



TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"
Red Bluff, California 96080

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

AGENDA

DATE: Thursday, August 21, 2008
TIME: 9:00 a.m.
NEW 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.

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:

June 19, 2008
July 17, 2008

III. PUBLIC HEARING:

USE PERMIT #08-09, BETTY ELAINE SMITH. TO ESTABLISH A CARETAKER UNIT IN AN EA- B:871; EXCLUSIVE AGRICULTURAL – SPECIAL BUILDING SITE (871,000 SQ. FT., 20 ACRE MINIMUM) COMBINING ZONING DISTRICT. THE PROJECT PARCEL IS LOCATED ON THE SOUTH SIDE OF EIGHMY ROAD, APPROXIMATELY 1.5 MILES SOUTH OF THE EVERGREEN ROAD / EIGHMY ROAD INTERSECTION. APN: 004-360-32. APPROXIMATELY 35.52 ACRES.

a). Commission final action on Use Permit #08-09

USE PERMIT #08-11, CHARLES AND KAREN MATHEWS. TO ESTABLISH A CARETAKER UNIT UTILIZING AN EXISTING DWELLING UNIT STRUCTURE IN A C-3-S-P; GENERAL COMMERCIAL – SPECIAL HIGHWAY FRONTAGE COMBINING – SPECIAL PARKING COMBINING ZONING DISTRICT. LESS THAN ONE ACRE. THE PROJECT PARCEL IS LOCATED IN THE ANTELOPE AREA ON THE NORTH SIDE OF ANTELOPE BLVD., AT THE NORTHEAST CORNER OF THE TRINITY AVE. / ANTELOPE BLVD. INTERSECTION. APN: 039-312-12.

- a). Commission final action on Use Permit #08-11

IV. OTHER MATTERS:

RECLAMATION PLAN 07-2 & FINANCIAL ASSURANCE, THOMES CREEK ROCK (DOYLE RANCH). ON JULY 17, 2008 THE PLANNING COMMISSION APPROVED USE PERMIT #07-09 TO ESTABLISH A COMMERCIAL GRAVEL EXTRACTION OPERATION WHICH WILL REMOVE 50,000 CUBIC YARDS OF GRAVEL ANNUALLY OVER A 30 YEAR PERIOD ON 58.24 ACRES OF LOWER THOMES CREEK FOR A TOTAL EXTRACTION OF 1,500,000 CUBIC YARDS. THE OPERATION WOULD EXTRACT AGGREGATE GRAVEL BETWEEN JUNE TO OCTOBER EACH YEAR FROM THOSE AREAS OF THE STREAM CHANNEL NOT INUNDATED BY WATER AND MOVE THE MATERIAL TO A 5.18 ACRE STOCKPILE SITE NORTH OF THE STREAM CHANNEL. MINING WOULD BE RESTRICTED TO A "BAR SKIMMING" OPERATION WHICH WOULD NOT EXCEED A DEPTH GREATER THAN THE THALWEG OF THE CREEK. LOCATED EAST OF THE COMMUNITY OF RICHFIELD ALONG THE EAST SIDE OF HALL ROAD IN THE LOWER REACHES OF THOMES CREEK, JUST WEST OF THE CONFLUENCE OF THE CREEK AND THE SACRAMENTO RIVER ON PROPERTY KNOWN AS THE DOYLE RANCH. THE EXTRACTION SITE IS APPROXIMATELY 1500 FEET NORTH OF THE HALL RD./RIVER RD. INTERSECTION. APN'S: 067-120-01, 06 AND 10.

1. Commission action to authorize the Planning Director to submit a letter to DOC/OMR adopting the County's Proposed Responses to Comments as the Final Responses to Comments.
2. Commission action to adopt Subfindings and Findings pertaining to CEQA, as set forth in this Staff Report.
3. Commission action to adopt a finding that approval of Reclamation Plan 07-2 is exempt from further review under CEQA pursuant to CEQA Guidelines section 15162.
4. Commission action to adopt Subfindings & Findings pertaining to approval of Reclamation Plan 07-2 as set forth in this Staff Report.
5. Commission action to approve Reclamation Plan 07-2 and Financial Assurance Cost Estimate and Mechanism.

or

5. Commission action to deny approval of Reclamation Plan 07-2 .

V. ADJOURN

September Workshop – Suggested September 11, 2008

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 (\$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.