

Commissioner Don Jones	District 1
Commissioner Linda Walker – Chairperson	District 2
Commissioner Kim Tipton	District 3
Commissioner William Turri	District 4
Commissioner Delbert David – Vice Chair	District 5

**TEHAMA COUNTY  
PLANNING COMMISSION  
RED BLUFF, CALIFORNIA**

**AGENDA**

**DATE:** Thursday, February 21, 2008  
**TIME:** 9:00 a.m.  
**LOCATION:** BOARD OF SUPERVISORS CHAMBERS  
633 WASHINGTON ST., 2<sup>ND</sup> FLOOR  
RED BLUFF, CALIFORNIA 96080

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

**I. 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 speaker's identity is purely voluntary during the public comment period.

**II. MINUTES OF MEETING:**

January 24, 2008 – Planning Commission/Study Session Meeting  
January 31, 2008 – Planning Commission/Study Session Meeting

**III. PUBLIC HEARING:**

**REZONE #08-01, PONDEROSA SKY RANCH SUBDIVISION FROM R1-MH-B:10 TO R1-B:10. TO REMOVE THE MH (SPECIAL MOBILEHOME COMBINING DISTRICT) FROM ALL PARCELS WITHIN THE BOUNDARIES OF THE PONDEROSA SKY RANCH SUBDIVISION. THE EFFECT OF THIS ACTION WOULD BE TO APPLY THE FOLLOWING RESTRICTIONS TO THE FUTURE PLACEMENT OF MOBILE HOMES IN THE PONDEROSA SKY RANCH SUBDIVISION:**

- 1. MOBILE HOMES TO BE MANUFACTURED WITHIN TEN YEARS OF DATE OF PERMIT APPLICATION.**

2. MOBILE HOMES MUST BE PLACED ON A PERMANENT FOUNDATION AS APPROVED BY THE TEHAMA COUNTY DEPARTMENT OF BUILDING AND SAFETY.

LOCATED APPROXIMATELY 7 MILES EAST OF PAYNES CREEK AND 10 MILES WEST OF MINERAL, APPROXIMATELY 3,000' SOUTHWEST OF THE PONDEROSA WAY/HIGHWAY 36E INTERSECTION. DESCRIBED AS A PORTION OF SECTIONS 29 & 30, T.29N., R2E., M.D.B.&M.

- a). Commission recommend Subfindings & Findings to the Board of Supervisors
- b). Commission recommend approval or denial of Rezone 08-1 to Board of Supervisors

#### **IV. OTHER MATTERS:**

(REVISED) TRACT MAP 05-1012, HALL ROAD DEVELOPMENT. TO SUBDIVIDE AN EXISTING 162.5 ACRE PARCEL AND CREATE ELEVEN PARCELS; SIX 1.55 ACRE PARCELS, ONE 1.58 ACRE PARCEL, ONE 1.76 ACRE PARCEL, ONE 12.50 ACRE PARCEL, ONE 21.83 ACRE PARCEL AND ONE 112.92 ACRE PARCEL IN A R1-A-MH-B:86, ONE-FAMILY RESIDENTIAL – SPECIAL ANIMAL COMBINING – SPECIAL MOBILEHOME COMBINING – SPECIAL BUILDING SITE COMBINING 86,000 SQ. FT. (2 ACRE MINIMUM) ZONING DISTRICT. LOCATED EAST OF CORNING ALONG THE WEST SIDE OF HALL ROAD APPROXIMATELY 0.5 MILES NORTH OF THE INTERSECTION OF HOAG ROAD AND HALL ROAD. DESCRIBED AS A PORTION OF THE NORTH HALF OF SECTION 18, T. 24 N., R. 2 W., M.D.B.M. APN: 75-040-21.

