encourage long term economic development. The proposed light industrial zoning for the area includes low-intensity manufacturing and assembly along with research and development while protecting adjacent areas from impacts with the allowed indoor, clean and quiet industry.

Staff began the rezone of most of the agriculturally related properties in 2012 resulting in the adoption of General Plan Implementation Phase 1 (Rezone #11-03). Following the adoption of Rezone #11-03 (General Plan Implementation Phase 1), staff began the development of a second phase of rezoning to address other General Plan policies including those affecting residential, industrial, and commercially zoned properties, as well as timber resource lands, and other areas. The preparation for the next series of revisions was expected to commence near the end of 2012, contingent upon adequate staffing and budget resources. Despite various staff turnover, the Planning Department completed Rezone #15-07 which removed the MH; Mobile Home Combining District from Rancho Tehama Reserve and Rezone #16-03 (General Plan Implementation Phase 2). Rezone #15-07 and Rezone #16-03 were adopted by the Board of Supervisors on August 2, 2016. Following these Rezones, Phase 2.5 of the Countywide Rezone was adopted by the Board of Supervisors on October 25, 2016. Phase 3 of the General Plan Implementation process began in February of 2017 with 5 final rezone projects. This General Plan Amendment #17-03 and Rezone #17-02 is the final project for the Phase 3 General Plan

Implementation process. This will complete the County's efforts to provide the zoning and general plan consistency both vertically and horizontally necessary pursuant to the provisions of state law for the 2009-2029 General Plan Implementation process.

As part of the process to rezone the South Avenue properties to promote economic development and streamline the planning process, the Standing Jobs Development Committee held numerous discussions regarding the best way to achieve the goals and policies of the General Plan and promote job development in the County. In reviewing the options the Committee researched other successful community's Industrial zone districts, such as the City of Patterson Industrial District and Industrial Business Park District. Their focus was on low-intensity manufacturing and assembly processes with some offices and medical or health facility uses that promote indoor clean and quiet industry. In addition to the City of Patterson guidance, staff incorporated the City of Corning's Design Guidelines to include as part of the text amendment since this South Avenue area is so close to the City limits of Corning. Thereby providing for a straightforward and successful annexation in the future.

PROJECT DESCRIPTION:

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.

As part of this project, the General Plan Amendment (GPA #17-03) proposes to change the current General Plan Land Use Designation on the 19 parcels and 148 acres from Commercial to General Industrial to better serve the economic goals, objectives and policies within the 2009-2029 General Plan Update. 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 zoning and land use proposal, which was initially changed to a Commercial land use designation. The proposed General Plan Amendment #17-03 and Rezone #17-02 addresses policies and implementation measures of the Tehama County 2009-2029 General Plan as a whole. This project will maintain a portion of South Ave. near the City of Corning as Industrial for the purpose of facilitating the processing, exchange and distribution of Northern California's goods and products. Based on the 2009-2029 General Plan Update which placed such an emphasis on promoting economic stability and development that encourages businesses of all types, a text amendment to Section 17.34; M-1-Light Industrial of the zoning code is part of the proposed rezone. In addition, the County is including a text amendment to the General Provisions and Exceptions Section 17.08 for Development Design Standards for all industrial and commercial development over 10,000 square feet of impervious surface.

If this General Plan Amendment is approved it will provide the much needed industrial area for future economic development in Tehama County. The project is deemed necessary to implement the intent of Tehama County's General Plan polices and goals outlined in the 2009-2029 General Plan Update.

PROJECT LOCATION:

The project is located adjacent to the eastern City Limit line approximately 3,900 ft. south of Fig Lane within the City of Corning along South Ave. between Thomas Ave. and Columbia Ave. east of Interstate 5. The area can generally be described as portions of Section 26 and 27 of Township 24N, Range 3W, M.D.B.&M.: Affected APN's shown on the Zoning Map include: 087-050-046, 087-050-043, 087-050-057, 087-050-050, 087-050-068, 087-060-020, 087-060-019, 087-060-056, 087-060-055, 087-060-038, 087-100-037, 087-100-034, 087-100-049, 087-100-008, 087-100-077, 087-100-042, 087-050-048, 087-100-014, 087-100-078

GENERAL PLAN:

As indicated above the properties located north and south of South Avenue in the unincorporated area of Tehama County near the City of Corning are currently designated Commercial on the General Plan Land Use Map the proposed land use designation for these properties is Industrial. This proposed general plan amendment is necessary to move forward with the proposed rezone AG-2 and Planned Development to Light Industrial zone district. This General Plan Amendment #17-03 is necessary pursuant to the provisions of state law, the Zoning and General Plan must be vertically and horizontally consistent.

ZONING:

As indicated above the properties are located along South Avenue in the unincorporated area of Tehama County near the City of Corning with Exclusive Agriculture zone district or AG-2 zone district and PD zone district classifications. The proposed zone district is Light Industrial.

SURROUNDING LAND USES AND SETTING:

Under existing conditions, the proposed General Plan Amendment sites are relatively flat exhibiting very little topographic variation. Elevations on the sites vary a couple of feet from one end to the other with a baseline elevation in feet above mean sea level (MSL) of approximately 262 ft. in the southern portion of the County near the City of Corning to 426 ft. in the northern portion of the County at Cottonwood Creek.

Under existing and proposed conditions, the project sites for General Plan Amendments vary in development type, style and intensity. The parcel sizes within the Exhibit have an average size of 10 acres and may or may not be developed with businesses, single-family homes and accessory structures. In general the parcels associated with these exhibits consist of General Agricultural General Plan Land Use Designations with small residential and commercial type structures scattered through the area. The proposed General Plan Land Use Map Designation and zoning will be compatible and consistent within its surrounding area.

ENVIRONMENTAL ASSESSMENT:

Through the CEQA process it was determined that based on the General Plan EIR and the fact that there are existing facilities mitigation measures were not necessary to offset any significant impacts on the environment, and it was determined that this project would not substantially increase the demand for County services. The properties included in this project currently or previously have existing permitted Agricultural uses that allowed processing plants, businesses and intensive Agri-Business, therefore the proposed Industrial General Plan Land Use designation and M-1 Zoning will allow for a CEQA Exemption. Based on the proposed General Plan and Zoning amendment it can be seen with certainty that there is no possibility that the

project will have a significant effect on the environment. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3); the activity is not subject to CEQA.

PUBLIC NOTICE:

A public hearing notice was published in the local newspaper on January 6, 2018 and distributed to property owners with a 1,000 ft. radius of the project.

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.**

ATTACHMENTS

Attachment A	Existing General Plan Land Use Maps
Attachment B	Existing Zoning Map and Aerial Image
Attachment C	General Plan Amendment # 17-03 Resolution with Exhibit 1 Map and Assessor Parcels Index
Attachment D	Ordinance Rezone #17-02A Chapter 17 Zoning Code
Attachment E	Ordinance Map Amendment #17-02B with Exhibit 2 Map
Attachment F	Statement of Support