



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** February 20, 2025

**TO:** Tehama County Planning Commission

**FROM:** William Pike, County Surveyor

**SUBJECT:** **REQUEST FOR A GENERAL PLAN FINDING OF CONSISTENCY FOR THE FARQUHAR ROAD VACATION.**

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**PROJECT TITLE:**

General Plan consistency finding for the Farquhar Road vacation.

**PROJECT DESCRIPTION:**

Pursuant to Government Code Section 65402, establishes the requirement to make a Finding of Consistency with the General Plan for a proposed vacation or abandonment of a public access road and easement. Donald Palmquist has submitted a request to Public Works to abandon a portion of Farquhar Road in Cottonwood, CA.

**LOCATION:**

Farquhar Road is located off Bowman Rd. approximately 7.6 miles west of Interstate 5. Farquhar Road heads northerly from Bowman Rd to the northerly section line of section 33 and 34. The south fork of Cottonwood Creek runs in an easterly direction just north of the section line. Farquhar Road starts again near the intersection of Tehama Dam Road and runs northerly to Evergreen Road.

The portion to be vacated begins from the above-mentioned northerly section line of section 33 and 34, thence southerly for approximately 500 feet.

**APN(s):**

006-250-012, 006-360-001-000, 006-360-018, 006-360-019, and 006-360-020

**ZONING:**

RI-A-B-86 on the easterly side of Farquhar Road, and AG-2 on the west side.

**PUBLIC UTILITY FACILITIES RESERVATIONS:**

Per the Streets and Highways Code § 8340 (c) If there are in-place utility facilities that are in use, a public entity shall, unless the legislative body determines the public convenience and necessity otherwise require, reserve, and except from the vacation any easement and right necessary to maintain, operate, replace, remove, or renew the public utility facilities.

The only known public utility facilities located within the proposed vacation is PG&E services. The reservation of a public utility easement will be retained for said utilities.

**PROJECT SIZE:**

0.09 miles (500 ft.)

**BACKGROUND:**

Farquhar Road south of the South Fork of Cottonwood Creek runs from the north line of Section of 33 and 34 in Township 29N Range 5W and heads southerly to its terminus at Bowman Road.

The portion of the road to be vacated starts at the above-mentioned north line of section 33 and 34 and thence heads southerly for approximately 500 feet. That portion of road is an uneven dirt road with ruts and overgrown vegetation encroaching into the travel way and has not been maintained for well over 20 plus years.

That portion of Farquhar Road provides pedestrian access to navigable water when the waters abut the section line.

**ENVIRONMENTAL REVIEW:**

This action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Sections 15305; minor alterations in land use limitations.

**PUBLIC HEARING:**

A Resolution of Intention by the Board of Supervisors setting a Public Hearing to consider vacating a portion of Farquhar Rd. (County Road No. 472) is planned.

**ANALYSIS:**

Section 65402 of the California Government Code establishes the requirement to make a Finding of Consistency with the General Plan for a proposed vacation or abandonment of a public access road and easement. Additionally, the Streets and Highways Code § 8300-8363, also known as 'Public Streets, Highways and Public Service Easements Vacation Law' § 8313 (a) states:

***“If the proposed vacation of a street, highway, or public service easement is within an area for which a general plan is adopted by a local agency, the legislative body of the public entity shall consider the general plan prior to vacating the street, highway, or public service easement.”***

This is the reason this matter is before the Planning Commission today for consideration.

***Consistency with Tehama County General Plan 2009-2029:***

The Tehama County General Plan, Chapter 3.0 Transportation and Circulation outline “the necessary transportation system and related components to serve the future needs of residents and visitors of Tehama County”. Furthermore, “the element also provides a framework to guide transportation planning throughout Tehama County.”

Section 3.3 Circulation Plan defines the Roadway Standards and Classifications. As previously identified, Farquhar Road southerly of the South Fork of Cottonwood Creek was offered for dedication and accepted by the County on April 12, 1978, in Book 5 of Parcel Maps at page 8-9. This section of Farquhar Road is not maintained by the county and consists of an uneven dirt road with ruts and overgrown vegetation encroaching into the travel way.

General Plan Figure 3.0-1 is the circulation map to support development through 2029. This figure shows does not show Farquhar Road as part of the circulation map.

General Plan Figure 3.0-2 Roadway Master Plan Proposed Safety and Circulation Enhancements does not show Farquhar Road south of the South Fork of Cottonwood Creek as part of that plan.

Staff asserts that the proposed vacation of this portion of Farquhar Road is consistent with the General Plan. Vacating this portion of Farquhar Road will not deter or diminish the ability to implement the General Plan as it pertains to general circulation and proposed improvements of the County’s transportation system.

**RECOMMENDATION:**

Staff recommends that the Planning Commission find the proposed road vacation is consistent with the Tehama County General Plan 2009-2029.

**ACTIONS:**

- A. Adopt the finding that the Farquhar Road Vacation Project is CEQA Exempt per Sections 15305; minor alterations in land use limitations; and**
- B. Adopt a finding that the Farquhar Road Vacation Project is consistent with the Tehama County General Plan 2009-2029 pursuant to the Findings attached in Attachment A.**

**Or;**

- C. Failing to make the recommended findings, move that the Planning Commission find that the Farquhar Road Vacation Project is inconsistent with the General Plan 2009-2029.**

**ATTACHMENTS:**

- 1. FINDINGS**
- 2. FARQUHAR ROAD VACATION PLAT EXHIBIT A**
- 3. ROADWAY MASTER PLAN**
- 4. CIRCULATION MAP**