

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: General Plan Amendment No.20-01 & Rezone No.20-02 Commercial

SGH# 2020029073

Conversion from Residential and Recreational Commercial to General Commercial With Commercial Development

Lead Agency: Tehama County Planning Dept. Contact Person: Scot Timboe, Planner IV

Mailing Address: 444 Oak Street, Courthouse Annex Room I Phone: (530) 527-2200

City: Red Bluff, CA Zip: 96080 County: Tehama

Project Location: County: Tehama

City/Nearest Community: Cottonwood

Cross Streets: Southside of State Route 36E approx. 1 Mile West of the Tehama/Plumas County Line Zip Code: 96061

Total Acres: Approximately 18.61 acres.

Assessor's Parcel No. 017-280-049,50,51 & 52& 017-290-04 & 07 Sec.: 25 Twp.: 28N Range: 5E Base: MDBM

Within 2 Miles: State Hwy #: SR36W Waterways: Lost Creek and Deer Creek

Airports:

Schools:

Document Type:

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.)
Other

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI
Other: ☐ Joint Document
☐ Final Document
☐ Other

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STATE CLEARINGHOUSE

Local Action Type:

☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☒ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other Com. Dev.

Development Type:

☐ Residential: Units _____ Acres 1
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. _____ Acres 18.61 Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational
☐ Recreational

☐ Water Facilities: Type _____ MGD
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☐ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Energy
☐ Other

☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks

☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Toxic/Hazardous
☐ Traffic
☒ Tribal
☐ Vegetation
☐ Water Quality

☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Wildlife
☐ Wildfire
☐ Growth Inducing
☐ Land Use
☐ Cumulative Effects
☒ Mandatory Findings of Significance

Present Land Use/Zoning/General Plan Designation:

RS: Rural Residential Small Lot and CR: Commercial Recreation GPLU, and R1-MH-B:86: One-Family Residence Mobilehome Combining-Building Site Combining (2 Acre Min.) District and C-1: Neighborhood Commercial Zoning.

Project Description: The applicants are requesting a General Plan Amendment from RS: Rural Residential Small Lot (Approx. 11.76 Acres) and CR: Commercial Recreation (Approx. 6.85 Acres) to a GC: General Commercial Land Use Designation. The applicants are also requesting a Map Rezone from R1-MH-B:86: One-Family Residence-Special Mobilehome Combining-Special Building Site Combining District (minimum lot size 86,000 sq. ft.) and C-1: Neighborhood Commercial to a C-2: General Commercial Zoning District. The proposed project is located on approximately 18.61 acres and includes six parcels.). The properties subject to the General Plan Amendment and Rezone are currently developed with several structures that include commercial lodging and residential dwellings. Currently the Black Forest Lodge is being used as a residential structure, this proposal will allow it to be renovated/remodeled and used as a commercial lodge/motel/hotel.

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

☐ Office of Emergency Services
☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # _____
☐ Resources Agency
☐ S.F. Bay Conservation & Development Commission
☐ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mountains Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☐ Other _____
☐ Other _____

Ending Date: March 23, 2020

Land Owner: Black Forest Lodge Group
Address: NA
City/State/Zip: NA

Phone: ~~(530) 816-2215~~

Date: 2/18/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.