



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: February 20, 2020

TO: Tehama County Planning Commission

FROM: Kristen Maze, Director of Planning

SUBJECT: **CONSIDERATION OF A COMMERCIAL GENERAL PLAN AMENDMENT NO. 19-03 & REZONE NO. 19-02 ON 22 ACRES OF A 261.74 ACRES PARCELS (APN: 009-070-057) IN THE COMMUNITY OF LAKE CALIFORNIA AN UNINCORPORATED AREA OF TEHAMA COUNTY; LEVIATHAN INC. (PROPERTY OWNERS)**

PROJECT DESCRIPTION:

The project proposes to change 22 acres of a 261.74 acre parcel in to a Commercial Land Use and Zoning designation in the Community of Lake California. The project site is located on the northeast corner of Lake California Drive and Rio Alto Drive in the community of Lake California an unincorporated area of Tehama County and further described as portions of Section 21, Township 29N, Range 3W, M.D.B.&M. (See Attachment A, Vicinity Map).

Leviathan Inc. is requesting a General Plan Amendment from SP/SR; Special Planning Overlay/SR; Suburban Residential to a General Commercial General Plan land use designation. The request is also for a Map Rezone that will change the existing zoning along the Eastside of Lake California Drive from NR; Natural Resource Lands and Recreation to a C-2 General Commercial Zoning District on parcel 009-070-057. The project is proposed on 22 acres of the 261.74 acre parcel. It includes, future development of a self-storage facility, retail sales and professional offices along with a self-service vehicle wash facility on approximately 10 acres of the 22 acre project. The development proposes 11 buildings adjacent to the equestrian facility; the remaining 12 acres is anticipated to be future commercial development.

Lake California is considered a Town Center in the Tehama County General Plan. The community has sewer and water services through the Rio Alto Water District, which also consist of small scale commercial areas that provide limited services for the residence. The General Plan promotes the designation of land for commercial and industrial development that are appropriate for these purposes and allows opportunities for business and industrial firms (2009-2029 GPLU Goal LU-4). Furthermore, the County shall provide adequate amounts of land in identified urban and town centers to be designated and zoned to allow for and support commercial and industrial development (2009-2029 GPLU Policy LU-4.1). It is for these reasons and an apparent need for more commercial services within the Lake California community/town center that the applicant Leviathan Inc. is requesting a General Plan and Zoning map change to General Commercial.

ENVIRONMENTAL ASSESSMENT:

The Tehama County Planning Department determined that the proposed project would not have any significant impacts on the environment with the incorporation of three mitigation measures (Section 5.3.1. Aesthetics Mitigation Measures 5.3.1(a). Section 5.3.4(a) Biological Resource Mitigation Measure 5.3.4(a) and Section 5.3.5 Cultural Resources Mitigation Measure 5.3.5(a)) Through 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 Checklist. Therefore, a proposed notice of intent to adopt a Mitigated Negative Declaration was circulated for public review and comments from December 20, 2019 to January 21, 2020 (See Attachment E, Mitigated Negative Declaration). The Planning Department received three comment letters from state agencies, which are attached to the Mitigated Negative Declaration.

GENERAL PLAN CONSISTENCY:

If the General Plan Amendment No. 19-03 is concurrently approved with Rezone No. 19-02, the properties will comply with the local ordinances and state law. The surrounding land uses consist of Suburban Residential and General Commercial General Plan Land Use Designations with small residential, commercial, and medium intensity Recreational type structures. It should be noted that crops, orchards and other common agricultural activates are permit uses under the commercial designated land uses. The new land use and zoning designation will be compatible with the surrounding uses

PUBLIC NOTICE:

A public hearing notice was published in the local newspaper on February 8, 2020 and distributed to property owners with a 300 ft. radius of the project.

RECOMMENDATION:

Staff recommends that the Planning Commission Recommend the project to the Board of Supervisors, and take the following actions:

- A. Move to recommend the Board of Supervisors adopt the Findings relative to CEQA as contained in the staff report and Attachment "C";**
- B. Move to recommend the Board of Supervisors adopt the Mitigated Negative Declaration (Attachment E) for GPA #19-03 and Rezone #19-02;**
- C. Move to recommend the Board of Supervisors adopt the GPA #19-03 Resolution and Findings with Attachment C;**
- D. Move to recommend that the Board of Supervisors adopt the findings relative Rezone #19-02 as contained in the Staff Report, and the Ordinance in Attachment D as shown in Map Amendment Exhibit 1;**

ATTACHMENTS

Attachment A	Vicinity Map
Attachment B	General Plan Land Use Map
Attachment C	General Plan Amendment #19-03 Resolution with Exhibit Map
Attachment D	Ordinance and Associated Zoning Ordinance Map
Attachment E	GPA #19-03 and REZ #19-02 CEQA Mitigated Negative Declaration