



PLANNING DEPARTMENT COUNTY OF TEHAMA

STAFF REPORT

DATE: December 4, 2025

TO: Tehama County Planning Commission

FROM: Jessica Martinez, Director of Planning

SUBJECT: **PUBLIC HEARING RECOMMENDING THE APPROVAL OF REZONE NO. 25-01 AMENDING THE TEHAMA COUNTY ZONING CODE; CHAPTER 17.08 GENERAL PROVISIONS TO THE BOARD OF SUPERVISORS FOR ADOPTION**

BACKGROUND:

On October 8, 2025, the Department of Housing and Community Development Division of Housing Policy Development notified the Tehama County Planning Department that "The revised draft element, including revisions, meets the statutory requirements describe in HCD's June 9, 2025, review. However, the housing element cannot be found in substantial compliance until the County has completed Program, HE-3.A (Housing and Vacant Land Inventory) to rezone sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Government Code Sections 65583, subdivisions (c)(1) and 65583.2, subdivisions (c), (h) and (i)."

SUMMARY:

The Zoning Code establishes processes, requirements, standards and conditions for permitted development, as well as conditionally permitted development, both of which promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare. The County consistently receives inquiries regarding land uses addressed within the Tehama County Code. Providing clear and concise language in the Zoning Code to reference will lead to a more efficient, effective and consistent operation within the Planning Department, therefore as indicated in General Plan Economic Development Element Implementation Measure ED-3.4c it is important to periodically review the Zoning Ordinance. The county is revising the Zoning code to necessary by-right requirements on APN 024-030-019, which was used to meet the Regional Housing Needs allocation (RHNA) for the 5th and 6th cycles. Revisions were made pursuant Government Code Section 65583.2(h).

PROPOSED AMENDMENTS:

The purpose and intent of the requested countywide ordinance (Rezone #25-01) is to add by-right language pursuant to Government Code Section 65583.2(c). Tehama County Code Section 17.08 General Provisions, is being amended and updated to add by-right development (without discretionary action) for proposed projects proposing 20 percent of the units affordable to lower income households on APN 024-030-019

The by-right language in this text rezone that is added is a necessary requirement by the Department of Housing and Community Development Division of Housing Policy Development. The by-right language is expanding the current HE-3.A Housing and Vacant Land Inventory program that was adopted in the Tehama County 2019-2024 Housing Element update.

The format of the mark-up version of the proposed text rezone and ordinance includes wording that are proposed to be added by red underlined text.

GENERAL PLAN CONSISTENCY:

One of the primary tools for implementing the Tehama County General Plan is the zoning ordinance. A zoning ordinance regulates land use in a jurisdiction by establishing procedures for considering projects, standards for minimum lot size, building height and setback limits, and other development parameters within each land use zone. In contrast to the long-term outlook of the general plan, zoning classifies the specific, immediate uses of land. The success of a general plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the General Plan into everyday decisions. Therefore, as indicated in the Economic Development Element Implementation Measure ED-3.4c it is important to periodically review the Zoning Ordinance. A common understanding of the terms used in the code will also lead to orderly development in the County, which is an objective and guiding principal of the 2009-2029 General Plan.

ENVIRONMENTAL ASSESSMENT:

The proposed amendments to the Tehama County zoning code (Rezone No. 25-01) are consistent with various policies and implementation measures of the Tehama County General Plan (2009-2029). Zoning is one of the primary means of implementing a general plan. In contrast to the long-term outlook of the general plan, zoning classifies the specific, immediate uses of land. The implementation of this text zoning amendment ensures consistency of the zoning code with the direction and intent of state law and the General Plan. Therefore, the by-right language added to the Zoning Code in the General Provisions Chapter can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3); the activity is not subject to CEQA.

PUBLIC NOTICE:

A public hearing notice to address the proposed ordinance changes to Chapter 17.08 General Provisions was published in the Daily News on November 15, 2025.

RECOMMENDATION:

Staff recommends the Planning Commission taking the following actions:

- A. Public Hearing – Conduct a public hearing to receive public input.**
- B. Move to Recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the Findings relative to CEQA in the staff report.**
- C. Move to recommend the Board of Supervisors adopt findings and approve Rezone 25-01; Chapter 17.08 General Provisions**

ATTACHMENTS

A. Draft Ordinance (Text Rezone No. 25-01); Chapter 17.08 General Provisions