



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

DATE: Thursday, July 17, 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

III. PUBLIC HEARING:

USE PERMIT #08-07, PIONEER EXPLORATION, LTD. (WAYNE J. LAMSON JR., SURFACE OWNER). TO ESTABLISH A NATURAL GAS WELL (GEORGE REID #16) ON AN EXISTING WELL SITE ESTABLISHED FOR GEORGE REID #14, IN AN EA-B:871; EXCLUSIVE AGRICULTURAL- SPECIAL BUILDING SITE COMBINING (871,000 SQ. FT.; 20 ACRE MINIMUM) ZONING DISTRICT. THE PROJECT SITE IS LOCATED SOUTHEAST OF KIRKWOOD ON THE EAST SIDE OF CAPAY ROAD, APPROXIMATELY 2,675 FEET SOUTH AND 915 FEET WEST OF THE NE CORNER OF SECTION 13, T23N, R3W, M.D.B.&M.. APN: 89-140-67. APPROXIMATELY 29.78 ACRES.

a). Commission final action on Use Permit #08-07

USE PERMIT #08-08, PIONEER EXPLORATION, LTD. (WAYNE J. LAMSON JR., SURFACE OWNER). TO ESTABLISH A NATURAL GAS WELL (GEORGE REID #17) ON AN EXISTING

WELL SITE ESTABLISHED FOR GEORGE REID #14, IN AN EA-B:871; EXCLUSIVE AGRICULTURAL- SPECIAL BUILDING SITE COMBINING (871,000 SQ. FT.; 20 ACRE MINIMUM) ZONING DISTRICT. THE PROJECT SITE IS LOCATED SOUTHEAST OF KIRKWOOD ON THE EAST SIDE OF CAPAY ROAD, APPROXIMATELY 2,625 FEET SOUTH AND 915 FEET WEST OF THE NE CORNER OF SECTION 13, T23N, R3W, M.D.B.&M.. APN: 89-140-67. APPROXIMATELY 29.78 ACRES.

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

USE PERMIT #08-06, ATLANTIC OIL COMPANY (EUGENE AND MARIAN GABRYCH, SURFACE OWNER). TO ESTABLISH A NATURAL GAS WELL, HOUGHTON 3-23, FOR PRODUCTION PURPOSES IN A UA-AP; UPLAND AGRICULTURAL – AGRICULTURAL PRESERVE ZONING DISTRICT . THE WELL SITE IS LOCATED SW OF CORNING, APPROXIMATELY 2 1/4 MILES NORTH OF ROSER ROAD , APPROXIMATELY 1,880' NORTH AND 1,389' EAST OF THE SW CORNER OF SECTION 23, TOWNSHIP 23N., RANGE 4W., M.D. B. & M. APN: 85-160-11. APPROXIMATELY 465.0 ACRES.

- a). Planning Commission action on Negative Declaration
- b). Commission final action on Use Permit #08-06

USE PERMIT #07-09, THOMES CREEK ROCK (DOYLE RANCH, OWNER). TO ESTABLISH A COMMERCIAL GRAVEL EXTRACTION OPERATION WHICH WILL REMOVE 50,000 CUBIC YARDS OF GRAVEL 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.

- a). Planning Commission action on Mitigated Negative Declaration
- b). Commission final action on Use Permit #07-09

IV. OTHER MATTERS:

TRACT MAP #05-1018 KENDEL TRENT (TIME EXTENSION). TO SUBDIVIDE APPROXIMATELY 118.50 ACRES INTO 23 PARCELS RANGING FROM 3.0 ACRES TO 10.00 ACRES IN A R1-A-MH-B:217, ONE-FAMILY RESIDENTIAL - SPECIAL ANIMAL COMBINING - SPECIAL MOBILEHOME COMBINING - SPECIAL BUILDING SITE COMBINING 217,000 SQ. FT. (5 ACRE MINIMUM) ZONING DISTRICT. THE PROPERTY IS LOCATED IN THE EL CAMINO AREA ON THE EAST AND WEST SIDES OF

TRUCKEE AVE., APPROXIMATELY 1000 FEET NORTH OF THE TRUCKEE AVE./RODEO AVE. INTERSECTION. APN'S 63-130-3, 4, 5, 14, 16, 33

- a). Commission action on Conditions
- b). Commission action on Two Year Time Extension for Tract Map #05-1018

TRACT MAP #06-1006 RICHARD LEHMAN (TIME EXTENSION). TO CREATE 12 PARCELS; 2 PARCELS OF .52 ACRES, TWO PARCELS OF .53 ACRES, ONE PARCEL OF .57 ACRES, ONE PARCEL OF .60 ACRES, ONE PARCEL OF .61 ACRES, ONE PARCEL OF .62 ACRES, ONE PARCEL OF .70 ACRES, TWO PARCELS OF .71 ACRES AND ONE PARCEL OF 1.12 ACRES IN AN M-2: GENERAL INDUSTRIAL ZONING DISTRICT. THE PROJECT IS LOCATED WEST OF RED BLUFF, ON THE WEST SIDE OF BAKER ROAD, APPROXIMATELY 150 FEET SOUTH OF THE MINCH ROAD / BAKER ROAD INTERSECTION. APN: 24-170-20 AND 21. APPROXIMATELY 8.58 ACRES.

- a). Commission action on Conditions
- b). Commission action on Two Year Time Extension for Tract Map #06-1006

V. PUBLIC HEARING

CONSIDER APPROVING THE AMENDED RECLAMATION PLAN, SUBMITTED BY 7-11 MATERIALS, INC. THE CURRENT OPERATOR OF PINE CREEK ROCK, FOR RECLAMATION PLAN 94-1 AS REQUIRED BY THE CONDITIONAL REVOCATION OF USE PERMIT 94-2. THE MINING OPERATION PERMITTED BY USE PERMIT 94-2 IS LOCATED IN SOUTHERN TEHAMA COUNTY ON THE SOUTH SIDE OF PINE CREEK ALONG THE TEHAMA COUNTY / BUTTE COUNTY LINE. DESCRIBED AS A PORTION OF SECTIONS 35 & 36, T. 24 N., R. 1 W., M.D.M. APN'S 79-070-09 & 79-070-11

1. Commission action to approve and authorize the Chairperson to sign the final responses to comments for submission to DOC/OMR in connection with approval of Amended Reclamation Plan 94-1.
1. Commission action to adopt Subfindings and Findings pertaining to CEQA, as set forth in this Staff Report.
2. Commission action to adopt a finding that approval of Amended Reclamation Plan Plan 94-1, with conditions, is exempt from further review under CEQA pursuant to CEQA Guidelines section 15162.
3. Commission action to adopt Subfindings & Findings pertaining to approval, with conditions, of Amended Reclamation Plan 94-1, as set forth in this Staff Report.
4. Commission action to approve Amended Reclamation Plan 94-1, subject to the [11 or 12] conditions set forth in the Staff Report.

5. Commission action to extend the requirement to have an approved Financial Assurance Cost Estimate and Mechanism until December 18, 2008.

or

6. Commission action to deny approval of Amended Reclamation Plan 94-1 and enforce the Board of Supervisors order of conditional revocation on March 6, 2007, thereby revoking Use Permit 94-2.

VII. ADJOURN

August Field Trip – Suggested August 14, 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.