

# TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

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Commissioner Bill Moule  
Commissioner Lynn DeFreece – Chairperson  
Commissioner Gary Durden – Vice- Chairperson  
Commissioner Mike Wright  
Commissioner Delbert David

District 1  
District 2  
District 3  
District 4  
District 5

## PLANNING COMMISSION AGENDA

**DATE:** Thursday, November 16, 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**

A) Approval of minutes for the November 2, 2017 meeting.

### **IV. REGULAR ITEMS**

**1. CONSIDERATION OF GENERAL PLAN AMENDMENT #17-02 AND REZONE #17-03; WALNUT AVE. FROM RESIDENTIAL TO INDUSTRIAL****RECOMMENDATION:**

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

- A. Request to recommend the Board of Supervisors approve the project (GPA # 17-02 and Rez # 17-03) CEQA Exemption pursuant to CEQA Guidelines §15061(b)(3) and adopt the Findings and Subfindings relative to CEQA as contained in Attachment “C” of the Staff Report;
- B. Request to recommend the Board of Supervisors adopt the GPA # 17-02 Resolution making the Findings and Subfindings relative to the Project as contained in the Resolution (Attachment “D”) of the Staff Report;
- C. Request to recommend the Board of Supervisors adopt the Rezone #17-03 Findings and Subfindings relative to the Project as contained in Attachment “C” of the Staff Report;
- D. Request to recommend the Board of Supervisors adopt the Ordinance contained in Attachment “E” of the Staff Report and approve Rezone #17-03 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.

**2. PLANNING COMMISSION REVIEW OF JUNE 21, 2017 DIRECTOR OF PLANNING LETTER IDENTIFYING REVISED USE PERMIT NO. 96-18 AS NULL AND VOID PURSUANT TO SECTIONS 17.70.050(B) & (C); LOCATED ON THE EAST SIDE OF I-5 FREEWAY AT JELLY’S FERRY ROAD INTERCHANGE; APN: 009-530-69; OWNERS: ROLLING HILLS PARTNERS****RECOMMENDATION:**

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

- A. Move to determine that Revised Use Permit No. 96-18 is null and void pursuant to Tehama County Zoning Code Section 17.70.050(B)&(C); as indicated in the Director of Planning’s June 21, 2017 Letter based on the substantial evidence presented herein and the Findings in Attachment F.

Or

- B. Move that the Planning Commission take no action and request the Board of Supervisors hear said request.

Or

- C. Reverse the Director of Planning’s Determination that the Revised Use Permit No. 96-18 is Null and Void Pursuant to Tehama County Zoning Code Sections 17.70.050(B)&(C) and that the Use Permit is vested based on the Findings within Attachment G.

**V. PLANNING COMMISSION REPORTS****VI. PLANNING DIRECTOR REPORTS****VII. 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](http://www.co.tehama.ca.us)