



ATTACHMENT "C"

FINDINGS TPM #25-01

1. CEQA

Finding #1

The project is exempt from further environmental review pursuant to Public Resources Code §21083.3(b) and CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). CEQA provides that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. Therefore, the Parcel Map is exempt because (1) there are no environmental effects peculiar to the land division project that were not addressed in the General Plan EIR, (2) there are no effects which were not previously analyzed as significant effects, (3) the Project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that uniformly applicable development policies would not substantially mitigate, (4) there are no potentially significant cumulative or off-site effects, and (5) there are no previously identified significant effects, which as a result of substantial new information, which are determined to have more severe impacts.

2. PROJECT

Finding #2

Parcel Map #25-01 is located in a VFA; Valley Floor Agriculture of the Tehama County General Plan, which is consistent with its zoning designation described below (GC 66474, subd. (a).) The applicants propose to create one (1) parcel; Parcel 1 will be approximately 4.0 acres in an AG-2 Agricultural/Valley District Zoning District (20 minimum acres) Zoned District on approximately 139.80 acres.

Finding #3

The design and improvements of Tentative Parcel Map #25-01 are consistent with the Tehama County General Plan. (GC 66474, subd. (b).) The Tentative Parcel Map #25-01 is subject to conditions that direct the design and improvements of the subdivision to meet the requirements of the Tehama County Land Development and Engineering Design Standards, as well as the uniformly applied county development policies/standards based on consultation with Department of Fish and Wildlife, which are integrated by reference into the Tehama County General Plan.

Finding #4

The site, size and soils for Tentative Parcel Map #25-01 are physically suitable for the proposed type of development, i.e., residential uses. (GC 66474, subd. (c).).

Finding #5

The site is physically suitable for the proposed density of development (GC 66474, subd. (d).). The parcels are zoned residential and meet the requirements of the Tehama County Zoning Code, Department of Fish and Wildlife and the Tehama County General Plan.

Finding #6

The design of Tentative Parcel Map #25-01 is not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat. (GC 66474, subd. (e).). The project site is agricultural and is not near a waterway. The project site is within an area that is predominately residential with some agricultural uses.

Finding #7

The development of Tentative Parcel Map #25-01 is not likely to cause serious public health problems. (GC 66474, subd. (f).). The Tentative Parcel Map #25-01 has been reviewed by the Tehama County Department of Environmental Health and no significant impacts have been identified that will likely cause serious public health problems.

Finding #8

The design of Tentative Parcel Map #25-01 or type of improvements required will not conflict with easements, acquired by the public at large, for access through or use of the property within the subdivision. (GC 66474, subd. (g).). The Tentative Parcel Map #25-01 is subject to conditions that direct the design and improvements of the subdivision to meet the requirements of the Tehama County Land Development/Engineering Design Standards, which dictate the necessity for access to and through the subdivision along with the projects design compatibility with public easements.

Finding #9

The design of Tentative Parcel Map #25-01 or type of improvements required for this project are consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, this information is supported by substantial evidence in the record.

Finding #10

The location, design and improvements of the project are suitable for the proposed density of development; structural fire protection and suppression services will be available for the subdivision through Tehama Fire/Cal Fire to provide fire protection services that are monitored and funded by a public entity, this information is supported by substantial evidence in the record.