

ATTACHMENT G

FINDINGS

REVISED U. P. # 96-18, ROLLING HILLS PARTNERS NULL AND VOID PURSUANT TO SECTIONS 17.70.050(B) & (C) OF THE TEHAMA COUNTY ZONING CODE

FINDING 1

On April 18, 2002 Tehama County approved substantial revisions to Use Permit No. 96-18 with 29 Conditions, 16 of the Conditions were also Mitigation Measures from previous Environmental Documents adopted on the 141.14 acre project site. The project included the construction of a combination Gas Station/Mini-Mart, 100 Unit R.V. Park, 60 unit Motel, Restaurant and the associated improvements including the preliminary design for an open and closed sewer treatment facility. After reviewing the information submitted to the Tehama County Planning Commission, the Commission overturns the Director of Planning's determination that the Revised Use Permit No. 96-18 is in fact Null and Void pursuant to the Tehama County Code Sections 17.70.050(b) & (c) as indicated in the June 21, 2017 Planning Department letter.

FINDING 2

The project discussed within the staff report and presented at the November 16, 2017 Planning Commission hearing for an appeal on the Director of Planning's interpretation regarding the Null and Void status of Revised Use Permit No. 96-18, Rolling Hills Partners includes the following: The construct of a combination gas station/ mini-mart, 100 unit R. V. Park, 60 unit Motel and a Restaurant zoned PD; Planned Development District. The site is located approximately 2.0 miles north of Red Bluff on the south side of Jelly's Ferry Rd., just east of the Interstate 5 interchange. Portion of APN's 009-530-08 and 54 that are approximately 141.14 acres. While there is no established or developed uses related to the described project that are active or present on the site, the Planning Commission has determined that the Revised Use Permit is vested despite the legal language adopted by ordinance No. 1725 that is included within the Tehama County Codes Sections 17.70.050(b) &(c).

FINDING 3

There have been no uses as described within the project that were developed and occupied on April 19, 2003, which is one year after the conditional approval of revised Use Permit No. 96-18, the Planning Commission has determined that the use permit is not null and void as indicated within the Tehama County Zoning Code Section 17.70.050(B).

FINDING 4

Even though there have been no established use or uses developed and related to the described project that are active, present or occupied on the site within the last six (6) months, as required by Tehama County Codes Section 17.70.050(C), the Planning Commission determines that the use permit is considered vested.