



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, March 20, 2008
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:

February 21, 2008 – Planning Commission/Study Session Meeting
February 28, 2008 – Planning Commission/Study Session Meeting

III. PUBLIC HEARING:

USE PERMIT #07-14 HUGH KEENER (CARETAKER RES). TO ESTABLISH A CARETAKER UNIT IN AN UA; UPLAND AGRICULTURAL ZONING DISTRICT. THE PROJECT PARCEL IS LOCATED APPROXIMATELY 4 MILES NORTH OF RED BLUFF, ON THE END OF SEELY LANE, APPROXIMATELY 800' EAST OF THE SEELY LANE/PENNER DRIVE INTERSECTION. APN: 009-540-01 AND 02. APPROXIMATELY 37.39 ACRES.

a). Commission final action on Use Permit #07-14

USE PERMIT #08-02 JOE ARROWSMITH (CARETAKER RES). TO ESTABLISH A RESIDENCE AS "CARETAKER RESIDENCE" IN AN EA-B: 871, EXCLUSIVE AGRICULTURAL – SPECIAL BUILDING SITE COMBINING 871,000 SQ. FT. (20 ACRE MINIMUM) ZONING DISTRICT. THE PARCEL IS APPROXIMATELY 104.72 ACRES AND LOCATED NORTHWEST OF RED BLUFF ALONG THE WEST SIDE OF MCCOY RD. AT THE NORTHWEST CORNER OF THE MCCOY RD/QUERCUS LOBATA BYWAY INTERSECTION. APN: 007-370-85.

- a). Commission final action on Use Permit #08-02

REZONE #08-02, LAKE CALIFORNIA SUBDIVISION GR TO R-1 LOT 530; R-1 TO GR LOT 531B. TO REZONE LOT 530 OF TRACT 1006, RIVER LAKES SUBDIVISION UNIT NO. 4 FROM GR; GENERAL RECREATION DISTRICT TO R-1; ONE-FAMILY RESIDENTIAL ZONING DISTRICT AND TO REZONE A PORTION OF LOT 531 (LOT 531B) AND PARCEL "U" OF RIVER LAKES SUBDIVISION UNIT NO. 4 THAT WAS MERGED WITH LOTS 532-535 PURSUANT TO LOT LINE ADJUSTMENT 07-36 AND CERTIFICATE OF MERGER 07-53 FROM R-1; ONE-FAMILY RESIDENTIAL ZONING DISTRICT TO GR; GENERAL RECREATION DISTRICT. LOCATED WITHIN THE LAKE CALIFORNIA COMMUNITY, TRACT 1006, RIVER LAKES SUBDIVISION UNIT NO. 4 IN SECTION 22, T.29N., R3W., M.D.B.&M ON THE WEST SIDE OF NORTH MARINA WAY DRIVE, APPROXIMATELY 630 FEET WEST OF THE SOUTH MARINA WAY DRIVE/FINGER POINT WAY INTERSECTION. APN 102-120-09 AND APN 102-120-10.

- a). Commission recommend Subfindings & Findings to the Board of Supervisors
- b). Commission recommend approval or denial of Rezone 08-02 to Board of Supervisors

REZONE #07-04 DARREL JOHNSON. TO REZONE APPROXIMATELY 0.80 OF AN ACRE FROM AV; AIRPORT DISTRICT TO C-4; LOCAL CONVENIENCE CENTER COMMERCIAL DISTRICT . LOCATED AT THE ENTRANCE TO RANCHO TEHAMA RESERVE, APPROXIMATELY 55 FEET WEST OF THE STAGE COACH ROAD / RANCHO TEHAMA ROAD INTERSECTION. APN: 60-070-15.

- a). Commission recommend Subfindings & Findings to the Board of Supervisors
- b). Commission recommend approval or denial of Rezone 07-04 to Board of Supervisors

AMENDMENT TO RECLAMATION PLAN #94-1, PINE CREEK ROCK MINING OPERATION. AMENDMENT TO RECLAMATION PLAN #94-1 AS SUBMITTED BY 7-11 MATERIALS, THE CURRENT OPERATOR OF THE PINE CREEK ROCK MINE . 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.

- a) Approve or deny Amended Reclamation Plan 94-1
- Or
- b) Extend Consideration of Amended Reclamation Plan 94-1

IV. OTHER MATTERS:

TRACT MAP #04-1000 ROGER NICHOLSON (TIME EXTENSION). TWO – YEAR TIME EXTENSION REQUEST TO CREATE SIX PARCELS; FIVE PARCELS OF 16.0 ACRES EACH, ONE REMAINING LANDS PARCEL OF APPROXIMATELY 39.0 ACRES IN AN EA-B:871; EXCLUSIVE AGRICULTURAL- SPECIAL BUILDING SITE COMBINING (871,000 SQ. FT., 20 ACRE MINIMUM) ZONING DISTRICT. THE PROJECT IS LOCATED IN THE FLOURNOY AREA, ON THE NORTH SIDE OF PASKENTA ROAD, APPROXIMATELY 3,600 FEET NORTHEAST OF THE CORNING ROAD/ PASKENTA ROAD INTERSECTION. APN: 61-400-83. 139.00 ACRES.

- 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 for Tract Map #04-1000

V. WORK/STUDY SESSION:

TEHAMA COUNTY GRADING ORDINANCE

TEHAMA COUNTY DRAFT GENERAL PLAN

VI. ADJOURN

April Field Trip – Suggested April 10, 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.