



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: July 17, 2025
TO: Tehama County Planning Commission
FROM: Jessica Martinez, Director of Planning
SUBJECT: **USE PERMIT #24-04, TO ADD A DOG KENNEL ON 9.55 ACRES IN R1-A-MH-B:435; ONE-FAMILY RESIDENCE DISTRICT - ANIMAL RAISING COMBINING DISTRICT - SPECIAL MOBILE HOME COMBINING DISTRICT - SPECIAL BUILDING SITE COMBINING DISTRICT/RL; RURAL RESIDENTIAL - LARGE LOT GENERAL PLAN DESIGNATION; APN: 006-370-049**

PROJECT DESCRIPTION:

The applicant is requesting a Use Permit at 19085 Farquhar Road, Cottonwood, CA 96022 to establish a 40' x 40' Metal building to be used for indoor/outdoor commercial kennel on 9.55 acres. Commercial Kennel will consist of kitchenette, restroom, eighteen (18) individual dog kennels, a whelping room with three (3) whelping areas, and a dog grooming area. The applicant will house their own personal dogs as well as for breeding, showing, and training as service animals (**APN: 006-370-049**). This use is allowed in the R1-A-MH-B:435 zone with a Use Permit, **see Attachment A-Vicinity Map**. The project site has an existing residence, hay barn, two (2) horse barns, well and septic. The canines have lived on the immediately adjacent property to the north for over five (5) years. The use permit would permit them to be within compliance. The proposed project is in an R1-A-MH-B:435; One-Family Residence District Zoning District/ RL; Rural Residential- Large Lot General Plan designation. APN: 006-370-049

LOCATION:

The project is located at 19085 Farquhar Road, Cottonwood, CA 96022. Between Farquhar Road and Whippletree Road. Approximately 635' north of Caribou Road **APN: 006-370-049**. T29N, R05W, Sec. 21 M.D.B.M. **Please See Vicinity Map as Attachment A.**

GENERAL PLAN:

RL; Rural Large Lot Designation.

PROJECT SIZE:

9.55 acres

APPLICANT:

Laura Serrano
19085 Farquhar Road
Cottonwood, CA 96022

SURROUNDING LAND USES AND SETTING:

Project is located between Farquhar Road and Whippetree Road. Approximately 635’ north of Caribou Road. The project site has an existing residence, hay barn, two horse barns, well and septic. The site location is within an area that has single family homes. The neighboring parcel to the North is residential. The parcel to the South is undeveloped. The parcel to the West is residential. The parcel to the East is residential.

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:435</i>	RL	<i>Residential</i>
<i>South</i>	<i>R1-A-MH-B:435</i>	RL	<i>Residential</i>
<i>East</i>	<i>R1-A-MH-B:435</i>	RL	<i>Residential</i>
<i>West</i>	<i>R1-A-MH-B:435</i>	RL	<i>Undeveloped</i>

ENVIRONMENTAL ASSESSMENT:

Pursuant to Review of Exemption – Section 15061 (b)(3) – The activity is covered by the common sense 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.

GENERAL PLAN AND ZONING CONSISTENCY FINDINGS:

The proposed project will be consistent with the R1-A; One-Family Residence – Animal Raising Combining Zone District section of Uses Requiring Use Permits of the zoning code. The site is located approximately 635’ north of Caribou Road and approximately 2 miles south of Evergreen Road. Which is surrounded by residences. The commercial dog kennel is consistent with all elements of the General Plan, as well as the One-Family Residence Animal Raising Combining District 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 is an existing residence, hay barn, two horse barns, well and septic.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- A. Public Hearing – Conduct a public hearing to consider Use Permit #24-04.**
- B. Move that the Planning Commission approve the Findings in Attachment D for Use Permit #24-04; and move that Use Permit #24-04 is exempt from CEQA pursuant to Section 15061 (b)(3); Common Sense Exemption**

- C. **Move that the Planning Commission approve Use Permit #24-04 subject to the Conditions in Attachment E**

ATTACHMENTS:

- A. **Vicinity Map**
- B. **Site Plan**
- C. **General Plan Land Use Map**
- D. **Use Permit # 24-04 Findings**
- E. **Use Permit # 24-04 Conditions of Approval**