

TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

Phone 530 527-4655 Fax (530) 527-2655



Commissioner Bill Moule
Commissioner Lynn DeFreece – Chairperson
Commissioner Gary Durden – Vice- Chairperson
Commissioner Mike Wright
Commissioner Delbert David
Airport Land Use Commissioner Lynn Chamblin
Airport Land Use Commissioner R. J “Tony” Miller

District 1
District 2
District 3
District 4
District 5

PLANNING COMMISSION AGENDA

DATE: Thursday, April 20, 2017

TIME: 9:00 AM

LOCATION: BOARD OF SUPERVISORS CHAMBERS
ADMINISTRATION BUILDING
727 OAK STREET
RED BLUFF, CALIFORNIA 96080

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off all cell phones during the meeting.

Recording Device used to record the meeting.

I. PLEDGE OF ALLEGIANCE

II. CITIZENS CONCERNS

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b)(typically, this applies to items meeting criteria as an off agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speakers identity is purely voluntary during the public comment period.

III. MINUTES OF THE MEETING

1. Minutes of the Meeting

A). Approval of the minutes for April 6, 2017.

IV. PUBLIC HEARING

1. CONSIDERATION OF USE PERMIT #17-02, TO ALLOW A CARETAKER UNIT IN TPZ; TIMBER PRODUCTION ZONING DISTRICT, LOCATED IN MINERAL APPROXIMATELY 450 FT. SOUTH OF HWY 36E ON THE EASTSIDE OF THE PRIMARY ENTRY ROAD TO THE RANCH. APN 013-340-005

RECOMMENDATION:

Staff recommends the Planning Commission approve Use Permit #17-02 with the Conditions of Approval contained in Attachment E.

ACTION:

A. Conduct a Public Hearing - Use Permit #17-02, to establish a Caretaker Unit (Dwelling) in a TPZ; Timber Production Zone District, which may be permitted upon securing a use permit when found by the Planning Commission to be compatible with the management, growing, harvesting or processing of forest products (TC code Section 17.66.030 (C));

B. Move that Use Permit #17-02 is exempt from CEQA pursuant to CEQA Guidelines Section 15303(a), a Class 3 Exemption that allows single family residence (Dwelling or Caretaker Unit), and approve the CEQA Findings within Attachment D; and

C. Move that the Planning Commission approve the Findings/Subfindings in Attachment D for Use Permit #17-02; and

D. Move that the Planning Commission approve Use Permit #17-02 subject to the Conditions in Attachment E;

Or;

E. Failing to make the recommended findings, move that the Planning Commission continue the item to the next Planning Commission meeting and direct staff to prepare findings to deny Use Permit #17-02.

2. CONSIDER RECOMMENDING THE APPROVAL OF REZONE #17-01 (TEHAMA COUNTY GENERAL PLAN IMPLEMENTATION PHASE 3-COPPER RANCH RD.) TO THE BOARD OF SUPERVISORS FOR ADOPTION

RECOMMENDATION:

Staff respectfully recommends that the Planning Commission take one of the following actions:

- A. PUBLIC HEARING - Conduct Public Hearing to consider recommending to the Board of Supervisors approval of Rezone #17-01;
- B. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to CEQA as contained in Attachment "B" of the Staff Report;
- C. Request to recommend the Board of Supervisors adopt the Mitigated Negative Declaration (Attachment F) as meeting the requirements of CEQA and its Guidelines for Rezone #17-01;
- D. Request to recommend the Board of Supervisors adopt the Findings and Subfindings relative to the Project as contained in Attachment "B" of the Staff Report;
- E. Request to recommend the Board of Supervisors adopt the Ordinance contained in Attachment "E" of the Staff Report and approve Rezone #17-01 with the Zoning Ordinance Map (Exhibit 1) that will add to the Tehama County Zoning Map, which will further implement the 2009-2029 Tehama County General Plan.

OR

- F. Continue as directed by the Planning Commission.

V. **ADJOURN**

NOTE:

Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$270.00 filing fee (\$440.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal. Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

Postmarks will not be accepted.

MINUTES, AGENDAS and AGENDA MATERIAL are available on our website at www.co.tehama.ca.us