



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: September 18, 2025
TO: Tehama County Planning Commission
FROM: Jessica Martinez, Director of Planning
SUBJECT: **USE PERMIT #25-05, TO ESTABLISH A VETERINARY CLINIC ON 22 ACRES IN R1-A-MH-B:217; ONE-FAMILY RESIDENCE DISTRICT – ANIMAL RAISING COMBINING DISTRICT – SPECIAL MOBILE HOME COMBINING DISTRICT – SPECIAL BUILDING SITE COMBINING DISTRICT ZONING DISTRICT/ RS; RURAL SMALL LOT GENERAL PLAN DESIGNATION; APN: 004-150-051**

PROJECT DESCRIPTION:

The applicant is requesting to establish a veterinary clinic on twenty-two (22) acres. The clinic will primarily provide veterinary ancillary services and boarding for equine and large animals. There are various existing structures located on the project site, which consist of two (2) residences, two (2) pole barns, four (4) barns, a garage, well and septic. This use is allowed in the R1-A-MH-B:217 zone with a Use Permit (**see Attachment A-Vicinity Map**). The property owner intends to use the existing structures as they are currently built to house large animals. The proposed project is in an R1-A-MH-B:217; One-Family Residence District – Animal Raising Combining District – Special Mobile Home Combining District – Special Building Site Combining District Zoning District/RS; Rural Small Lot General Plan designation. APN: 004-150-051

LOCATION:

The project is located at 19530 Admas Road, Cottonwood, CA 96022 at the intersection of Adams Road and Pecan Land, approximately 750 yards south of Bowman Road. **T29N, R04W, Sec. 15 M.D.B.M APN: 004-150-051**

GENERAL PLAN:

RS; Rural Small Lot Designation.

PROJECT SIZE:

22 acres

APPLICANT:

Kevin Terra & Steven Loncosky
19055 Del Mar Drive
Cottonwood, CA 96022

SURROUNDING LAND USES AND SETTING:

The project is located at 19530 Adams Road, Cottonwood, CA 96022 at the intersection of Adams Road and Pecan Lane. The project site has two (2) existing residences, two (2) pole barns, four (4) barns, a garage, well and septic. The site location is within an area that is agricultural with residences. The neighboring parcel to the north is residential and agricultural use. The parcel to the south is residential. The parcel to the west is residential. The parcel to the east is agricultural.

Zoning, General Plan, and Land Use Table 1.0

<i>Direction</i>	<i>Zoning</i>	<i>General Plan</i>	<i>Current Land Use</i>
<i>North</i>	<i>R1-A-MH-B:86</i>	RS	<i>Residential/Agricultural</i>
<i>South</i>	<i>R1-A-MH-B:86</i>	RS	<i>Residential</i>
<i>East</i>	<i>AG-2</i>	SP/SR	<i>Agricultural</i>
<i>West</i>	<i>R1-A-BZ</i>	RS	<i>Residential</i>

ENVIRONMENTAL ASSESSMENT:

Pursuant to Review of Exemption – Section 15061 (b)(3) – The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. 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. The project site has been used for cattle and horse operations for approximately eleven (11) years and will not have a significant impact on the environment.

GENERAL PLAN AND ZONING CONSISTENCY FINDINGS:

The proposed project will be consistent with the R1-A-MH-B:217; One-Family Residence District – Animal Raising Combining District – Special Mobile Home Combining District – Special Mobile Home Combining District – Special Building Site Combining Zoning District. The site is located at the intersection of Adams Road and Pecan Lane, which is surrounded by residences and agricultural lands. The veterinary clinic is consistent with all elements of the General Plan, as well as the R1-A-MH-B:86 Land Use designation. Therefore, the proposed Use Permit project will comply with the Tehama County General Plan designation (**See Attachment C-General Plan Land Use Map**)

Existing Structures

There are two (2) existing residences, two (2) pole barns, four (4) barns, a garage, well and septic.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- A. Public Hearing – Conduct a public hearing to consider Use Permit #25-05.**
- B. Move that the Planning Commission approve the Findings in Attachment D for Use Permit #25-05; and move that Use Permit #25-05 is exempt from CEQA pursuant to Section 15061 (b)(3); Common Sense**

Exemption.

- C. Move that the Planning Commission approve Use Permit #25-05 subject to the Conditions in Attachment E.**

ATTACHMENTS:

- A. Vicinity Map**
- B. Site Plan**
- C. General Plan Land Use Map**
- D. Use Permit # 25-05 Findings**
- E. Use Permit # 25-05 Conditions of Approval**