- a). Planning Commission action on Mitigated Negative Declaration
- b). Planning Commission final action on revised tentative tract map with findings

TRACT MAP 05-1020, SUNSET HILLS PHASE II - BR ENTERPRISES (TWO YEAR TIME EXTENSION). A TWO YEAR TIME EXTENSION FOR SUNSET HILLS PHASE II THAT IS PROPOSING THE SUBDIVISION OF APPROXIMATELY 232.5 ACRES INTO 87 SINGLE FAMILY PARCELS, AND A 104.9 ACRE WASTEWATER TREATMENT PARCEL, IN A R1-A-B:217, ONE-FAMILY RESIDENTIAL - SPECIAL ANIMAL COMBINING - SPECIAL BUILDING SITE COMBINING 217,000 SQ. FT. (5 ACRE MINIMUM) ZONING DISTRICT. LOCATED IN NORTHERN TEHAMA COUNTY ON THE EAST SIDE OF INTERSTATE 5 APPROXIMATELY 1000 FEET SOUTH OF THE SUNSET HILLS DR. / DELMAR DR. INTERSECTION. DESCRIBED AS A PORTION OF SECTIONS 35 & 36, T. 29 N., R. 4 W., M.D.M.

- a). Commission action on Subfinding & Finding #1
- b). Commission action on Exemption from CEQA pursuant to Section 15162(a)(b)
- c). Commission action on Subfindings and Findings
- d). Commission action on Conditions
- e). Commission action on Two Year Time Extension

TRACT MAP #07-1005, BLUE TENT PROPERTIES LLC. REVISE CONDITION #5 FOR THE APPROVED TRACT MAP #07-1005, LOCATED APPROXIMATELY 2.0 MILES NORTH OF RED BLUFF ON THE SOUTH SIDE OF JELLYS FERRY RD., JUST EAST OF THE INTERSTATE 5 INTERCHANGE, TO CREATE FIVE PARCELS A 106.19 ACRE REMAINDER PARCEL ON APPROXIMATELY 136.5 ACRES ZONED PD; PLANNED DEVELOPMENT DISTRICT WAS CONDITIONED TO "MEET ALL REGULATIONS AND STANDARDS FOR A COMMUNITY WASTEWATER COLLECTION AND TREATMENT FACILITY" AS FOLLOWS:

- a). Commission action on Revised Condition #5 for Tract Map #07-1005

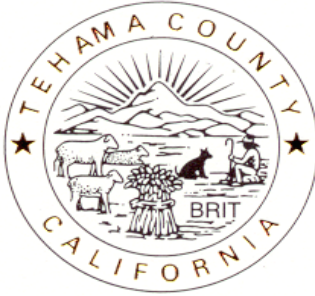
**V. WORK/STUDY SESSION:**  
**TEHAMA COUNTY DRAFT GENERAL PLAN**

**VI. ADJOURN**

February 28, 2008 – Work/Study Session Draft General Plan

March Field Trip – Suggested March 13, 2008

*NOTE: 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 (\$390.00 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.***



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**ADDENDUM TO AGENDA**

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**III. OTHER MATTERS:**

REVISED USE PERMIT #96-18, ROLLING HILLS PARTNERS. REVISE CONDITION #21 FOR THE APPROVED USE PERMIT #96-18, LOCATED APPROXIMATELY 2.0 MILES NORTH OF RED BLUFF ON THE SOUTH SIDE OF JELLYS FERRY RD., JUST EAST OF THE INTERSTATE 5 INTERCHANGE, TO CONSTRUCT A COMBINATION GAS STATION/ MINI-MART, 100 UNIT R. V. PARK, 60 UNIT MOTEL AND A RESTAURANT ON PROPERTY ZONED PD; PLANNED DEVELOPMENT DISTRICT WAS CONDITIONED TO “SUBMIT DESIGN SPECIFICATIONS FOR THE PROPOSED SEWAGE DISPOSAL SYSTEM TO THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB) FOR THEIR REVIEW AND MEET THE WASTE DISCHARGE REQUIREMENTS (WDRS) OF THE CRWQCB”

a). Commission action on Revised Condition #21 for Use Permit #96-18

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