



Commissioner Don Jones
Commissioner Linda Walker – Vice Chair
Commissioner Kim Tipton
Commissioner William Turri - Chairperson
Commissioner Delbert David

District 1
District 2
District 3
District 4
District 5

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

AGENDA

DATE: Thursday, December 20, 2007
TIME: 9:00 a.m.
LOCATION: BOARD OF SUPERVISORS CHAMBERS
633 WASHINGTON ST., 2ND 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: December 6, 2007 Planning Commission - Study Session
December 13, 2007 Planning Commission - Study Session

III. ELECTION OF PLANNING COMMISSION CHAIRPERSON AND VICE-CHAIRPERSON

IV. PUBLIC HEARING:

USE PERMIT 07-13 EDWARD SZENDREY. TO ESTABLISH A CARETAKER UNIT IN AN UA-AP; UPLAND AGRICULTURAL – AGRICULTURAL PRESERVE ZONING DISTRICT. THE PROJECT PARCEL IS LOCATED SOUTH OF CORNING, ON THE NORTH SIDE OF VALLEY VISTA DRIVE, APPROXIMATELY 1,257' EAST OF THE VALLEY VISTA DRIVE / SOUTH 99W INTERSECTION. APN: 089-130-40. APPROXIMATELY 41.14 ACRES.

a). Commission final action on Use Permit #07-13

(TWO – YEAR TIME EXTENSION) REVISED TRACT MAP #04-1003, ROLLING HILLS PARTNERS. REVISED TRACT MAP TO CREATE 6 PARCELS; ONE PARCEL OF 10.65 ACRES, ONE PARCEL OF 7.68 ACRES, ONE PARCEL OF 6.83 ACRES, ONE PARCEL OF 29.42 ACRES, ONE PARCEL OF 8.20 ACRES AND ONE PARCEL OF 4.11 ACRES IN AN R1-A-B:435; ONE-FAMILY RESIDENTIAL-SPECIAL ANIMAL AND SPECIAL BUILDING SITE (435,000 SQ. FT. ; 10 ACRE MINIMUM) COMBINING ZONING DISTRICT AND A MINOR PORTION IN A PD; PLANNED DEVELOPMENT ZONING DISTRICT. THE SITE IS LOCATED NORTH OF RED BLUFF, APPROXIMATELY 2 MILE EAST OF I-5, AT THE SOUTHEAST CORNER OF THE KOBUNTIE COURT/PENNELEME ROAD INTERSECTION. APN'S: 9-520-11. APPROXIMATELY 66.89 ACRES.

- a) Commission action on Subfinding & Finding #1 for Tract Map #04-1003
- b) Commission action on Exemption from CEQA pursuant to Section 15162(a)(b)
- c) Commission action on Subfindings and Findings
- d) Commission action on two year time extension for Tract Map #04-1003

AMENDING RECLAMATION PLAN & FINANCIAL ASSURANCE FOR ENDICOTT MINE (CA MINE ID# 91-52-0033). CLIFF ENDICOTT, PROPERTY OWNER & OPERATOR. THE ENDICOTT MINE IS A VESTED MINING OPERATION THAT EXTRACTS APPROXIMATELY 50,000 CUBIC YARDS OF MATERIAL ANNUALLY. THE OPERATOR HAS SUBMITTED AN AMENDED RECLAMATION PLAN AND FINANCIAL ASSURANCE FOR THE SITE. THE OPERATION IS LOCATED SOUTHEAST OF CORNING ALONG THE EAST SIDE OF HALL RD. APPROXIMATELY 1/2 MILE SOUTH OF THE HALL RD. / SOUTH AVE. INTERSECTION. DESCRIBED AS A PORTION OF SECTION 32, T. 24 N., R. 2 W., M.D.M. APN: 91-050-35

- a). Commission action on Subfinding #1 and Finding #1 for amending Reclamation Plan and Financial Assurance is exempt from CEQA
- b). Commission action on Subfindings and Findings amending the Reclamation Plan for Endicott Mine.
- c). Commission action on the Amended Reclamation Plan and Financial Assurance for the mining operation

AMENDING RECLAMATION PLAN & FINANCIAL ASSURANCE FOR RED BANK CREEK MINE (CA MINE ID# 91-52-0030). TEHAMA ASPHALT PROCESSING, INC., OPERATOR LOURENCE FAMILY TRUST, PROPERTY OWNER. THE PLANNING COMMISSION PREVIOUSLY APPROVED USE PERMIT 85-8 TO ESTABLISH A COMMERCIAL GRAVEL EXTRACTION OPERATION. A NEW OPERATOR, TEHAMA ASPHALT PROCESSING, INC., WILL EXTRACT APPROXIMATELY 50,000 CUBIC YARDS OF MATERIAL ANNUALLY. THE OPERATOR HAS SUBMITTED AN AMENDED RECLAMATION PLAN AND FINANCIAL ASSURANCE FOR THE SITE. THE OPERATION IS LOCATED SOUTH OF RED BLUFF ALONG THE SOUTH SIDE OF RED BANK CREEK APPROXIMATELY ¼ MILE WEST OF RAWSON RD. DESCRIBED AS A PORTION OF SECTION 6, T. 26 N., R. 3 W., M.D.M. AND ALONG THE NORTH BOUNDARY LINE OF THE RANCHO LA BARRANCA COLORADA. APN: 35-110-6 & 8, 35-160-5 & 13

- a). Commission action on Subfinding #1 and Finding #1 for amending Reclamation Plan pursuant to Use Permit #85-8
- b). Commission action on Subfindings and Findings amending the Reclamation Plan pursuant to Use Permit #85-8

c). Commission action on the Amended Reclamation Plan and Financial Assurance for the mining operation pursuant to Use Permit #85-8

V. STUDY MATTER

STUDY MATTER – PONDEROSA SKY RANCH – REMOVE MH OVERLAY

VI. WORK/STUDY SESSION:

TEHAMA COUNTY DRAFT GENERAL PLAN

Discussion of Draft General Plan Policy Document